

Suburb Profile Report



Wattle Park SA 5066

Prepared on: 09 August 2019

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WATTLE PARK



7.0km

Distance from GPO



1.8k

Population

↓0.6%

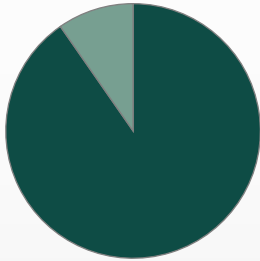
5 year population change



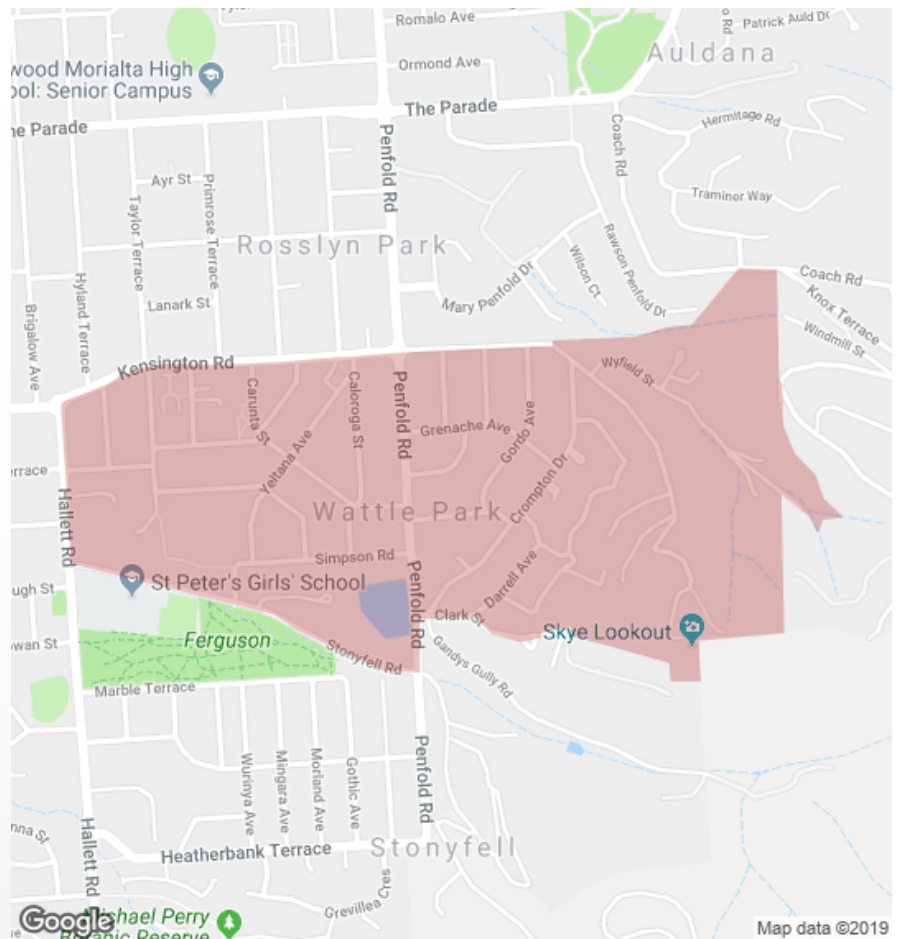
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Average length of ownership

10%



90%



The size of Wattle Park is approximately 1.1 square kilometres. It has 5 parks covering nearly 11.3% of total area. The population of Wattle Park in 2011 was 1,835 people. By 2016 the population was 1,824 showing a population decline of 0.6% in the area during that time. The predominant age group in Wattle Park is 50-59 years. Households in Wattle Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Wattle Park work in a professional occupation. In 2011, 85% of the homes in Wattle Park were owner-occupied compared with 85.6% in 2016. Currently the median sales price of houses in the area is \$862,750.



