

Suburb Profile Report



Myrtle Bank SA 5064

Prepared on: 09 August 2019

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CoreLogic®

MYRTLE BANK



4.8km

Distance from GPO



2.9k

Population

↓2.2%

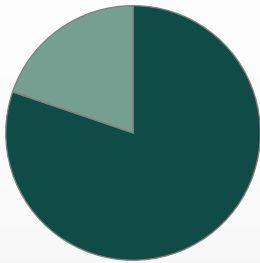
5 year population change



9 years

Average length of ownership

20%



80%

■ Owner Occupiers ■ Renters



The size of Myrtle Bank is approximately 1.2 square kilometres. It has 6 parks covering nearly 6.6% of total area. The population of Myrtle Bank in 2011 was 2,939 people. By 2016 the population was 2,875 showing a population decline of 2.2% in the area during that time. The predominant age group in Myrtle Bank is 80-89 years. Households in Myrtle Bank are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Myrtle Bank work in a professional occupation. In 2011, 66% of the homes in Myrtle Bank were owner-occupied compared with 69.9% in 2016. Currently the median sales price of houses in the area is \$943,500.



Total dwellings



Total new listings*



Median Value



Total number currently listed



785

60

\$999,019

10



220

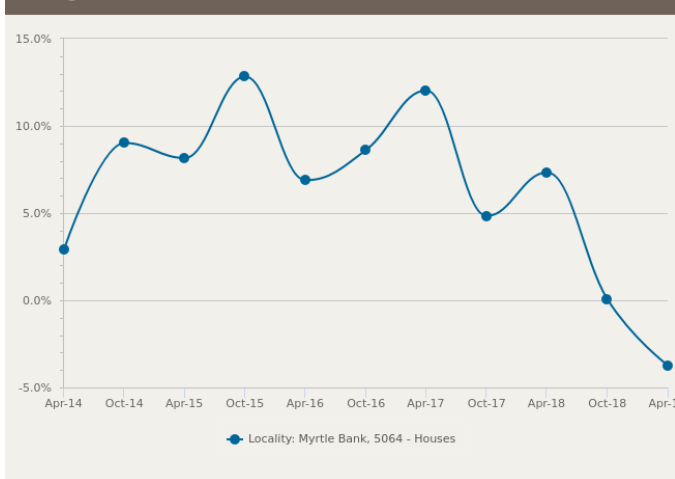
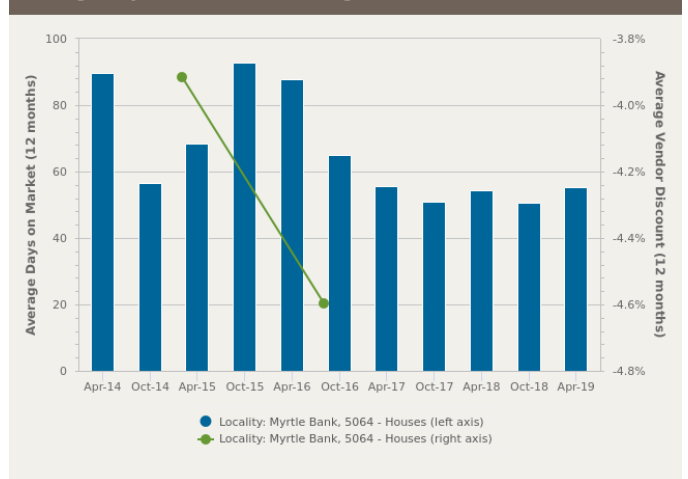
15

\$378,868

1

*Total number of unique properties listed for sale over the past 12 months.


HOUSES: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$1,325,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$943,500

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$













Lower Quartile Price*

\$823,250

















The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period


















HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **1**
 **2**
BEDROOMS
RECENTLY SOLD
 **2**

 <p>4B Hexham Avenue Myrtle Bank SA 5064 Listed on 26 Jul 2019 \$550K - \$600K</p> <p>  1  1  530m² </p>	 <p>2/2 Myrtle Avenue Myrtle Bank SA 5064 Sold on 01 Aug 2019 \$670,000*</p> <p>  2  2  575m² </p> <hr/> <div style="text-align: center;">  No photo available </div> <p>2 Rodda Road Myrtle Bank SA 5064 Sold on 01 Apr 2019 \$0</p> <p>  2  1  761m² </p>
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 **4**
 **3**
BEDROOMS
 **11**

