

# Suburb Profile Report



## Blackwood SA 5051

Prepared on: 09 August 2019

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## BLACKWOOD


**11km**

Distance from GPO


**4.2k**

Population

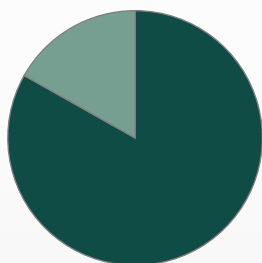
**2.9%**

5 year population change


**13 years**

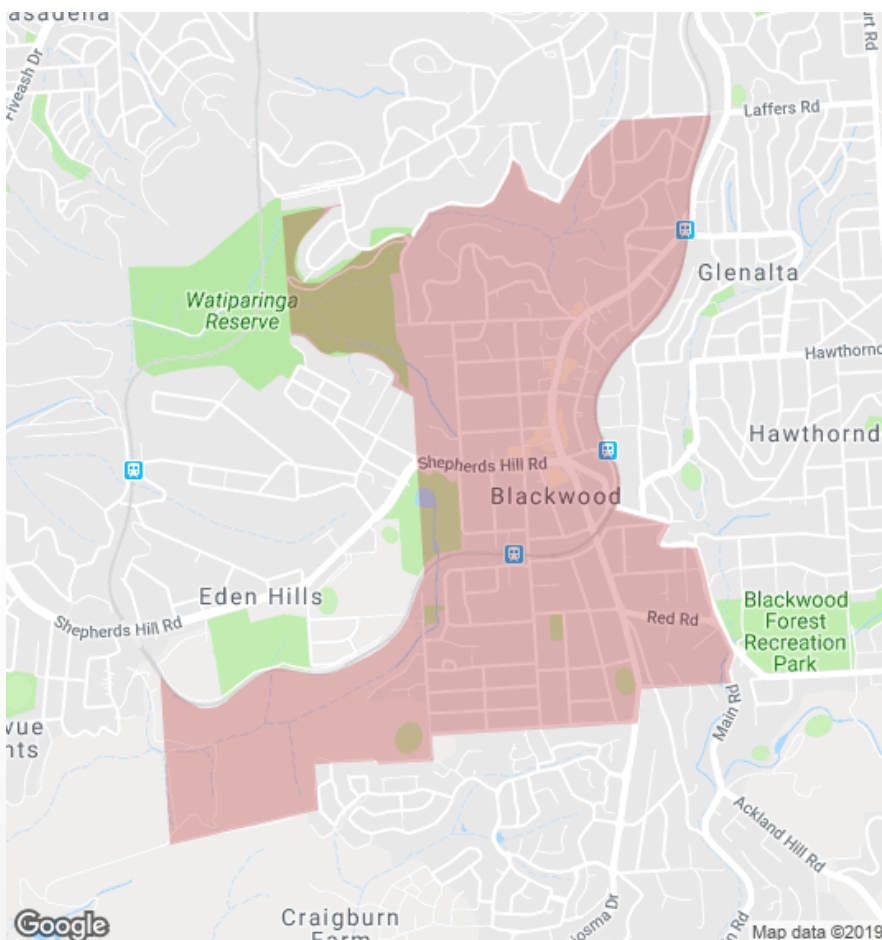
Average length of ownership

17%



83%

Owner Occupiers Renters



The size of Blackwood is approximately 4.2 square kilometres. It has 8 parks covering nearly 23.7% of total area. The population of Blackwood in 2011 was 4,052 people. By 2016 the population was 4,169 showing a population growth of 2.9% in the area during that time. The predominant age group in Blackwood is 50-59 years. Households in Blackwood are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Blackwood work in a professional occupation. In 2011, 81.8% of the homes in Blackwood were owner-occupied compared with 80.5% in 2016. Currently the median sales price of houses in the area is \$546,000.



