PROPERTYREPORT SUBURBPRICEGUIDE







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PROPERTY REPORT

Winners and losers in variable market

The WA market is levelling out in the wake of softer economic conditions — but it's not a bubble bursting, let alone the big crash pessimists might have us believe. MARA FOX reports.

ERTH'S bubble isn't bursting, but it is retracting.
CoreLogic-RP Data head of research Tim Lawless predicts further price falls before the market levels out, but said figures showed it was the premium echelon that stood to be affected most.

The figures showed affordable price ranges were still recording growth, which is reflected in today's Property Report.

The report shows roughly half

The report shows roughly half of WA's 400+ suburbs recorded minor median house price falls, while half recorded gains.
How to read the, at times, conflicting market data is something Realestate readers are often keen to have clarified. The data can differ because researchers tend to use different parameters.
We questioned Mr Lawless for analysis

of the market now and moving forward.

PROPERTYREPORT

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Data is supplied by Corol ogic PD Data for

Data is supplied by CoreLogic-RP Data for the year to July, 2015. Entries marked n/a means there was insufficient data to calculate a viable result.

Our Cover: Bicton residents Jade and Nicole Felsch, with sons Adam, Mitch, Lucas and Zach, at Point Walter Reserve. Bicton, on the Swan River about 15km south of Perth, has risen into WA's prestigious Million Dollar Median list. Picture: Matthew Poon

Q: What is the WA market overview?

A: We've seen the market place in Perth and in broader WA really benefit from very strong economic conditions associated with strong investment in the mining sector, as well as population growth and low unemployment. But that's all starting to change — in fact, it started to change around 2012-13. It takes the property market some time to adjust to those softer economic conditions so we've seen Perth dwelling values start to fall over the past 12 months. Based on our hedonic index, the values are down by about 1 per cent (0.9 per cent).

So nothing exceptionally large — we're not seeing a burst of the bubble, so to speak. What we are seeing is a normal down phase of the cycle. You've got to expect this after such a strong rate of capital gains previously. Rents are also moving backwards, transaction activity has slowed down and the yields are showing some downward pressure.

Overall we're seeing the market transform from being very skewed towards sellers, to a market that's now very much skewed towards buyers. Buyers have more stock to choose from, they can take their time — more so than they could two years ago to make the right purchase decision, and they can negotiate harder on their purchasing price.

Q: There tends to be a pessimistic view of the market, but today's results don't substantiate

A: Even at headline levels, we're seeing less than 1 per cent fall in values over the past 12 months — that's certainly not an implosion of the market — it's a natural phenomenon.

We're not seeing the market place crashing, we're seeing a rebalancing in prices relative to rents. While the market is far from as strong as it used to be, we're not seeing a catastrophic decline.

Q: People are wondering if we're headed for a big crash. What typically would happen in a market like ours?

A: I wouldn't be surprised if we do see further price falls across the Perth market — those falls will probably be most significant in areas where supply levels are known to be the highest, and those areas that may have overshot the fair-value mark more substantially. We're seeing the majority of falls in the premium end of the market, which is a good example of that.

Our stratified hedonic index looks at the rate of capital gain across the most expensive quarter, the most affordable quarter and

TIM'S TIPS

- Overall market values down0.9 per cent
- Lifestyle
 "seachange"
 regional areas
 trending
- Affordable bracket up0.5 per cent

the broad middle of the market. It shows the top end, the most expensive quarter, has seen values fall by -1.3 per cent in Perth, whereas the most affordable strata has actually seen a modest rise — up by 0.5 per cent over the past 12 months.

The lower-priced stock is holding its value better and it's probably where the majority of the market demand remains strong at the

Q: What are the core market drivers?

A: Any market is dominated by two factors: supply and demand. The supply side has moved to be a little bit high, but demand has also started to taper off. You can read that in population change — a slowing migration. When you look back through the market cycles, it's not unheard of to see the downward phase values move backwards between five and 10 per cent over a couple of years. And I think we're right at the beginning of that cycle. I'm not saying values will fall by that much, but we'll see that gradual fall in values and then the market will level out for a few years, before we see the next growth cycle — which is probably three to five years away.

Q: Any trends you've seen?

A: We're seeing lifestyle buyers come back into the market — particularly regionally in areas not associated with mining, so the coschange phonomenon.

Q: How does Perth fit into the national picture? Are we the buyers' market of the nation?

A: The only three markets that are shifting backwards at the moment are Darwin, Hobart and Perth. Across the capital cities, you can group the marketplace into three broad categories; those (led by Darwin) that are currently retracing, the markets that are not really doing anything at all (Brisbane, Adelaide and Canberra), and then you've got the boom cities (Sydney and Melbourne). In those two cities, values post-GFC have risen 75 per cent and 65 per cent respectively.

Q: Is now a good time to buy in Perth?

A: It always comes down to individual plans. For FHBs or someone with a longer-term plan in the housing market, now is a great time to buy. There may be some more falls in the market but they certainly have time on their side, and a lot more negotiability. I don't think anybody needs to rush into the market place now; certainly do your research and due diligence, but the best thing about the current conditions is that interest rates remain so low.

Even if there are some further adjustments downwards, if you have a long-term plan it doesn't really matter that much. You are taking advantage of the low cost of debt, and the strong buying conditions



Booragoon units are the quickest-selling in Perth. Picture shows artist's impression of 164 Riseley St, Salt Property Group, Harden Jones Architects.

IUST \$368,000.

edina is Perth's most affordable suburb but values are rising in this

PROPERTY REPORT

Medina, is on the market from \$289,000 on a 728sq m block with Craig Webb 0406 585 119, Mallison Real Estate Leeming.

pracket, according to Tim Lawless. The above home, on Grover Way in

PEKIN S LUNGES I SELLING ##							
SUBURBS		UN	IITS 🞹				
Suburb/Town	Median Sales Price	Median Rent	Days on Market				
NORTH COOGEE	\$666,000	\$425	125				
WAIKIKI	\$365,000	\$365	120				
PEPPERMINT GROVE	\$750,000	\$450	118				
NORTH FREMANTLE	\$855,000	\$650	116				
ORELIA	\$205,000	\$270	114				
SOUTH PERTH	\$600,000	\$450	114				
ATTADALE	\$537,500	\$423	113				
SOUTH FREMANTLE	\$585,000	\$495	110				
CURRAMBINE	\$375,000	\$410	110				
SPEARWOOD	\$362,500	\$340	110				

PERTH'S QUICKEST SELLING

Suburb/Town	Median Sales Price	Median Rent	Days on Market
BOORAGOON	\$554,000	\$420	25
NORTH BEACH	\$510,000	\$430	28
SHENTON PARK	\$429,000	\$440	31
MELVILLE	\$454,000	\$420	33
SHELLEY	\$555,000	\$400	33
WESTMINSTER	n.a.	\$385	38
COOLBELLUP	\$354,500	\$380	38
PALMYRA	\$450,000	\$400	41
KARDINYA	\$400,500	\$400	41
HAMMOND PARK	\$507,500	\$460	42
		SOURCE: CORE	LOGIC RP DATA

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PROPERTY REPORT

A rustic hidden

Affordable big blocks are driving values in Perth's "quiet achiever" suburbs. MARA FOX reports.

> AND value has pushed Furnissdale, near Mandurah, to become the state's top performing suburb.

The suburb is earmarked by big blocks, providing an opportunity for those seeking the rustic landscape. One such buyer, Keir Rogers, was keen to sample life on an acreage with wife, Leonie.

"I have a friend with a property in (neighbouring) Barragup which he said we could use for a few months," Mr

"So I encouraged my wife to see if she enjoyed it or not. "I'd been looking for the last few years in this area for an acreage and this property came on the market a year ago for about \$560,000, and I thought that was pretty good value.

"Then it suddenly popped up this year at \$460,000 — I was interested the year before, so I was definitely interested now and came and had a look at it."