<div style="text-align: center;">  No photo available </div> <p>3 Hallam Street Myrtle Bank SA 5064 Listed on 07 Aug 2019 For Sale by Auction</p> <p>  2  1  703m² </p> <hr/>  <p>68 Cross Road Myrtle Bank SA 5064 Listed on 29 Jul 2019 \$875,000</p> <p>  2  1  778m² </p>	 <p>73 Fisher Street Myrtle Bank SA 5064 Sold on 03 Aug 2019 \$1,123,000*</p> <p>  2  2  622m² </p> <hr/>  <p>11 Glenrowan Avenue Myrtle Bank SA 5064 Sold on 18 Jul 2019 \$735,000*</p> <p>  2  1  458m² </p>
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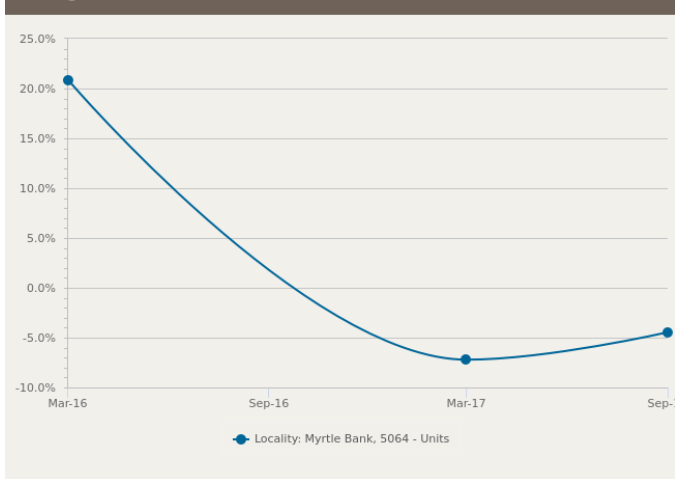
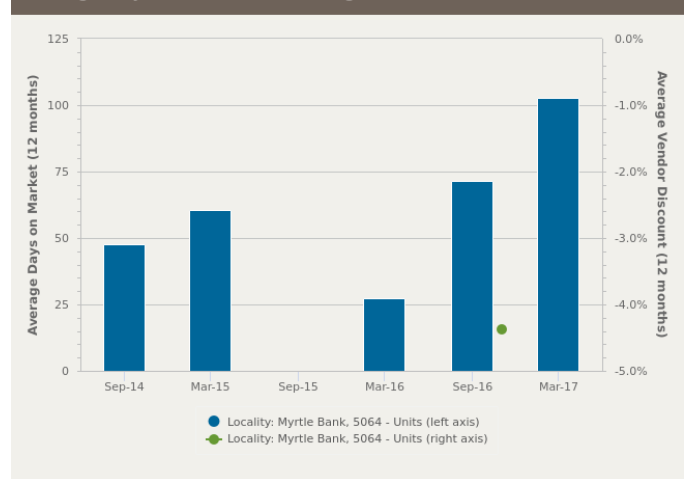
 **3**
 **4**
BEDROOMS
 **13**

 <p>14 Raldon Grove Myrtle Bank SA 5064 Listed on 08 Aug 2019 \$1.25m - \$1.35m</p> <p>  4  2  843m² </p> <hr/>  <p>12 Urrbrae Avenue Myrtle Bank SA 5064 Listed on 16 Jul 2019 \$1,775,000 - \$1,950,000</p> <p>  2  2  1,481m² </p>	 <p>338 Glen Osmond Road Myrtle Bank SA 5064 Sold on 01 Aug 2019 \$905,000</p> <p>  6  2  1,400m² </p> <hr/>  <p>2 Way Avenue Myrtle Bank SA 5064 Sold on 23 Jul 2019 \$700,000</p> <p>  2  1  761m² </p>
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 = number of houses currently On the Market or Sold within the last 6 months

*Agent advised


UNITS: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$466,250

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$406,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$392,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*


UNITS: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
RECENTLY SOLD
 **0**
 **1**
BEDROOMS
 **0**