Total dwellings



Total new listings\*



Median Value

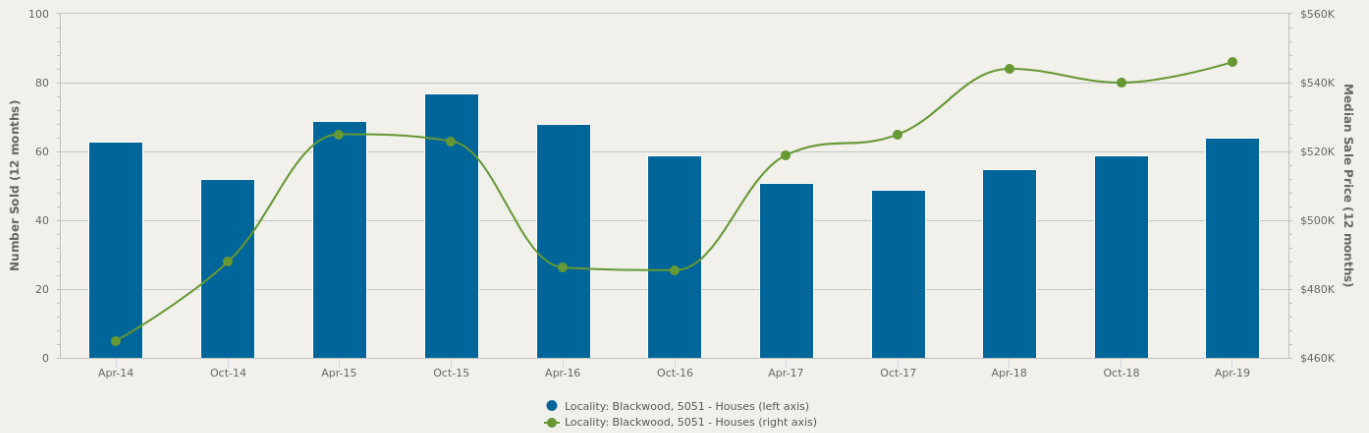
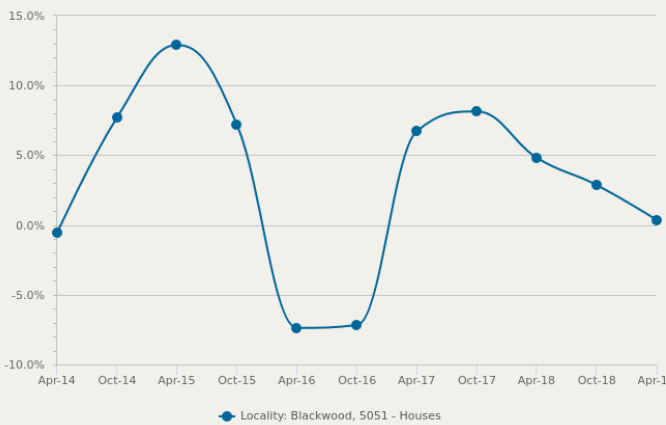
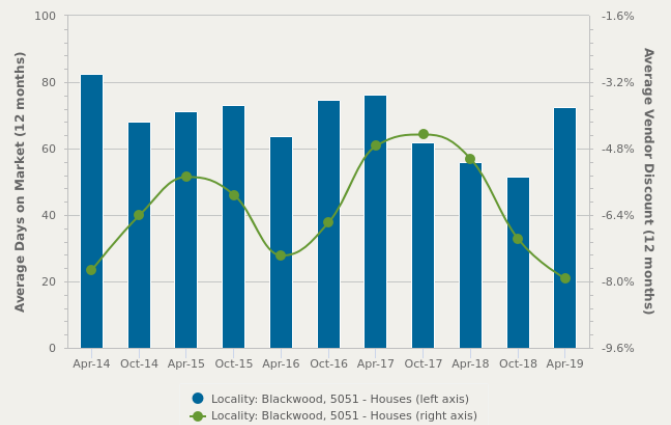


Total number currently listed


**1,488**
**73**
**\$580,650**
**11**

**269**
**16**
**\$305,425**
**7**

\*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\*

**\$640,772**

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

**\$\$**

Median Price\*

**\$546,000**

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\*

**\$471,250**

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**
**RECENTLY SOLD**
 **1**
 **2**  
**BEDROOMS**
 **0**

**3/7 Edward Street  
Blackwood SA 5051**

 Listed on 01 Aug 2019  
 \$269k-\$279k


There are no recently sold 2 bedroom Houses in this suburb

 **5**
 **3**  
**BEDROOMS**
 **18**

**1A Melton Street Blackwood  
SA 5051**

 Listed on 07 Aug 2019  
 \$699,000 - \$725,000

**15 Adey Road Blackwood  
SA 5051**

 Sold on 29 Jul 2019  
 \$499,000

**18 Clarence Street  
Blackwood SA 5051**

 Listed on 06 Aug 2019  
[Contact Agent](#)