Mr Rogers said the setting was beautiful — a parkland area with kangaroos, tall trees and a peaceful ambience. He said the 1992-built house needed a complete renovation,

which he was now undertaking. "It came up at the right price, near the Serpentine River, and I

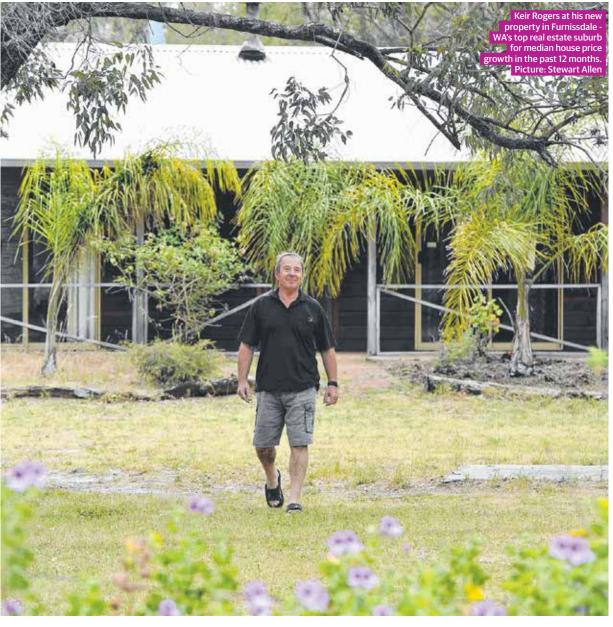
have boats. It has a convenient location," Mr Rogers said. "I am retired, I was made redundant a year or so ago from BHP so it gave me the chance to come and buy this property as

well as maintain a Shoalwater property. "I felt I got a really good buy and I'm very happy with it. It wasn't for everybody, not for the faint-hearted. But people

were living here and renting. "I thought it was a real bargain so I bought it."







Century21 Coast Realty Mandurah agent Paul Rowe said the Furnissdale property was a plum piece of land that received multiple offers in the end.

"Furnissdale is often not on the radar but it's got larger blocks and is near Mandurah and major routes and the Serpentine

Half of the Top 10 state-wide performing suburbs for median house price growth in the past year were from the South-West patch, offering the unbeatable combination of large lots and

GOING, GOING...

T 46 per cent, median house price growth in 12 months in Furnissdale just pipped Boyanup, also in the South-West, for the top spot on our list, right.

This Smith St property is an example from the local market. It is for sale from \$499,000 and according to sales agent Joe Bryant, of Mercer Harries First National Pinjarra, it

- ≥ 2023sq m block
- ≥ Tennis court, swimming pool, self-contained granny flat



Properties in Furnissdale are sitting on bigger blocks

WA		⊢HO	USES 🎚	
	Yearly		Quarterly	Yearly
Suburb/Town	Sales	Sale Price	Change	Change
FURNISSDALE	19	\$500,000	25.2%	46%
BOYANUP	14	\$492,500	10.7%	45.3%
NORSEMAN	14	\$35.000	16.7%	40%
YARLOOP	13	\$220,000	8.1%	29.8%
KELLERBERRIN	14	\$122,500	6.5%	28.9%
BREMER BAY	13	\$349,000	10.8%	28.1%
DUAIRADING	11	\$175,000	6.1%	26.8%
PELICAN POINT	19	\$620,000	7.1%	22.8%
PINJARRA	84	\$370,000	3.1%	19%
BELLEVUE	34	\$409,000	3.5%	18.7%
BRIDGETOWN	53	\$364,000	4%	17.4%
UTAKARRA	19	\$275,000	2.8%	17%
SUNSET BEACH	15	\$385,000	-0.6%	16.7%
KALGAN	12	\$680,000	0.7%	16.5%
MAHOGANY CREEK	13	\$640,000	-1.5%	16.5%
PERTH	25	\$890,000	-3.8%	15.6%
ARDROSS	67	\$975,000	4.8%	15.4%
NARROGIN	69	\$225,000	12.8%	15.4%
MIDVALE	33	\$405,000	-1.0%	15.3%
DONGARA	22	\$415,000	14.6%	15.3%
ABBEY	24	\$622,500	0.8%	15.3%
WANDI	26	\$714,500	n.a.	15.2%
GLEDHOW	16	\$362,500	10.2%	14.6%
WUNDOWIE	27	\$412,000	0.5%	14.4%
MANNING	51	\$867,500	2.1%	14.1%
KALGOORLIE	39	\$335,000	25.9%	13.6%
WATERFORD	26	\$1,135,000	8.1%	13.5%
TOODYAY	36	\$327,500	14.5%	13.3%
WHITE GUM VALLEY		\$735,000	0%	12.6%
GUILDFORD	34	\$692,500	1.8%	12.6%
COODANUP	90	\$357,500	-0.7%	12.6%
BRUNSWICK	10	\$265,750	1.6%	11.7%
WEST PERTH	21	\$745,000	-1.5%	11.6%
GREENMOUNT	52	\$522,500	4.7%	11.2%
BURSWOOD	10	\$876,000	15.1%	11.2%
MOUNT PLEASANT	130	\$1,147,500	0%	11.1%
TRIGG	51	\$1,032,500	-3.1%	11%
BARRAGUP	16	\$747,500	3.8%	10.7%
HARVEY	47	\$315,000	1.6%	10.5%
PEMBERTON	18	\$309,000	8.4%	10.4%
			URCE: CORELOG	GIC RP DATA

PROPERTYREPORT

Bicton and Trigg climb ranks to million dollar list

T may have been a rocky 12 months for Perth's premium market, but two top performing suburbs have made their way on to the million dollar list, proving high end property still looks good for those with money to spend.

Riverside suburb Bicton, 15km from the Perth CBD, has increased its median price by 8.3 per cent, or \$80,000, in the past 12 months to \$1.04 million.

Trigg, 13km north of Perth, now has a median of \$1.032 million — up 11 per cent, or \$102,5000, bringing the total number of suburbs with a median of a million dollars or more

Bicton's growing profile has been boosted by a number of big sales. Earlier this year, a rundown three-bedroom Blackwall Reach Pde home on a 1753sq m block reached \$6.15 million when it was sold by agent William Porteous to a prominent Perth laser eye surgeon.

Caporn Young agent Aidan Casey said while Bicton was lesser known than nearby suburbs Attadale and Applecross, buyers found they got more for their money in Bicton.

"It's certainly coming up in the world, and for those who live there, they tend to want to stay," Mr Casey said.

"The properties are generally located near a better part of the river and it has a definite family atmosphere. A lot of the buyers I've sold to have chosen to upgrade within the suburb, because they like it so much.

Mum-of-four Nicole Felsch and her husband Jade recently



Jade and Nicole Felsch, with sons Lucas, Mitch, Zach and Adam, say Bicton has a lovely

upgraded to a bigger property in Bicton after buying their first home in the suburb six years ago.

"We toyed with the idea of a different suburb, but in the end we

love Bicton." Ms Felsch said "We originally looked at places like Applecross and Attadale, but the river in Bicton is really amazing. Once we moved in, we found that there was a real sense of community. It seems to have a

Allison Symmons also bought a new house within Bicton, but as a downsizer with her husband.

"We originally lived in a big family home on Blackwall Reach that we bought in 2012. But when our sons moved out last year, we

decided to rent in Attadale," Ms Symmons said. "I thought we'd like Attadale more, but we found we missed Bicton ... there's more community and diversity in Bicton and even

though the price tag is less, there's some beautiful properties." ANNABEL HENNESSY