Total dwellings



Total new listings*



Median Value



Total number currently listed



671

40

\$913,603

4



39

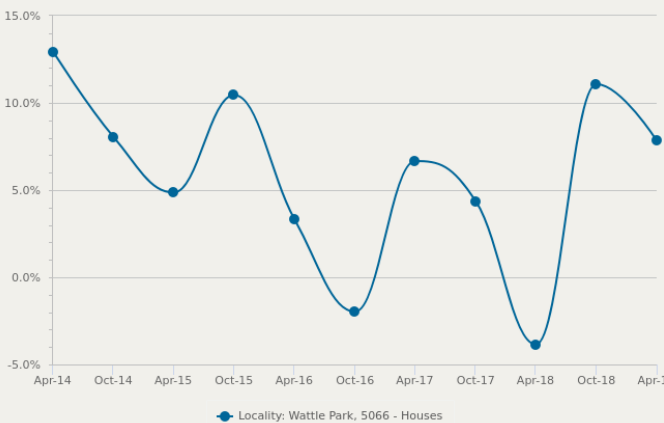
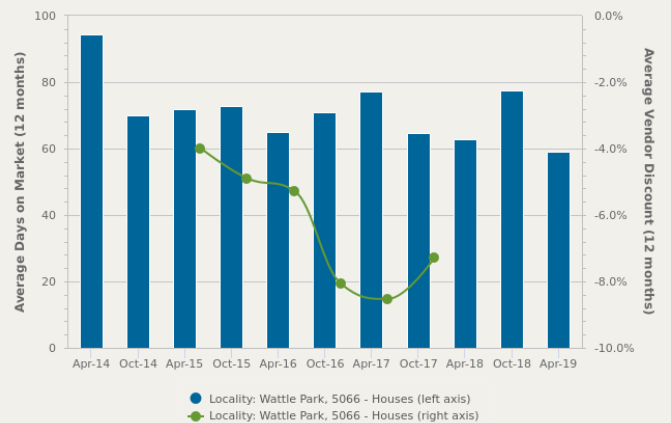
1

-

0

*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*

\$935,000

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

\$\$

Median Price*

\$862,750

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*

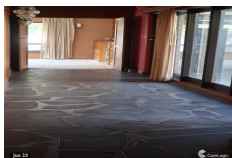







\$769,375

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
 1

 <p>23 Caloroga Street Wattle Park SA 5066</p> <p>Listed on 02 Aug 2019 Reduced to \$750,000 All offers considered</p> <p>  3  1  853m² </p>	 <p>4A Wanbrow Avenue Wattle Park SA 5066</p> <p>Sold on 10 Apr 2019 \$660,000</p> <p>  1  1  446m² </p>
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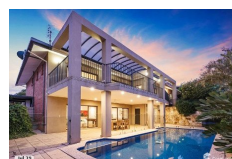



 1

 3
BEDROOMS
 4

 <p>1 Cooper Angus Grove Wattle Park SA 5066</p> <p>Listed on 02 Aug 2019 \$850,000</p> <p>  12  1  958m² </p>	 <p>2/6 Wynyard Grove Wattle Park SA 5066</p> <p>Sold on 10 Jun 2019 \$543,000*</p> <p>  1  1  262m² </p>  <p>7A Wyfield Street Wattle Park SA 5066</p> <p>Sold on 16 Apr 2019 \$540,000</p> <p>  2  1  562m² </p>
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 1

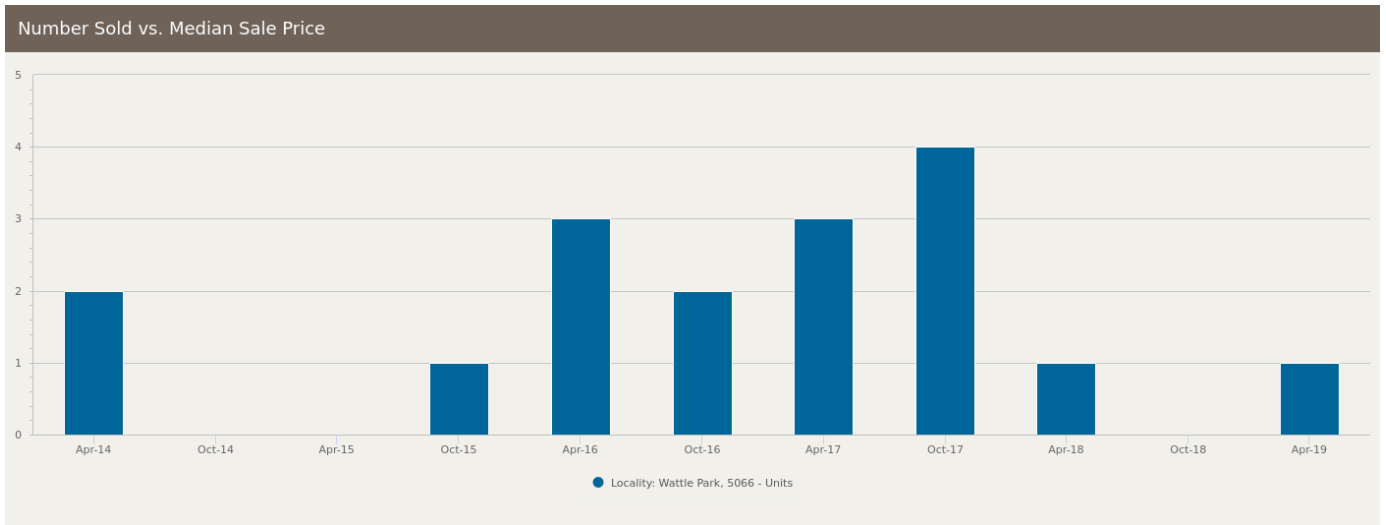
 4
BEDROOMS
 5

 <p>26 Crompton Drive Wattle Park SA 5066</p> <p>Listed on 03 Aug 2019 \$990k</p> <p>  2  2  960m² </p>	 <p>37 Yeltana Avenue Wattle Park SA 5066</p> <p>Sold on 26 Jul 2019 \$785,000</p> <p>  4  1  836m² </p>  <p>504 Kensington Road Wattle Park SA 5066</p> <p>Sold on 25 Jul 2019 \$1,135,000</p> <p>  2  1  744m² </p>
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= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

