

Suburb Profile Report



Black Forest SA 5035

Prepared on: 09 August 2019

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CoreLogic®

BLACK FOREST



4.2km

Distance from GPO



1.9k

Population

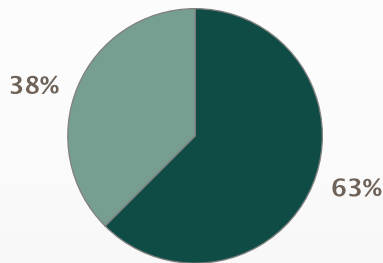
↓3.7%

5 year population change

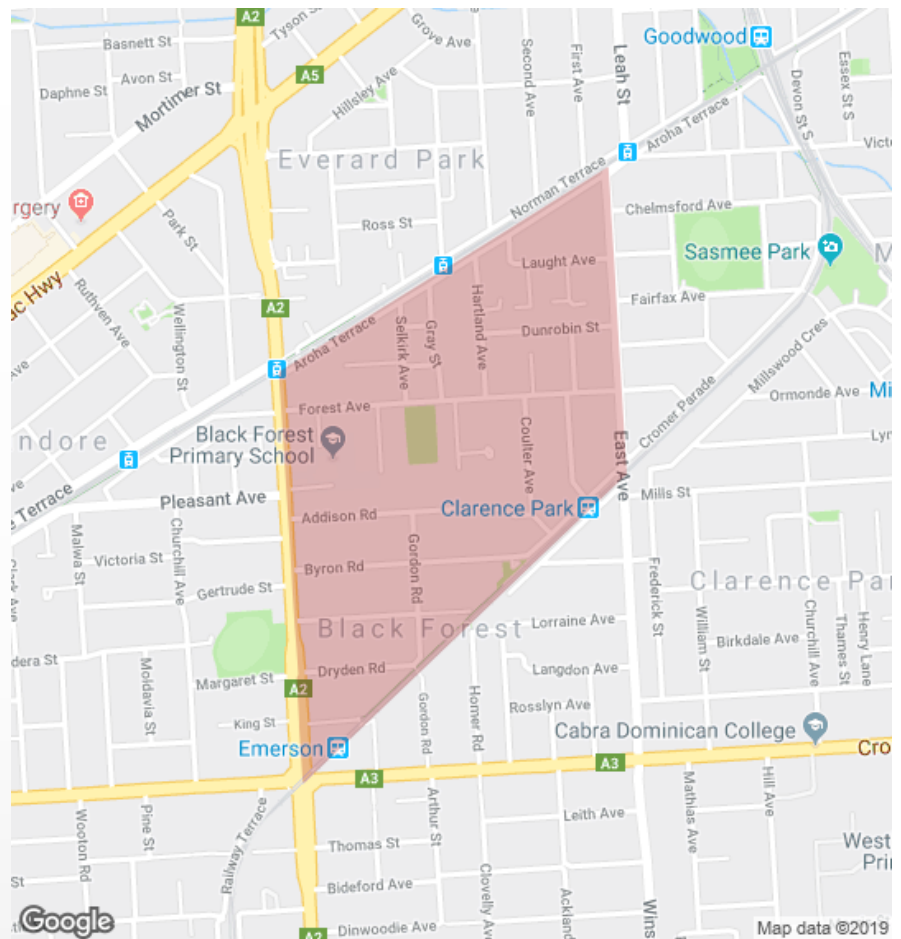


11 years

Average length of ownership



Owner Occupiers
 Renters



The size of Black Forest is approximately 0.7 square kilometres. It has 2 parks covering nearly 2.1% of total area. The population of Black Forest in 2011 was 1,998 people. By 2016 the population was 1,925 showing a population decline of 3.7% in the area during that time. The predominant age group in Black Forest is 20-29 years. Households in Black Forest are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Black Forest work in a professional occupation. In 2011, 61.2% of the homes in Black Forest were owner-occupied compared with 60.8% in 2016. Currently the median sales price of houses in the area is \$704,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