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

 **0**
 **2**
BEDROOMS
 **5**

There are no 2 bedroom Units on the market in this suburb


7/19-21 Moorhouse Avenue
Myrtle Bank SA 5064

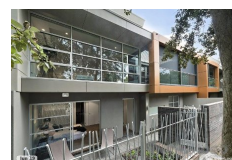
 Sold on 09 Jul 2019
\$253,000*

8/22A Cross Road Myrtle
Bank SA 5064

 Sold on 28 Jun 2019
\$432,000

 **1**
 **3**
BEDROOMS
 **2**

4/10 Spence Avenue Myrtle
Bank SA 5064

 Listed on 06 Aug 2019
\$440,000 - \$470,000

13B Barr-Smith Avenue
Myrtle Bank SA 5064

 Sold on 11 Jun 2019
\$1,400,000

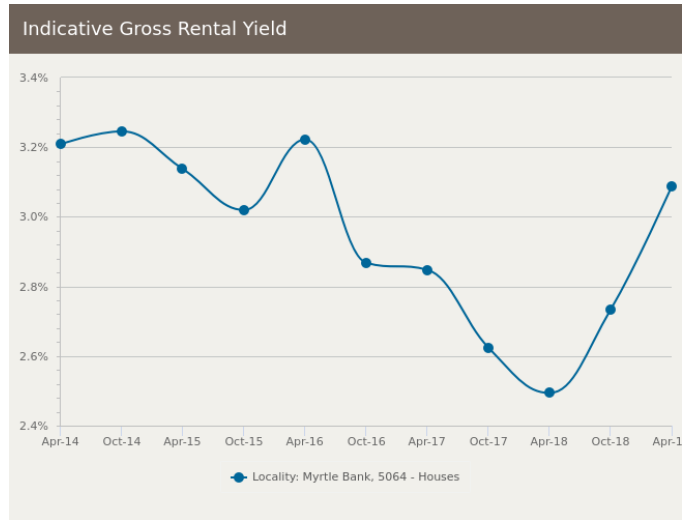
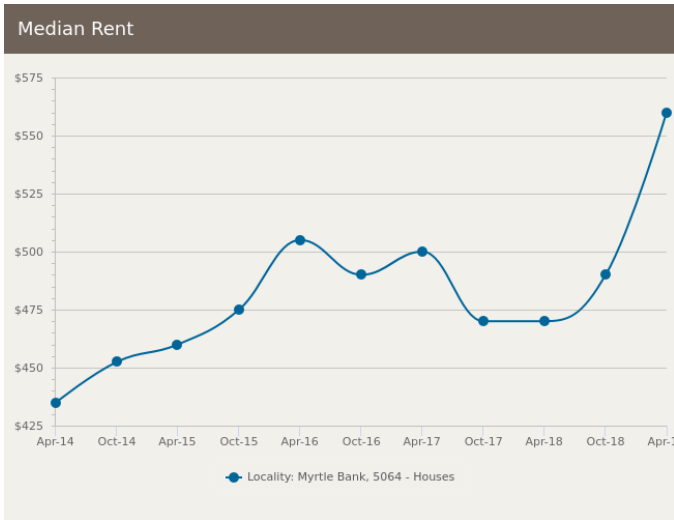
5/2 Spence Avenue Myrtle
Bank SA 5064

 Sold on 25 Mar 2019
\$550,000


= number of units currently On the Market or Sold within the last 6 months

*Agent advised

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

1

3
BEDROOMS

12 Culross Avenue Myrtle Bank SA 5064
Listed on 25 Jul 2019
\$490/W

- 5
- 2
- 859m²

1

4
BEDROOMS

11 Glenferrie Avenue Myrtle Bank SA 5064
Listed on 25 Jul 2019
\$595/W

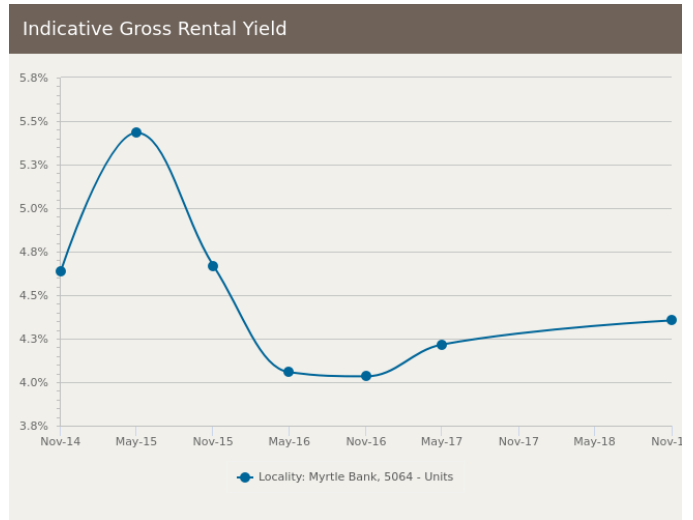
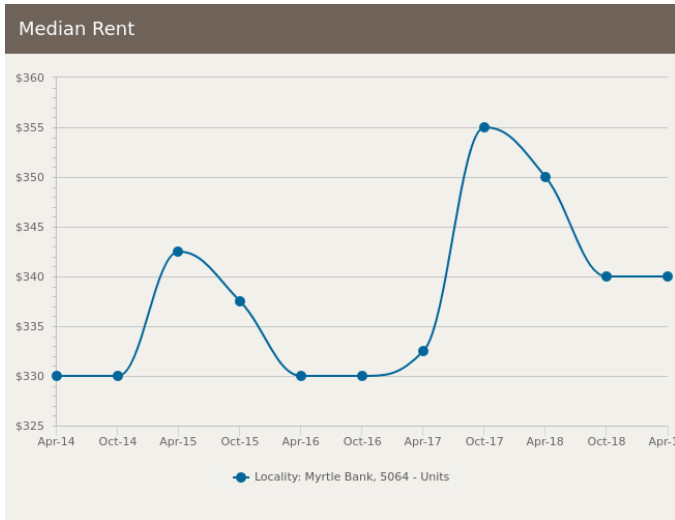
- 2
- 2
- 1,032m²



= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT


 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb


 1


 2
BEDROOMS




3/474 Fullarton Road Myrtle Bank SA 5064

Listed on 22 Jul 2019
\$290/W

 2

 1

 126m²

 0

 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

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