**UNITS: FOR SALE**

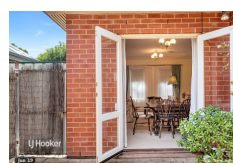

UNITS: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
RECENTLY SOLD


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

There are no recently sold 1 bedroom Units in this suburb



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



2/8A Wynyard Grove Wattle Park SA 5066

Sold on 22 May 2019
\$540,000

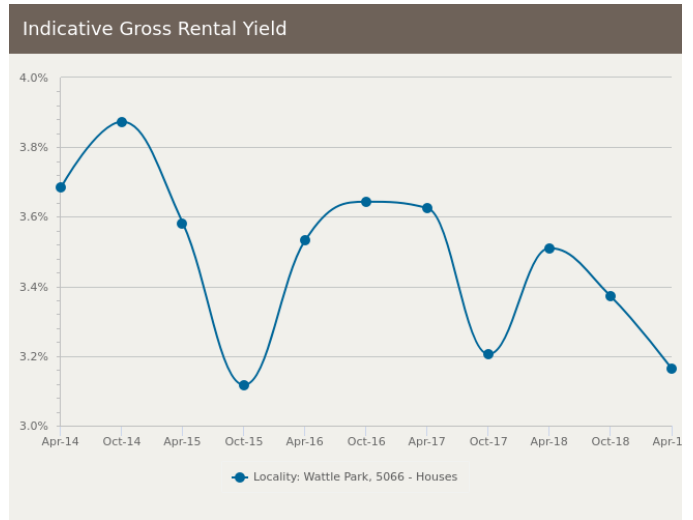
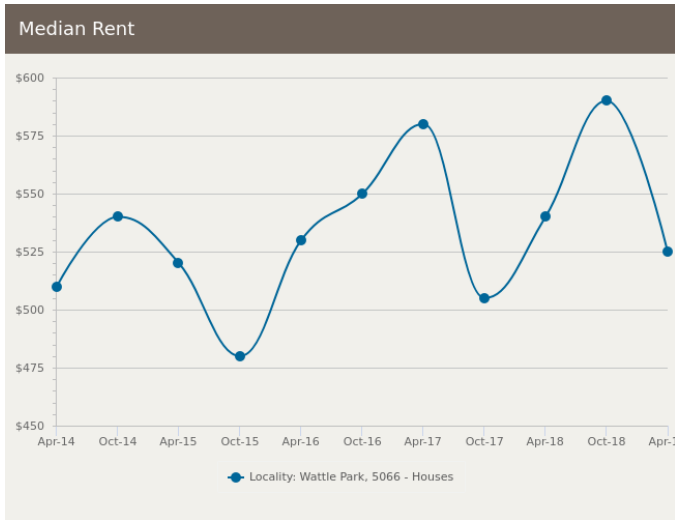


There are no 3 bedroom Units on the market in this suburb

There are no recently sold 3 bedroom Units in this suburb



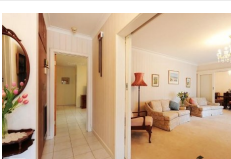
= number of units currently On the Market or Sold within the last 6 months


HOUSES: FOR RENT


HOUSES: RENTAL ACTIVITY SNAPSHOT
FOR RENT
 **0**
 **2**
 BEDROOMS




There are no 2 bedroom Houses for rent in this suburb


 **3**
 **3**
 BEDROOMS



4 Simpson Road Wattle Park SA 5066




Listed on 02 Aug 2019
\$499/W

-  2
-  2
-  719m²

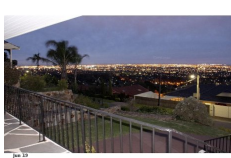


1 Clark Street Wattle Park SA 5066

Listed on 01 Aug 2019
 - /W




-  3
-  2
-  806m²


 **2**
 **4**
 BEDROOMS



5 Redouau Crescent Wattle Park SA 5066




Listed on 06 Aug 2019
\$660/W

-  2
-  4
-  1,242m²



21 Stonyfell Road Wattle Park SA 5066

Listed on 19 Jul 2019
\$565/W

-  2
-  2
-  690m²



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



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 0 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 0 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

 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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