553

23

\$719,607

2



272

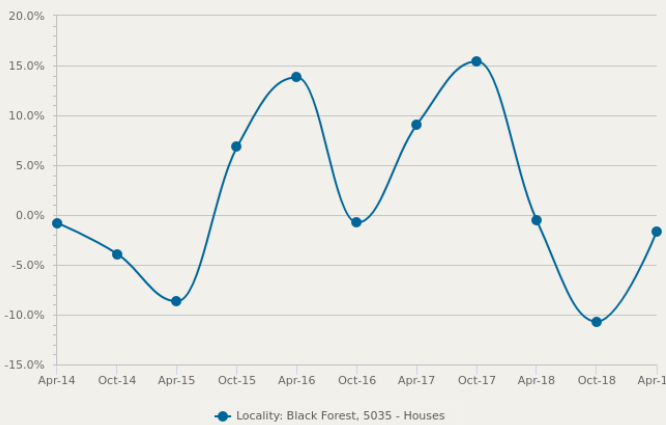
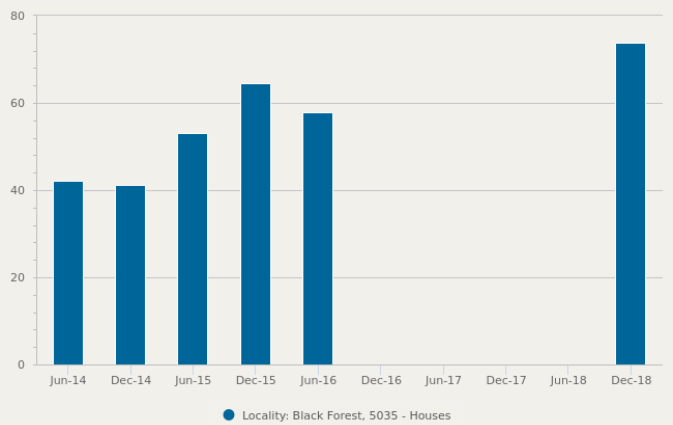
20

\$330,183

4

*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*

\$807,500

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

\$\$

Median Price*

\$704,000

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*

\$611,300

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
 **0**
 **2**
BEDROOMS

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

RECENTLY SOLD
 **1**

52B Forest Avenue Black Forest SA 5035

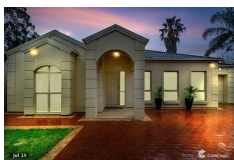
 Sold on 21 Mar 2019
\$730,000*

 **2**
 **3**
BEDROOMS
 **6**

1/11 Eglinton Avenue Black Forest SA 5035

 Listed on 30 Jul 2019
\$550K - \$570K

25 Dryden Road Black Forest SA 5035

 Sold on 05 Aug 2019
Not Disclosed

58A Addison Road Black Forest SA 5035

 Listed on 22 Jul 2019
Auction Sat 13th Jul 11:00am - \$565k - \$605k

10 Kerta Weeta Avenue Black Forest SA 5035

 Sold on 24 Jul 2019
\$650,000

 **0**
 **4**
BEDROOMS
 **1**

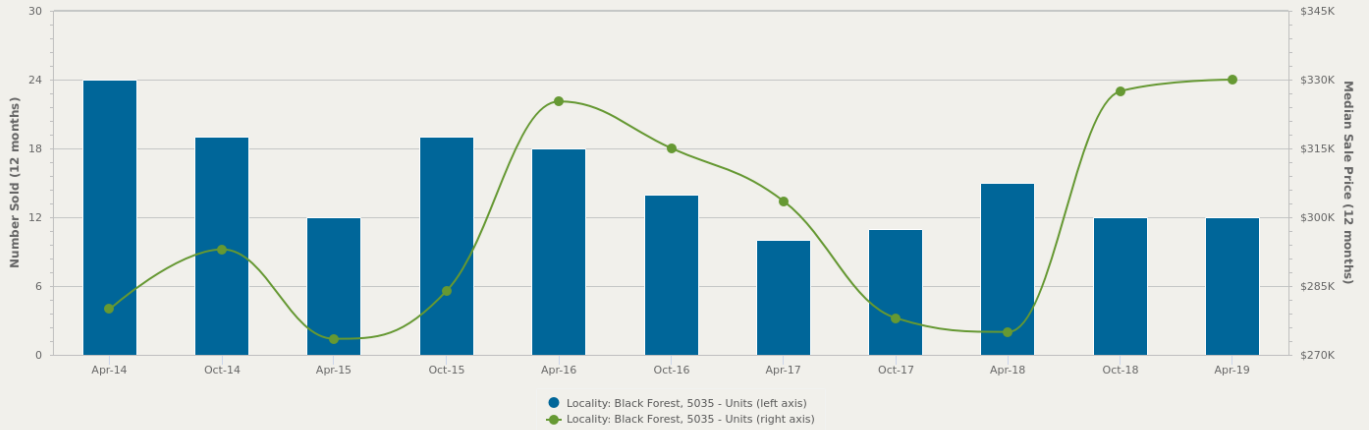
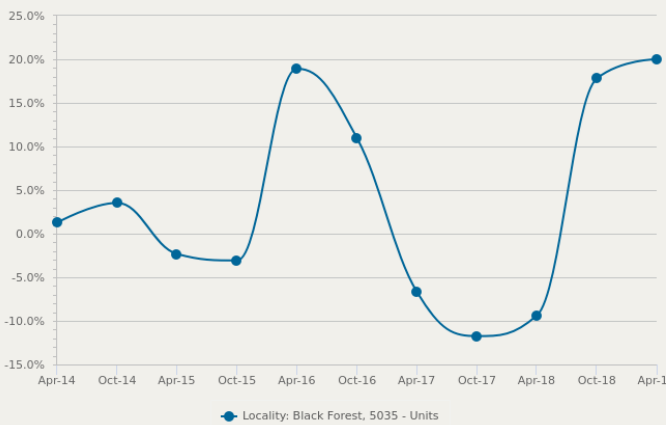
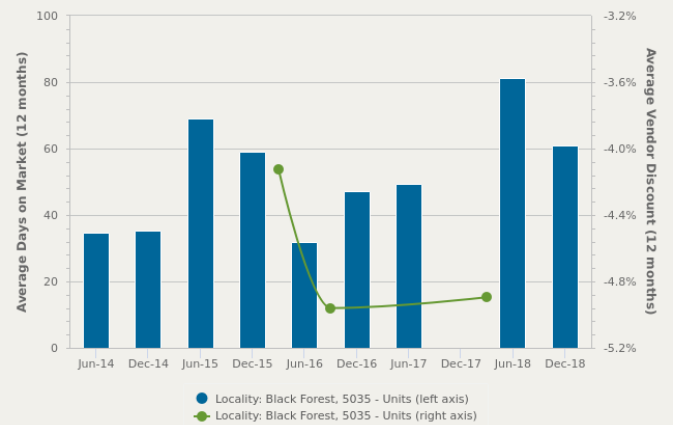
There are no 4 bedroom Houses on the market in this suburb