		SUBURBS
	Median Sale	
Suburb	Price (2015)	Price (2014)
PEPPERMINT GROVE	\$2,900,000	\$3,950,000
DALKEITH	\$2,450,000	\$2,374,000
COTTESLOE	\$1,775,000	\$1,725,000
CITY BEACH	\$1,695,000	\$1,670,000
NEDLANDS	\$1,530,000	\$1,550,000
SWANBOURNE	\$1,425,010	\$1,660,000
APPLECROSS	\$1,387,500	\$1,445,000
MOUNT CLAREMONT	\$1,360,000	\$1,332,000
FLOREAT	\$1,335,000	\$1,270,000
CLAREMONT	\$1,315,000	\$1,418,000
MOSMAN PARK	\$1,305,000	\$1,490,000
CHURCHLANDS	\$1,301,000	\$1,347,500
WATERMANS BAY	\$1,290,000	\$1,317,500
SUBIACO	\$1,250,000	\$1,216,050
SOUTH PERTH	\$1,200,000	\$1,200,000
NORTH COOGEE	\$1,195,000	\$1,265,000
ROSSMOYNE	\$1,180,000	\$1,112,500
EAST FREMANTLE	\$1,175,000	\$1,127,500
SHENTON PARK	\$1,158,000	\$1,200,000
EAST PERTH	\$1,150,000	\$1,142,500
MOUNT PLEASANT	\$1,147,500	\$1,032,500
WEST LEEDERVILLE	\$1,144,500	\$1,050,000
WATERFORD	\$1,135,000	\$1,000,000
GNANGARA	\$1,086,000	\$1,162,500
MENORA	\$1,085,000	\$1,082,500
ATTADALE	\$1,085,000	\$1,187,500
WEMBLEY	\$1,075,000	\$1,112,000
COOLBINIA	\$1,055,000	\$1,095,000
MOUNT LAWLEY	\$1,050,000	\$1,077,000
NORTH FREMANTLE	\$1,040,000	\$1,092,500
BICTON	\$1,040,000	\$960,000
TRIGG	\$1,032,500	\$930,000
SORRENTO	\$1,026,250	\$1,005,000
WEMBLEY DOWNS	\$1,015,000	\$1,043,000
SALTER POINT	\$1,004,300	\$1,200,000
DAGLISH	\$1,004,000	\$1,100,000

Leading the way in customer service

Apple has profiled Australian real estate group Harcourts, to showcase how they have used Apple's iOS technology to transform their business in a case study on their global website. In recognition of their innovation and use of the iPad and iPhone to drive greater efficiency and productivity for their business, Apple has produced a video and business case study about Harcourts' work – an accolade reserved only for companies developing the most cutting edge business solutions using Apple technology.

Harcourts is the first international real estate company world-wide to have their mobile business solutions featured on Apple's website and were selected because they have become game-changers in their industry through Apple technology. The custom suite of apps were developed locally in South Australia. Harcourts WA CEO, Paul Blakeley, says innovation with mobile technology is at the forefront of everything they do to drive efficiency for their agents and unmatched customer service for clients.

"We're changing the playing field of the real estate industry by becoming more agile and responsive to clients' needs. We can deliver what they need faster and more effectively which gives us a competitive edge and further establishes our brand as a leader in innovation."



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PROPERTY REPORT

Property experts have their say

We ask some leading WA operators for insight into Perth's hot property issues. MARA FOX reports.



PERTH PROPERTY MARKET DOWNTURN NEARLY AT THE BOTTOM **PETER PEARD**

THE downturn in the Perth property market, which began in 2014, should reach the bottom in the next one or two quarters, according to Peard Real Estate Group chief executive Peter Peard.

"This is because the rate of price decline has begun to slow over recent weeks and there is also greater sales interest in the top end of the property market - these trends are historically forward indicators that the property

market is reaching the bottom of the price cycle," Mr Peard told the Property Report.

As an example, he said the Peard group had recently sold several properties in the \$1 million and above price range in the Hillarys/Sorrento area and had recorded growing interest in the \$2 million and above price range

"Our office in Leederville is also finding greater activity in sales in the \$1 million plus price range, particularly in the Wembley area, while a similar scenario is playing out in the coastal strip between Rockingham and Mandurah," Mr Peard said.

"The top end of the Perth property market has taken the biggest hit in prices since the latest downturn and buyers realise that now is a great time to upgrade.

"Low interest rates also give upgraders the opportunity to buy a new home while retaining their existing property for longterm rental purposes or selling it at a later date when property prices improve.

Mr Peard said outside factors would also have a positive impact on property prices in Perth during 2016.

Over the coming year, he expects more investors from Sydney and Melbourne to become active in the Perth property market, because property prices were now very affordable compared to the eastern states capital cities.

"We also anticipate more interest in the Perth market from Chinese investors who have been very active in the Sydney market over the past few years," Mr Peard said. "There has been growing Chinese interest in the Perth property market over the last six months and we expect that to accelerate during the coming year because of the affordability of Perth property and the growing links between our two economies, in regard to the resources sector and agriculture."



STUTE property buyers can purchase a lot of land in Northam for only \$70,000 - just one hour's travelling time to Perth. According to Shane Kempton, chief executive of Professionals Real Estate Group, the latest figures show the median lot price in Northam is just \$70,000 - compared to \$270,000 for Perth.

"Northam should be on the radar of buyers wanting an affordable lot. It has daily train services to Perth and a good road link to Midland which has been the target of major new State and Federal Government infrastructure investment that includes a new hospital and university campus," Mr Kempton said.

"Another factor property buyers should take into account is the fact that lot sizes in Northam are much bigger than in Perth.

"Lots sizes in Northam, on average, vary between 700sq m to 1000sq m. Whereas in outer Perth suburbs, lots in new land subdivisions average around 400sq m to 450sq m even though they are located not that much closer to the CBD than Northam, in terms of actual travelling time.

"In effect, you can buy twice the amount of land in Northam for a quarter of the price in Perth. "In terms of lot sizes, the issue of micro lots (as small as 100sq m) has been recently raised in the



media as a way of tackling the land affordability issues of buying residential land in Perth.

"Buyers should take a broader approach to this issue and think outside the box by looking at regional centres such as Northam, which are within striking distance of Perth

"Over the coming years, Northam could be incorporated in the greater Perth area in a similar way as has happened to Mandurah and Two Rocks over the last decade."

Professionals Real Estate has begun a Northam branch to promote area sales.

"A growing number of people are now commuting to Perth every day either by road or through using the AvonLink train service," Mr Kempton said. "This affordability factor will ensure that Northam will become a hotspot in the greater Perth property market over the coming decade."

HOUSE-AND-LAND COMPETITION HEATS UP NIGEL SATTERLEY

HE market is currently "super-competitive" in the house-and-land space, according to WA's biggest private property developer. Nigel Satterley says this sector, and the overall market, is likely to continue to be

competitive for the next 18 months. "There's strong competition," Mr Satterley said. "Purchasers are seeking out quality and value, and when I go around the estates you can see people don't spend a lot of time in the houses that are a higher price per square metre.

"So the market is very astute. And the homes are going up quickly as well.

"The builders' pipelines are reducing to get the homes up quick.'

Mr Satterley said oversupply, particularly in the unit sector, and a falling population were a guaranteed recipe for a competitive market moving forward.

"It means we have to work harder," he told the Property Report.

The developer behind numerous Perth estates from the north metropolitan fringe to the south and South-West, said he found "not a lot" of sales were going to overseas investors

And given he's had investment parnters in China since 1990, he has done plenty of research on the "South-East Asia has a love affair with

Melbourne and Sydney, also Hong Kong and China," Mr Satterley said.

"There's not a lot of interest in Perth.



"They see Perth generally as a nice place but a big country town.

"And they know there's a massive oversupply of apartments here.

"The house-and-land package deal business, most of that's happening in Melbourne out of South-East Asia and China.

"We view overseas property investment as being small in Perth and we monitor what goes on. "In the outer parts of China, they don't even

Mr Satterley said there was a strong tradition in WA of people wanting to own their own home

He said estates suit those people who hoped to raise a family, own pets and be close to schools, shops and major transport routes.

"It's a strong tradition that I can't see changing,"



know what Perth is or what it stands for"

Suburb/Town	Sales	Sale Price	Change	Chang
MEDINA	61	\$289,000	-0.3%	0.5%
CAMILLO	82	\$317,250	-0.2%	0.7%
ARMADALE	273	\$320,000	-1.2%	0%
PARMELIA	137	\$320,000	-1.5%	0%
HILLMAN	43	\$320,000	0%	-2.4%
BROOKDALE	62	\$323,665	1.1%	0.4%
CALISTA	45	\$328,000	-0.6%	2.5%
LEDA	69	\$339,000	-0.3%	0.4%
ORELIA	99	\$340,000	0%	3%
COOLOGNELIP	148	\$340,000	-0.6%	3%

Suburbs close to major redevelopment

ANNABEL HENNESSY reports.

house price growth.

was attracting a number of investors.

values," Real Estate Plus agent Judy Gan said.

Bellevue properties were moving quickly.

sacrifice land size for affordability.

out cheaper than renting," she said.

the value going up long term.

PERTH METRO

Rasmussen said.

and transport are Perth's top performers.

LITTLE known suburb with a population of less than

Bellevue, 18km east of Perth, had a median price increase of 18.7 per cent, or \$64,500, in the past 12

months - taking the median sale price to \$409,000.