**11 Alison Avenue  
Blackwood SA 5051**

 Sold on 10 Jul 2019  
 Not Disclosed

 **3**
 **4**  
**BEDROOMS**
 **16**

**19 Miller Terrace Blackwood  
SA 5051**

 Listed on 07 Aug 2019  
 \$1,025,000 - \$1,125,000

**24 Downer Avenue  
Blackwood SA 5051**

 Sold on 10 Jul 2019  
 \$538,570

**29 Acorn Avenue Blackwood  
SA 5051**

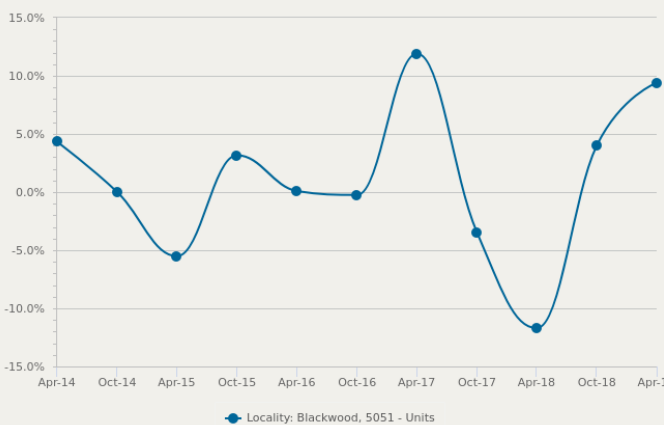
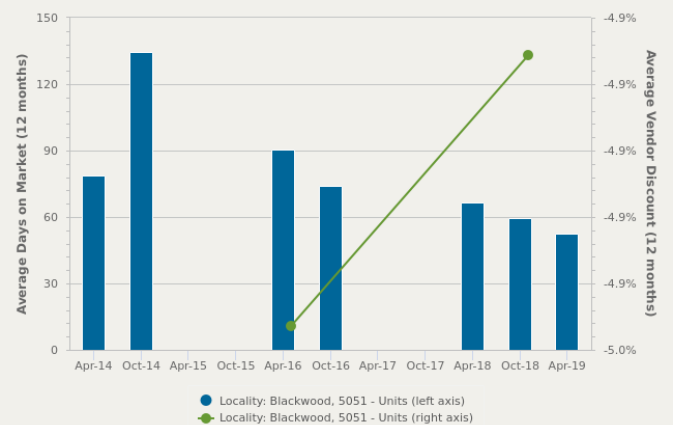
 Listed on 02 Aug 2019  
[Contact Agent](#)

**17A Edward Street  
Blackwood SA 5051**

 Sold on 09 Jul 2019  
 \$600,000


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


**UNITS: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$373,750**

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

**\$\$**

Median Price\*

**\$320,000**

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\*

**\$300,750**

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

 **7**
 **2**  
**BEDROOMS**
 **8**

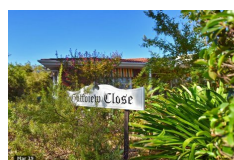
**7/3-5 Albert Place**  
**Blackwood SA 5051**

 Listed on 02 Aug 2019  
 \$275,000 - \$295,000

**2/6 Station Road Blackwood**  
**SA 5051**

 Sold on 21 Jun 2019  
 \$375,000

**5/10 Station Avenue**  
**Blackwood SA 5051**

 Listed on 02 Aug 2019  
 \$350,000 - \$385,000

**3/11 Gulfview Road**  
**Blackwood SA 5051**

 Sold on 14 May 2019  
 \$327,500

 **0**
 **3**  
**BEDROOMS**
 **1**

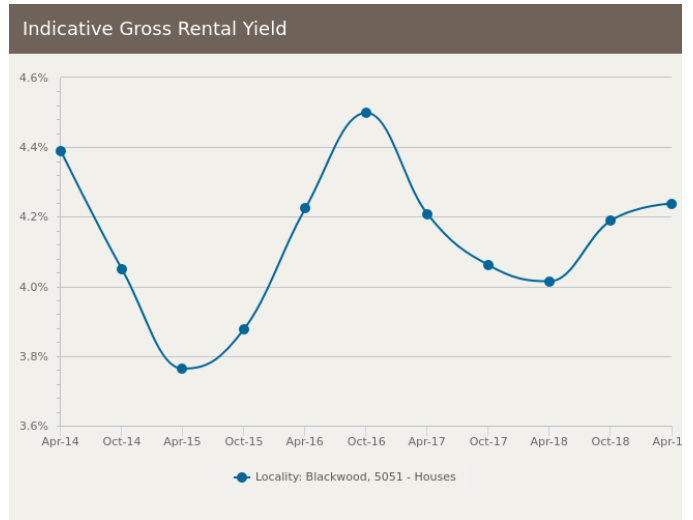
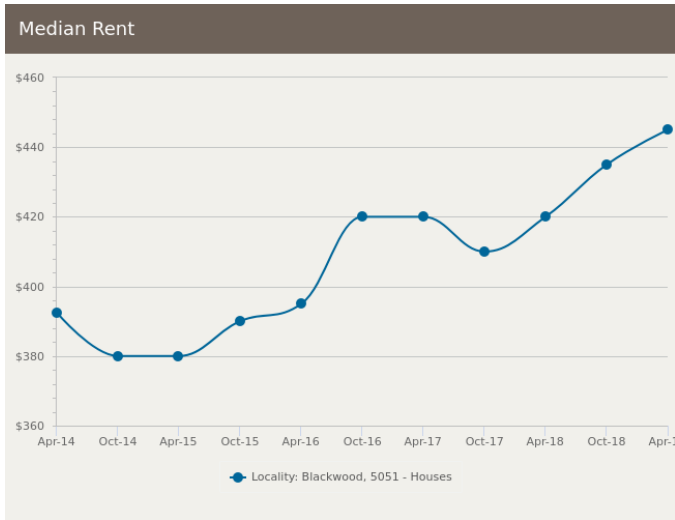
There are no 3 bedroom Units on the market in this suburb