4 Forest Avenue Black Forest SA 5035

 Sold on 15 Apr 2019
\$755,000


= 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*

\$347,750

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

\$\$

Median Price*

\$330,000

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*

\$307,250

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

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


UNITS: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
2
1
BEDROOMS
RECENTLY SOLD
1

8/1B Hartland Avenue Black Forest SA 5035

 Listed on 06 Aug 2019
 \$240,000 - \$255,000

10/635-637 South Road Black Forest SA 5035

 Sold on 22 May 2019
 \$155,000

8/635-637 South Road Black Forest SA 5035

 Listed on 31 Jul 2019
 Sold - \$142,000

2
2
BEDROOMS
5

6/21 Cowper Road Black Forest SA 5035

 Listed on 02 Aug 2019
[Contact Agent](#)

4/21 Cowper Road Black Forest SA 5035

 Sold on 18 Jul 2019
 \$220,000

7/635-637 South Road Black Forest SA 5035

 Listed on 29 Jul 2019
 \$250,000 - \$260,000

1/17 Aroha Terrace Black Forest SA 5035

 Sold on 28 Jun 2019
 \$387,500

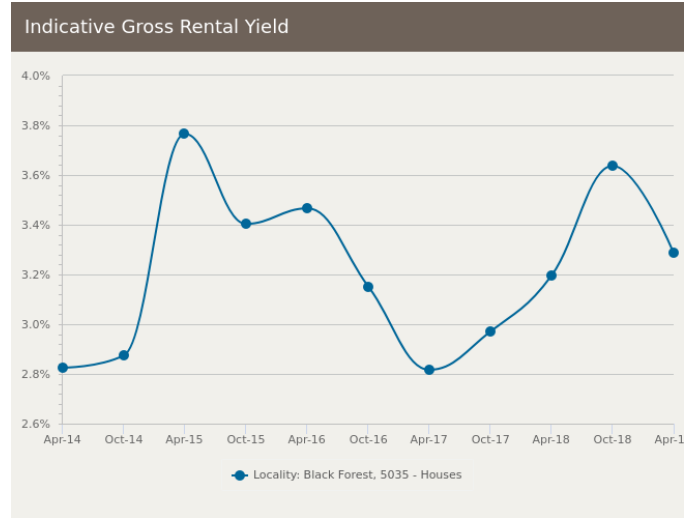
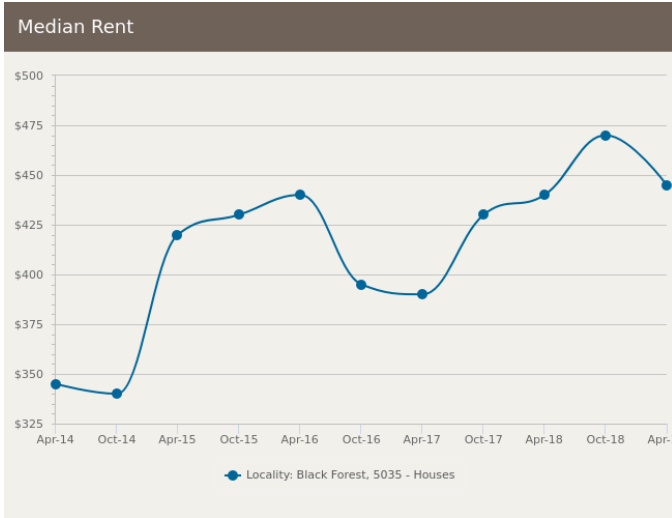
0
3
BEDROOMS
0