Neighbouring Hills suburbs also ranked highly on

the list with Mahogany Creek, Midvale and Guildford appearing

Bellevue, to allow higher density developments, meant the area

"It's been a bit of hidden gem, but with the City of Swan

considering rezoning we expect to see a continued increase in

Consultant Brian Rasmussen, also from Real Estate Plus, said

while homes were taking longer than ever to sell in other areas,

"Properties aren't hanging around the market, we've had

several examples when they've sold within the week," Mr

Ray White agent Paul Tuttle said the Hills suburbs were

have heard of at the moment, but with redevelopment in

benefiting from Midland's redevelopment and its new hospital.

Midland, it will continue to rise on investors' lists," Mr Tuttle said.

David and Emily Ramsay recently bought a four-bedroom

home in Bellevue and said the bigger blocks were part of the

necessity because we needed more space," Ms Ramsay said.

"The good thing about Bellevue is that we didn't have to

"It's a quiet area now, but it's also growing. There's a lot of

newer developments in the surrounding suburbs, so I can see

"With prices low, it really is a good time to buy and it can work

Ms Wilson, who moved from her parents' home in South

"It really only takes about 25 minutes to drive into the city,"

HOUSES I

Mortgage broker Rebecca Wilson, 21, recently bought

a three-bedroom home in the suburb and said the area's

proximity to transport helped make her decision.

Perth, said she had always liked the Guildford area.

TOP 10 AFFORDABLE SUBURBS

"I just had my second child, so for us the move was a

"(Bellevue) is a small suburb that not too many people may

in the top 10. Local agents said the proposed rezoning in

1500 is Perth's top performing suburb for median

TOP 10 AFFORDABLE SUBURBS PERTH METRO UNITS 🖽

Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
ORELIA	20	\$205,000	-0.2%	4.1%
SHOALWATER	36	\$290,000	-3.1%	4.9%
GLENDALOUGH	51	\$300,000	-4.5%	-7.7%
BAYSWATER	55	\$307,500	-3.9%	-2.4%
ARMADALE	86	\$309,000	1.3%	12.4%
THORNLIE	13	\$310,000	3.3%	-8.1%
KELMSCOTT	16	\$311,250	-1.1%	-1.2%
GOSNELLS	13	\$312,500	3.0%	-3.8%
KINGSLEY	16	\$322,500	-23.2%	-23.2%
BALGA	30	\$326,000	-0.7%	-2.7%
		S	OURCE: CORELO	GIC RP DATA



PROPERTYREPORT

HOUSES III PERTH METRO **BELLEVUE** 34 \$409,000 3.5% **MAHOGANY CREEK** 13 \$640,000 -1.5% PERTH \$890,000 -3.8% ARDROSS \$975,000 4.8% **MIDVALE** \$405,000 WANDI \$714,500 15.2% MANNING \$867,500 WATERFORD \$1,135,000 8.1% WHITE GUM VALLEY 55 \$735,000 0% 12.6% 1.8% \$692,500

Affordable stars continue to rise

PERTH METRO			UNI	5
Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
WEST LEEDERVILL	E 39	\$565,000	13.2%	34.2%
NORTH COOGEE	46	\$666,000	1.9%	30%
CRAWLEY	54	\$770,440	0.1%	22.9%
BURSWOOD	52	\$800,000	6.7%	20.3%
EAST FREMANTLE	38	\$590,000	11.3%	16.8%
WOODVALE	11	\$455,000	11.8%	15.2%
CARLISLE	14	\$535,000	11.5%	13.8%
COTTESLOE	48	\$802,500	3.2%	13.4%
SAFETY BAY	15	\$349,500	20.5%	12.8%
ARMADALE	86	\$309,000	1.3%	12.4%
		SOU	RCE: CORELOG	IC RP DAT

-U.6% 3% SOURCE: CORELOGIC RP DATA



Finight be Perth's cheapest suburb, but for savvy Medina buyers there's no place like home.

Just 37.6km south of Perth, Medina is the only suburb in the Perth metropolitan area with a median price below \$300,000 - sitting at \$289,000.

And its affordability is not going unnoticed, attracting firsthome buyers happy to enter the market in a lesser known area.

Professionals Freeway South agent Lauren Mandolene said the suburb, known for its larger block sizes and older "cottage" style" properties, had caught the eye of a number of investors and first-home buyers with renovation in mind.

"There's a lot of house flippers looking to renovate for profit

being drawn to the area. Medina is known for older, character homes on big blocks, but with so much renovation happening around the area, the face of the place is starting to change," Ms Mandolene, who lives in the suburb herself, said.

"The only thing most people know about Medina is that it's affordable and it has a bit of a reputation as a less desirable area. But for people who live here, it's actually a lovely community. It's about 10 minutes from the beach and close to the Freeway. It won't stay this cheap forever."

First-homebuyer Damien Beals and his fiance Mel Burns recently picked up a two-bedroom cottage home in Medina on a 700sq m block in June for just \$260,000 - almost half Perth's median house price.

"It'd always been a dream to own a home, but most of the areas we were

looking weren't affordable" Mr Beals said "Then my partner found Medina and it was perfect. It's actually a really family friendly community, and with the

redevelopment in Cockburn, it won't be long till the prices start Mr Beals, 28, said the home was a "renovator's dream" and said other young buyers should keep an open mind when it

came to lesser known suburbs. According to the figures, Medina's median price has risen 21.3

per cent in the past three years.

Camillo, Armadale and Parmelia are second, third and fourth as the most affordable suburbs in Perth for houses.



BARGAIN BUYERS TRADE UP FOR A BETTER HOME JOHN PERCUDANI

ORE stock is set to hit the market in the last few months of 2015 and into the first quarter of 2016, meaning clearance rates and days on market are set to balloon even further, according to Realmark managing director

"It's not an ideal environment for sellers, but opportunities remain for those who employ effective sales strategies from day one," he said. The big winners in this market would seem to be upgraders who are able to move up to better properties for a better price transaction.

"Trade-up buyers targeting properties in the range of

\$750,000 to \$1.2 million are particularly active, and we're also experiencing solid demand from overseas investors seeking properties close to key high schools," Mr Percudani said.

'I really like the look of Trigg, Bicton and Perth. Trigg has so

much to offer, in terms of lifestyle, and it's an area where the median price has already grown by 11 per cent over the past year for houses. I expect it to continue to perform strongly.

"Bicton has a variety of different housing options, making it accessible to a range of buyers. "Inner-Perth isn't a location favoured by everyone, but those

attracted to a more cosmopolitan lifestyle should see strong

growth on their investment in the short to medium term." Mr Percudani said during the next six to 12 months, the general market conditions should remain similar to what we're

"Relative to demand, we have about five to six months' worth of listings as things currently stand, so I would anticipate prices to remain stable until we return to a more balanced market," he