**2/34 Brighton Parade**  
**Blackwood SA 5051**

 Sold on 08 May 2019  
 Not Disclosed


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

## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

4

3  
BEDROOMS

<p><b>23 Clarence Street</b> Blackwood SA 5051</p> <p>Listed on 07 Aug 2019 \$450/W</p> <p> 9  1  1,073m<sup>2</sup></p>	<p><b>38 Gum Grove Blackwood</b> SA 5051</p> <p>Listed on 26 Jul 2019 \$450/W</p> <p> 2  2  2,752m<sup>2</sup></p>
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2

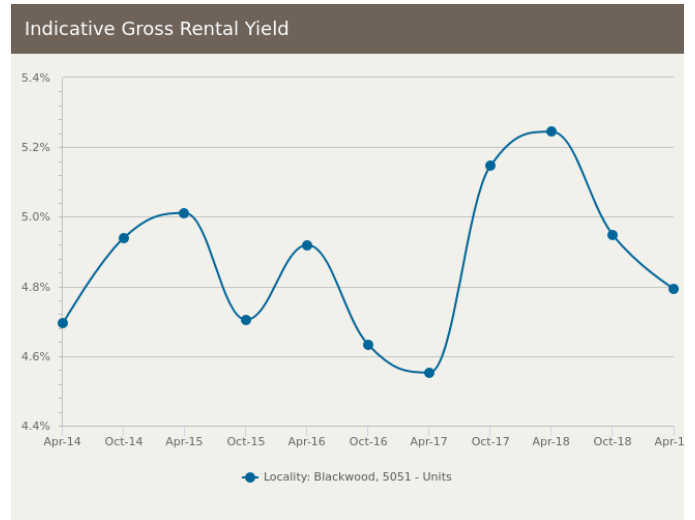
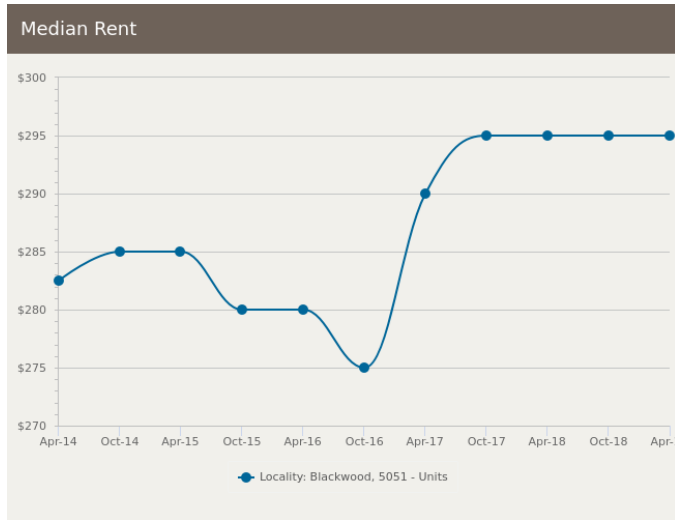
4  
BEDROOMS

<p><b>20 Hannaford Road</b> Blackwood SA 5051</p> <p>Listed on 06 Aug 2019 \$575/W</p> <p> 2  2  1,087m<sup>2</sup></p>	<p><b>17A Edward Street</b> Blackwood SA 5051</p> <p>Listed on 25 Jul 2019 - /W</p> <p> 6  2  1,211m<sup>2</sup></p>
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= 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

2

2  
BEDROOMS

**9/3-5 Albert Place Blackwood SA 5051**  
Listed on 30 Jul 2019  
\$295/W

- 1
- 1
- 128m<sup>2</sup>

**1/10 Albert Place Blackwood SA 5051**  
Listed on 23 Jul 2019  
\$280/W

- 1
- 1
- 126m<sup>2</sup>

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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