There are no 3 bedroom Units on the market in this suburb

There are no recently sold 3 bedroom Units in this suburb



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


HOUSES: FOR RENT


HOUSES: RENTAL ACTIVITY SNAPSHOT
FOR RENT
 **1**
 **2**
BEDROOMS



4/37 Forest Avenue Black Forest SA 5035


Listed on 15 Jul 2019
\$350/W

 **2**

 **1**


 **223m²**


 **2**
 **3**
BEDROOMS





58A Addison Road Black Forest SA 5035

Listed on 30 Jul 2019
\$470/W

 **1**


 **1**


 **469m²**




8 Wilson Avenue Black Forest SA 5035

Listed on 30 Jul 2019
\$440/W

 **2**

 **2**

 **353m²**

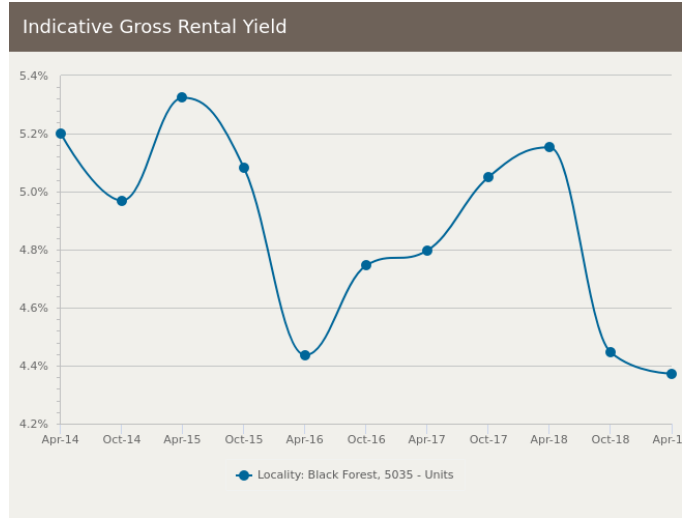
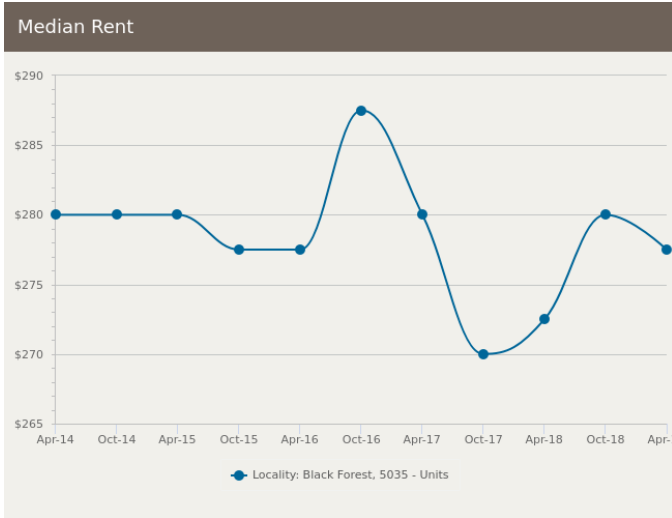
 **0**
 **4**
BEDROOMS

There are no 4 bedroom Houses for rent in this suburb

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



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

2

1
BEDROOMS

<p>3/54 East Avenue Black Forest SA 5035 Listed on 06 Aug 2019 \$265/W</p> <p> - 1 -</p>	<p>3/1B Hartland Avenue Black Forest SA 5035 Listed on 19 Jul 2019 \$290/W</p> <p> 1 1 55m²</p>
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3

2
BEDROOMS

<p>4/68 Forest Avenue Black Forest SA 5035 Listed on 31 Jul 2019 \$280/W</p> <p> 2 1 122m²</p>	<p>4/20 Addison Road Black Forest SA 5035 Listed on 26 Jul 2019 \$310/W</p> <p> 1 1 92m²</p>
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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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