REALESTATE.COM.AU REALESTATE.COM.AU October 25, 2015 **REALESTATE 33 32 REALESTATE** October 25, 2015

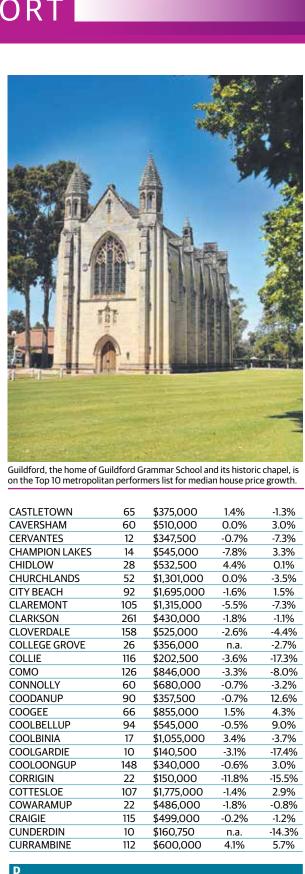
PROPERTY REPORT

HOUSES

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HOUSES				
Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
A				
ABBEY ALBANY	24 16	\$622,500 \$538,500	0.8% 0.7%	15.3% 4.6%
ALEXANDER HEIGHTS		\$495,000	-2.0%	-1.0%
ALFRED COVE	50	\$867,500	-1.8%	-1.1%
ALKIMOS	80	\$485,000	0.0%	-1.9%
APPLECROSS	103	\$1,387,500	-4.3%	-4.0%
ARDROSS	67	\$975,000	4.8%	15.4%
ARMADALE	273	\$320,000	-1.2%	0.0%
ascot Ashby	37 46	\$815,000 \$505,000	6.2% -1.0%	-1.2% -1.5%
ASHFIELD	17	\$500,000	0.5%	-1.5%
ATTADALE	96	\$1,085,000	-1.4%	-8.6%
ATWELL	137	\$577,500	-2.1%	-0.4%
AUBIN GROVE	92	\$612,000	1.2%	6.4%
AUGUSTA	40	\$517,500	-1.4%	3.5%
AUSTRALIND	271	\$389,000	1.0%	2.4%
AVELEY	155	\$498,000	-2.0%	-5.1%
В				
BAKERS HILL	20	\$425,000	9.7%	-9.1%
BALCATTA	143	\$541,000	-1.5%	-1.6%
BALDIVIS	544	\$460,000	0.0%	-2.1%
BALGA	378	\$410,000	-4.3%	-4.7% 0.1%
BALLAJURA BANJUP	247 15	\$484,500 \$880,000	0.2% -8.5%	-0.1% -13.1%
BANKSIA GROVE	172	\$420,000	-8.5% -1.2%	-13.1%
BARRAGUP	16	\$747,500	3.8%	10.7%
BASSENDEAN	182	\$567,500	4.7%	6.1%
BATEMAN	48	\$822,000	1.3%	4.7%
BAYNTON	44	\$555,000	-4.8%	-25.5%
BAYONET HEAD	43	\$389,500	-0.9%	6.7%
Bayswater Beachlands	271 24	\$634,000 \$285,000	-0.9%	4.8% -12.0%
BEACONSFIELD	79	\$767,500	n.a. 2.3%	5.9%
BECKENHAM	129	\$472,500	-1.6%	-3.2%
BEDFORD	102	\$667,500	-1.7%	1.6%
BEDFORDALE	45	\$750,000	-1.6%	0.0%
BEECHBORO	116	\$458,000	-0.4%	3.4%
BEELIAR	132	\$544,500	0.8%	0.8%
BELDON	87	\$511,000	-0.2%	2.0%
BELLEVUE	34	\$409,000	3.5%	18.7%
BELMONT BENNETT SPRINGS	105 53	\$550,000 \$527,500	-4.3% -0.5%	-4.3% 1.0%
BENTLEY	83	\$540,000	-2.5%	-2.7%
BERESFORD	22	\$353,500	-1.8%	-13.4%
BERTRAM	153	\$422,000	-3.0%	-2.8%
BEVERLEY	17	\$258,000	7.5%	7.5%
BIBRA LAKE	100	\$566,500	0.3%	-4.8%
BICTON	106	\$1,040,000	-2.3%	8.3%
BINDOON BINNINGUP	13 35	\$485,000 \$383,500	n.a. 4.8%	-11.8% 3.6%
BLUFF POINT	19	\$425,000	4.0%	7.6%
BODDINGTON	12	\$275,000	14.6%	-5.2%
BOORAGOON	74	\$890,000	-2.8%	0.6%
BOULDER	66	\$259,500	-0.2%	-4.6%
BOUVARD	16	\$437,500	-10.7%	-10.7%
BOYA	25	\$530,000	2.6%	-2.8%
BOYANUP	14	\$492,500	10.7%	45.3%
BOYUP BROOK BRABHAM	13 51	\$182,500 \$462,500	-20.7% 1.6%	-16.1% 2.8%
BREMER BAY	13	\$462,500	10.8%	2.8%
BRENTWOOD	35	\$722,500	-2.0%	-1.0%
BRIDGETOWN	53	\$364,000	4.0%	17.4%
BROADWATER	78	\$470,000	-3.3%	1.1%
BROADWOOD	13	\$570,000	n.a.	-0.5%
BROOKDALE	62	\$323,665	1.1%	0.4%
Broome Brunswick	29 10	\$562,500	-1.5% 1.6%	6.1%
BRUNSWICK BULGARRA	44	\$265,750 \$399,500	1.6% -4.9%	11.7% -32.2%
BULL CREEK	89	\$753,000	0.0%	0.4%
BULLSBROOK	74	\$493,000	3.8%	1.1%
BUNBURY	42	\$511,500	-0.7%	-4.8%
BURNS BEACH	57	\$890,000	0.7%	2.3%
BURSWOOD	10	\$876,000	15.1%	11.2%
BUSSELTON	44	\$480,000	0.0%	1.6%
BUTLER BYFORD	313 248	\$435,000 \$440,000	-0.7% -2.2%	-1.1% -3.3%
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С				
CABLE BEACH	69	\$575,000	-2.1%	-7.6%
CALISTA	45	\$328,000	-0.6%	2.5%
CAMILLO	82	\$317,250	-0.2%	0.7%
CANNING VALE	472	\$615,000	0.0%	2.5%
CANNINGTON	81	\$465,000	-5.1%	5.2%
CAPEL CAREY PARK	48 89	\$338,500 \$270,000	-4.0% 1.9%	-4.4% 0.0%
CARINE	114	\$771,250	-5.9%	-7.1%
CARLISLE	101	\$577,000	0.3%	2.4%
	112	\$527,500	-3.2%	-0.5%



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				1000	FREMANTLE
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A STEEL BOOK			No.		GOODE BEACH
					GOOSEBERRY H
Cuildford the borne of	C	Calcada	al tea later at	- de mal in	GOSNELLS
Guildford, the home of on the Top 10 metropo					GREEN HEAD
	, , , , , , , , , , , , , , , , , , ,			g	GREENFIELDS
CASTLETOWN	65	\$375,000	1.4%	-1.3%	GREENWOOD GREENWOOD
CAVERSHAM	60	\$510,000	0.0%	3.0%	GUILDFORD
CERVANTES	12	\$347,500	-0.7%	-7.3%	GWELUP
CHAMPION LAKES	14	\$545,000	-7.8%	3.3%	GWLLOF
CHIDLOW	28	\$532,500	4.4%	0.1%	H
CHURCHLANDS	52	\$1,301,000	0.0%	-3.5%	HALLS HEAD
CITY BEACH	92	\$1,695,000	-1.6%	1.5%	HAMERSLEY
CLAREMONT	105	\$1,315,000	-5.5%	-7.3%	HAMILTON HILL
CLARKSON	261	\$430,000	-1.8%	-1.1%	HAMMOND PAF
CLOVERDALE	158	\$525,000	-2.6%	-4.4%	HANNANS
COLLEGE GROVE	26	\$356,000	n.a.	-2.7%	HARRISDALE
COLLIE	116	\$202,500	-3.6%	-17.3%	HARVEY
СОМО	126	\$846,000	-3.3%	-8.0%	HEATHRIDGE
CONNOLLY	60	\$680,000	-0.7%	-3.2%	HELENA VALLE
COODANUP	90	\$357,500	-0.7%	12.6%	HENLEY BROOK
COOGEE	66	\$855,000	1.5%	4.3%	HERNE HILL
COOLBELLUP	94	\$545,000	-0.5%	9.0%	HIGH WYCOMB
COOLBINIA	17	\$1,055,000	3.4%	-3.7%	HILBERT
COOLGARDIE COOLOONGUP	10	\$140,500	-3.1%	-17.4%	HILLARYS
COOLOGINGOP	148 22	\$340,000 \$150,000	-0.6%	3.0% -15.5%	HILLMAN HILTON
COTTESLOE	107	\$1,775,000	-11.8% -1.4%	2.9%	HOCKING
COWARAMUP	22	\$486,000	-1.4%	-0.8%	HOPETOUN
CRAIGIE	115	\$499,000	-0.2%	-1.2%	HUNTINGDALE
CUNDERDIN	10	\$160,750	n.a.	-14.3%	HOWINGDALL
CURRAMBINE	112	\$600,000	4.1%	5.7%	1
		7,	,.		ILUKA
D					INGLEWOOD
DAGLISH	16	\$1,004,000	-5.7%	-8.7%	INNALOO
DALKEITH	77	\$2,450,000	-2.0%	3.2%	
DALWALLINU	13	\$120,000	n.a.	-37.7%	J
DALYELLUP	147	\$400,000	-1.7%	0.0%	JANDAKOT
DAMPIER	13	\$590,000	n.a.	-21.3%	JANE BROOK
DARCH	85	\$615,000	0.0%	2.5%	JARRAHDALE
DARLINGTON	62	\$615,000	0.4%	-2.2%	JINDALEE
DAVESVILLE	140	\$440,000	0.7%	-1.6%	JOONDALUP
DAYTON DENHAM	24 11	\$497,500 \$260,000	-2.5% 8.3%	-3.8% -11.9%	JOONDANNA JURIEN BAY
DENMARK	51	\$375,000	-3.0%	4.2%	JUNIEN DAT
DERBY	17	\$295,000	n.a.	-30.6%	K
DIANELLA	376	\$677,500	-0.9%	3.4%	KALAMUNDA
DJUGUN	42	\$575,000	-0.9%	-9.4%	KALBARRI
DONGARA	22	\$415,000	14.6%	15.3%	KALGAN
DONNYBROOK	48	\$340,000	-0.6%	-0.6%	KALGOORLIE
DOUBLEVIEW	199	\$770,000	-0.6%	2.7%	KALLAROO
DRUMMOND COVE	27	\$442,000	0.9%	-3.9%	KAMBALDA WE
DUDLEY PARK	155	\$420,000	3.1%	3.1%	KARAWARA
DUNCRAIG	227	\$720,000	-0.7%	1.4%	KARDINYA
DUNSBOROUGH	149	\$635,000	1.5%	1.6%	KARRINYUP
					KATANNING
E		40.5			KELLERBERRIN
EAST BUNBURY	63	\$360,000	-0.4%	-2.7%	KELMSCOTT
EAST CANNINGTON		\$515,800	-0.4%	0.9%	KENSINGTON
EAST FREMANTLE	108	\$1,175,000	-2.1%	4.2%	KENWICK
EAST PERTH EAST VICTORIA PAR	21	\$1,150,000	-4.2% 0.0%	0.7%	KEWDALE
EAST VICTORIA PAR	RK 145 132	\$650,000 \$353,000	0.0%	-1.5% -0.1%	KIARA KINGSLEY
EDEN HILL	132 56	\$481,000	-0.2%	-0.1%	KINGSLEY
EDEN HILL EDGEWATER	68	\$571,000	-0.2%	3.8%	KOJONUP
ELLENBROOK	486	\$431,250	-0.2%	-0.9%	KOONDOOLA
EMBLETON	79	\$575,000	-0.3%	2.9%	KOONGAMIA
ERSKINE	108	\$430,000	0.1%	3.6%	KUNUNURRA
			-		

EMBLETON

ESPERANCE	31	\$350,000	-8.4%	-4.1%
EXMOUTH	29	\$475,000	-8.7%	-9.4%
F FALCON	160	¢400,000	0.00/	F 20/
FERNDALE	160 89	\$400,000 \$495,000	0.0% -0.6%	5.3% 0.0%
FLOREAT	131	\$1,335,000	-1.1%	5.1%
FORRESTDALE	14	\$452,500	7.1%	-9.0%
FORRESTFIELD	253	\$465,000	1.4%	3.3%
FREMANTLE FURNISSDALE	86 19	\$820,000 \$500,000	-1.7% 25.2%	5.8% 46.0%
TORNISSDALL	15	\$300,000	23.270	40.070
G				
GABBADAH	10	\$437,500	n.a.	-5.0%
GELORUP GEOGRAPHE	38 85	\$542,500 \$457,000	6.4% 0.8%	-7.7% 3.9%
GERALDTON	37	\$318,000	-0.6%	-11.7%
GIDGEGANNUP	23	\$777,500	n.a.	7.6%
GIRRAWHEEN	118	\$414,000	-1.4%	-1.4%
GLEDHOW	16 44	\$362,500	10.2% 0.0%	14.6%
GLEN FORREST GLEN IRIS	44	\$585,000 \$329,000	-1.6%	-2.5% -3.9%
GLENDALOUGH	16	\$533,500	5.1%	-3.9%
GLENFIELD	16	\$437,500	4.4%	-3.8%
GNANGARA	15	\$1,086,000	-5.5%	-6.6%
GOLDEN BAY	70	\$410,000	1.2%	0.6%
GOODE BEACH GOOSEBERRY HILL	10 63	\$495,000	-7.5% 0.3%	-16.1% -1.5%
GOSNELLS	379	\$740,000 \$380,000	-1.3%	0.0%
GREEN HEAD	12	\$347,500	n.a.	1.5%
GREENFIELDS	213	\$325,000	0.0%	-1.5%
GREENMOUNT	52	\$522,500	4.7%	11.2%
GREENWOOD	166	\$562,500	-1.3%	-1.7%
GUILDFORD GWELUP	34 85	\$692,500 \$865,000	1.8% -2.8%	12.6% 0.0%
GVVELUP	ő٥	υυυ,cσοφ	-2.6%	0.0%
Н				
HALLS HEAD	357	\$465,000	0.0%	1.1%
HAMERSLEY HAMILTON HILL	71 157	\$565,000 \$555,000	2.5% 0.9%	-0.4% 0.9%
HAMMOND PARK	48	\$610,000	2.5%	4.7%
HANNANS	31	\$395,000	-1.3%	-5.0%
HARRISDALE	149	\$550,000	-1.3%	-2.7%
HARVEY	47	\$315,000	1.6%	10.5%
HEATHRIDGE	127	\$491,500	-1.7%	-3.6%
HELENA VALLEY	67	\$600,000		-13.7%
			0.0%	
HENLEY BROOK	36	\$545,000	7.1%	4.3%
HENLEY BROOK HERNE HILL	36 10	\$545,000 \$422,500	7.1% 0.6%	4.3% 7.3%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS	36 10 224 20 172	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000	7.1% 0.6% 0.0% n.a. -2.0%	4.3% 7.3% 0.0% -16.2% -2.2%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN	36 10 224 20 172 43	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON	36 10 224 20 172 43 61	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN	36 10 224 20 172 43 61	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0% 0.0% 0.4%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING	36 10 224 20 172 43 61	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE	36 10 224 20 172 43 61 111	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0% 0.0% 0.4% -10.5%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE	36 10 224 20 172 43 61 111 15	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0% 0.0% 0.4% -10.5% -1.3%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE	36 10 224 20 172 43 61 111	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0% 0.0% 0.4% -10.5%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA	36 10 224 20 172 43 61 111 15 140	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0% 0.0% 0.4% -10.5% -1.3%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE I ILUKA INGLEWOOD INNALOO	36 10 224 20 172 43 61 111 15 140	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$800,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0% 0.0% 0.4% -10.5% -1.3%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE I ILUKA INGLEWOOD	36 10 224 20 172 43 61 111 15 140	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$800,000 \$615,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -0.9% -1.8% -0.7%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO	36 10 224 20 172 43 61 111 15 140	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$800,000	7.1% 0.6% 0.0% n.a. -2.0% 0.0% 0.0% 0.4% -10.5% -1.3%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE	36 10 224 20 172 43 61 111 15 140 93 82 210	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$615,000 \$690,000 \$530,000 \$443,500	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -0.7% -6.8% -2.5% 6.9%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE	36 10 224 20 172 43 61 111 15 140 93 82 210	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$440,000 \$850,000 \$800,000 \$615,000 \$690,000 \$443,500 \$660,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -0.7% -6.8% -2.5% 6.9% -0.8%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP	36 10 224 20 172 43 61 111 15 140 93 82 210	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -0.7% -6.8% -2.5% 6.9% -0.8% -0.4%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$440,000 \$440,000 \$850,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750 \$737,500	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -2.5% 6.9% -0.8% -0.4% -5.4%	-6.4% -1.0% -3.6% -3.6% -3.4% -3.4% -3.6% -3.4% -3.5%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY	36 10 224 20 172 43 61 111 15 140 93 82 210	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -0.7% -6.8% -2.5% 6.9% -0.8% -0.4%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$440,000 \$440,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -2.5% 6.9% -0.8% -0.4% -5.4% -7.9%	-6.4% -1.0% -3.6% -3.6% -3.4% -0.8% -3.6% -3.4% -3.5% -0.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$615,000 \$690,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -2.5% 6.9% -0.8% -0.4% -5.4% -7.9%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$850,000 \$615,000 \$660,000 \$546,750 \$737,500 \$380,000 \$15,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -2.5% 6.9% -0.4% -7.9% -7.9% -6.8% -7.9%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.8% -13.9%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$320,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$615,000 \$690,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -2.5% 6.9% -0.8% -0.4% -5.4% -7.9%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO J JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGAN	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$440,000 \$440,000 \$850,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$655,000 \$310,000 \$680,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -2.5% 6.9% -0.4% -5.4% -7.9% -6.2% 0.7%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.8% -13.9% 16.5%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$440,000 \$440,000 \$615,000 \$615,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$310,000 \$680,000 \$335,000 \$660,000 \$140,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -2.5% 6.9% -0.4% -5.4% -7.9% -6.2% 0.7% 25.9% -2.9% n.a.	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -3.5% 0.0% -4.8% -13.9% 16.5% 13.6% -7.4% -6.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$255,000 \$440,000 \$615,000 \$615,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$110,000 \$680,000 \$335,000 \$660,000 \$140,000 \$750,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -6.2% 0.7% 25.9% -2.9% n.a. n.a.	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -3.5% 0.0% -4.8% -13.9% 16.5% 13.6% -7.4% -6.0% 2.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGONLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$440,000 \$615,000 \$615,000 \$660,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$110,000 \$680,000 \$140,000 \$750,000 \$750,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.8% -0.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -2.9% n.a. n.a. 0.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -3.5% 0.0% -4.8% -13.9% 16.5% 13.6% -7.4% -6.0% 2.0% 2.4%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANDAKOT JANE BROOK JARRAHDALE JIOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$255,000 \$440,000 \$850,000 \$615,000 \$615,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$144,500 \$660,000 \$144,500 \$737,500 \$380,000 \$750,000 \$680,000 \$140,000 \$750,000 \$750,000 \$843,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -2.9% n.a. n.a. 0.0% 1.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.8% -13.9% 16.5% 13.6% -7.4% -6.0% 2.0% 2.4% 1.0%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$440,000 \$615,000 \$615,000 \$660,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$110,000 \$680,000 \$140,000 \$750,000 \$750,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.8% -0.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -2.9% n.a. n.a. 0.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -3.5% 0.0% -4.8% -13.9% 16.5% 13.6% -7.4% -6.0% 2.0% 2.4%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGON KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$255,000 \$440,000 \$615,000 \$615,000 \$660,000 \$530,000 \$530,000 \$530,000 \$530,000 \$530,000 \$530,000 \$546,750 \$737,500 \$380,000 \$660,000 \$140,000 \$750,000 \$750,000 \$750,000 \$750,000 \$750,000 \$165,375 \$122,500 \$390,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% -16.2% 0.7% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -0.8% -0.4% -5.4% -7.9% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.0% -1.0% -1.0% -1.0% -1.0% -1.0% -1.0% -1.0% -1.0% -1.0% -1.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.8% -13.9% 16.5% 13.6% -7.4% -6.0% 2.0% -2.4% 1.0% -14.1% 28.9% 6.8%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239 50	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$255,000 \$440,000 \$850,000 \$615,000 \$615,000 \$530,000 \$443,500 \$660,000 \$530,000 \$140,000 \$737,500 \$310,000 \$660,000 \$140,000 \$140,000 \$750,000 \$750,000 \$843,000 \$165,375 \$122,500 \$390,000 \$875,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.9% -1.8% -0.0% -1.8% -0.9% -1.8% -0.3% -0.4% -5.4% -7.9% -1.8% -0.0% -1.8% -0.0% -1.8% -0.0% -1.8% -0.3% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -1.8% -1.9% -1.8% -1.9% -1.8% -1.9% -1.8% -1.9% -1.8% -1.9% -1.8% -1.9%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.8% -13.9% 16.5% 13.6% -7.4% -6.0% 2.0% -2.4% 1.0% -14.1% 28.9% 6.8% -1.6%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGON KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON KENWICK	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239 50 99	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$255,000 \$440,000 \$690,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$140,000 \$750,000	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.9% -1.8% -0.0% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -1.9% -1.9% -1.9% -1.9% -1.9% -1.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.1% -6.0% 2.0% -4.1% -6.0% -2.0% -4.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON KENWICK KEWDALE	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239 90	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$440,000 \$615,000 \$61	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -1.9% -1.9% -1.9% -1.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.5% 0.0% -3.5% 0.0% -4.1% -6.0% 2.0% -4.1% -6.0% -7.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGON KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON KENWICK	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239 50 99	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$555,000 \$440,000 \$850,000 \$615,000 \$61	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.9% -1.8% -0.0% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -0.9% -1.8% -1.9% -1.9% -1.9% -1.9% -1.9% -1.0%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.1% -6.0% 2.0% -4.1% -6.0% -2.0% -4.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON KENWICK KEWDALE KIARA KINGSLEY KINROSS	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 23 12 39 78 25 17 115 178 47 14 239 50 99 99 90 25	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$440,000 \$615,000 \$61	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.0% -1.6.2% 0.7% 25.9% -1.8% -1.6% -1.6% -1.2% -1.6% -1.2%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.1% -7.4% -6.0% 2.0% -4.1% -7.1% 9.8%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON KENWICK KEWDALE KINGSEY KINROSS KOJONUP	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239 50 99 90 25 176 113 19	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$555,000 \$440,000 \$690,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$140,000 \$660,000 \$140,000 \$750,000 \$750,000 \$750,000 \$750,000 \$750,000 \$155,375 \$122,500 \$390,000 \$875,000 \$155,000 \$155,000 \$165,375 \$122,500 \$155,000 \$165,375 \$122,500 \$155,000 \$155,000 \$165,375 \$122,500 \$165,000 \$16	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.0% -1.8% -0.0% -1.8% -1.9%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.1% -7.1% -2.0% -4.1% -7.1% -9.8% -2.4% -0.5% -18.2%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON KENWICK KEWDALE KINGSEY KINROSS KOJONUP KOONDOOLA	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239 50 99 90 25 176 113 19 57	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$440,000 \$690,000 \$615,000 \$690,000 \$443,500 \$443,500 \$443,500 \$380,000 \$335,000 \$310,000 \$310,000 \$660,000 \$140,000 \$750,000 \$750,000 \$750,000 \$155,375 \$122,500 \$390,000 \$407,500 \$310,000 \$407,500 \$155,000 \$140,000 \$155,000 \$140,000 \$155,000 \$165,375 \$122,500 \$122,500 \$155,000 \$155,000 \$165,375 \$122,500 \$160,000 \$16	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.0% -1.6.2% 0.7% 25.9% -1.6% -1.6% -1.6% -1.6% -1.6%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.1% -7.1% -2.0% -4.1% -7.1% -9.8% -7.1%
HENLEY BROOK HERNE HILL HIGH WYCOMBE HILBERT HILLARYS HILLMAN HILTON HOCKING HOPETOUN HUNTINGDALE ILUKA INGLEWOOD INNALOO JANDAKOT JANE BROOK JARRAHDALE JINDALEE JOONDALUP JOONDANNA JURIEN BAY K KALAMUNDA KALBARRI KALGAN KALGOORLIE KALLAROO KAMBALDA WEST KARAWARA KARDINYA KARRINYUP KATANNING KELLERBERRIN KELMSCOTT KENSINGTON KENWICK KEWDALE KINGSEY KINROSS KOJONUP	36 10 224 20 172 43 61 111 15 140 93 82 210 40 68 24 35 111 64 45 126 23 12 39 78 25 17 115 178 47 14 239 50 99 90 25 176 113 19	\$545,000 \$422,500 \$480,000 \$530,000 \$840,000 \$580,000 \$542,000 \$542,000 \$555,000 \$440,000 \$690,000 \$615,000 \$690,000 \$530,000 \$443,500 \$660,000 \$546,750 \$737,500 \$380,000 \$140,000 \$660,000 \$140,000 \$750,000 \$750,000 \$750,000 \$750,000 \$750,000 \$155,375 \$122,500 \$390,000 \$875,000 \$155,000 \$155,000 \$165,375 \$122,500 \$155,000 \$165,375 \$122,500 \$155,000 \$155,000 \$165,375 \$122,500 \$165,000 \$16	7.1% 0.6% 0.0% n.a2.0% 0.0% 0.4% -10.5% -1.3% -0.9% -1.8% -0.7% -6.8% -0.7% -6.8% -0.4% -5.4% -7.9% -16.2% 0.7% 25.9% -1.8% -0.0% -1.8% -0.0% -1.8% -1.9%	4.3% 7.3% 0.0% -16.2% -2.2% -2.4% 3.4% 0.4% -8.1% -1.1% -2.0% -1.8% -0.8% -6.4% 1.0% -3.6% -3.4% -1.0% -3.5% 0.0% -4.1% -7.1% -2.0% -4.1% -7.1% -9.8% -2.4% -0.5% -18.2%

L				
AKELANDS	114	\$410,000	-1.2%	0.6%
_AMINGTON	38	\$382,500	-1.2%	-4.4%
LANCELIN	36	\$390,000	-1.3%	-3.1%
LANGEORD	131	\$590,000	0.4%	-0.2%
LANGFORD LATHLAIN	90 47	\$435,000 \$776,750	-1.0% 2.9%	1.2% 8.3%
LEDA	69	\$339,000	-0.3%	0.4%
LEEDERVILLE	39	\$890,000	0.1%	0.4%
LEEMING	147	\$750,000	0.1%	0.2%
LESCHENAULT	51	\$565.000	-0.4%	0.0%
LESMURDIE	119	\$620,000	-0.4%	1.6%
LITTLE GROVE	19	\$460,000	n.a.	-3.7%
LOCKRIDGE	42	\$396,250	-0.9%	1.6%
LOCKYER	15	\$213,000	-5.3%	-1.8%
LOWER CHITTERING	15	\$665,000	1.8%	2.3%
LOWER KING	30	\$370,000	-3.4%	-5.1%
LYNWOOD	60	\$490,500	-1.9%	1.1%
M MADDINGTON	199	\$390,000	0.0%	5.4%
MADELEY	104	\$638,750	5.0%	9.7%
MADORA BAY	51	\$547,000	3.2%	6.2%
MAHOGANY CREEK	13	\$640.000	-1.5%	16.5%
MAHOMETS FLATS	11	\$325,000	-2.3%	-11.9%
MAIDA VALE	82	\$570,000	-0.4%	2.7%
MANDURAH	147	\$338,250	0.3%	4.1%
MANJIMUP	72	\$264,250	6.8%	6.6%
MANNING	51	\$867,500	2.1%	14.1%
MARANGAROO	151	\$465,000	-2.1%	-0.2%
MARGARET RIVER	174	\$482,500	3.8%	7.5%
MARMION	25	\$952,500	-0.4%	9.5%
MAYLANDS	148	\$720,000	-1.2%	5.5%
MCKAIL	65	\$405,000	1.3%	3.8%
MEADOW SPRINGS	159	\$425,000	-1.2%	0.1%
MEDINA	61	\$289,000	-0.3%	0.5%
MELVILLE	98	\$810,000	-2.5%	-0.6%
MENORA	25	\$1,085,000	-7.7%	0.2%
MERREDIN	48	\$165,000	-1.5%	-2.9%
MERRIWA	99	\$380,000	0.0%	-1.2%
MIDDLE SWAN	52	\$380,500	-2.4%	-1.4%
MIDDLETON BEACH	13	\$700,000	n.a.	3.6%
MIDLAND	96	\$415,000	0.6%	3.8%
MIDVALE MILLBRIDGE	33 41	\$405,000 \$432,000	-1.0% -2.0%	15.3% -2.9%
MINDARIE	134	\$711,000	-1.9%	4.2%
MIRA MAR	33	\$410,000	3.0%	1.9%
MIRRABOOKA	91	\$430,000	-3.4%	0.0%
MOORA	30	\$179,000	-5.4%	-24.6%
MORLEY	377	\$560,000	-0.9%	1.8%
MOSMAN PARK	140	\$1,305,000	-10.0%	-12.4%
MOUNT BARKER	36	\$252,500	-11.1%	-1.9%
MOUNT CLAREMONT	85	\$1,360,000	-1.1%	2.1%
MOUNT HAWTHORN	97	\$875,000	-2.6%	-2.9%
MOUNT HELENA	54	\$549,500	-3.6%	2.3%
MOUNT LAWLEY	121	\$1,050,000	-2.3%	-2.5%
MOUNT MELVILLE	29	\$380,000	6.4%	5.0%
MOUNT NASURA	83	\$460,000	0.2%	3.6%
MOUNT PLEASANT	130	\$1,147,500	0.0%	11.1%
MOUNT RICHON	51	\$495,000	-4.1%	0.0%
MOUNT TARCOOLA	54	\$375,000	-1.3%	-4.7%
MUCHEA	19	\$542,500	3.4%	-8.1%
MULLALOO	84	\$733,750	0.5%	3.0%
MUNDARING	53	\$615,000	2.1%	2.5%
MUNDIJONG	22	\$419,500	4.9%	4.9%
MUNSTER	62	\$605,000	1.7%	3.4%
MURDOCH	12	\$785,000	-5.3%	-8.7%
MYAREE	26	\$760,000	4.2%	9.0%
N				
NANNUP	19	\$350,000	-12.5%	-16.7%
NARROGIN	69	\$225,000	12.8%	15.4%
NEDLANDS	139	\$1,530,000	-2.9%	-1.3%
NEWMAN	23	\$537,500	-20.4%	-27.8%
NICKOL	33	\$415,000	-3.5%	-36.2%
NOLLAMARA	257	\$468,500	-0.3%	-0.3%
NORANDA	72	\$637,500	0.2%	3.9%
NORSEMAN	14	\$35,000	16.7%	40.0%
NORTH BEACH	51	\$910,000	-0.3%	-5.4%
NORTH COOGEE	24	\$1,195,000	-2.4%	-5.5%
	25	\$1,040,000	-15.9%	-4.8%
NORTH FREMANTLE	13	\$760,000	-1.3%	5.6%
		\$911,250	1.3%	5.3%
NORTH LAKE	112	\$511,23U		
NORTH LAKE NORTH PERTH	112 18	\$407,000	-6.4%	-5.9%
NORTH LAKE NORTH PERTH NORTH YUNDERUP			-6.4% -4.8%	-5.9% -7.0%
NORTH LAKE NORTH PERTH NORTH YUNDERUP NORTHAMPTON	18	\$407,000		
NORTH FREMANTLE NORTH LAKE NORTH PERTH NORTH YUNDERUP NORTHAMPTON NULSEN	18 10	\$407,000 \$200,000	-4.8%	-7.0%
NORTH LAKE NORTH PERTH NORTH YUNDERUP NORTHAMPTON NULSEN	18 10 14	\$407,000 \$200,000 \$190,000	-4.8% 2.7%	-7.0% 8.3%
NORTH LAKE NORTH PERTH NORTH YUNDERUP NORTHAMPTON NULSEN O	18 10 14	\$407,000 \$200,000 \$190,000 \$901,250	-4.8% 2.7% 0.1%	-7.0% 8.3% 7.3%
NORTH LAKE NORTH PERTH NORTH YUNDERUP NORTHAMPTON NULSEN O OAKFORD OCEAN BEACH	18 10 14 18 20	\$407,000 \$200,000 \$190,000 \$901,250 \$470,000	-4.8% 2.7% 0.1% n.a.	-7.0% 8.3% 7.3% -14.5%
NORTH LAKE NORTH PERTH NORTH YUNDERUP NORTHAMPTON NULSEN O OAKFORD OCEAN BEACH OCEAN REEF	18 10 14 18 20 107	\$407,000 \$200,000 \$190,000 \$901,250 \$470,000 \$770,000	-4.8% 2.7% 0.1% n.a. -1.7%	-7.0% 8.3% 7.3% -14.5% -2.2%
NORTH LAKE NORTH PERTH NORTH YUNDERUP NORTHAMPTON NULSEN O OAKFORD OCEAN BEACH	18 10 14 18 20	\$407,000 \$200,000 \$190,000 \$901,250 \$470,000	-4.8% 2.7% 0.1% n.a.	-7.0% 8.3% 7.3% -14.5%

PEPPERMINT GROVE 17 \$2,900,000 171% -26,6% PERTH 25 \$890,000 3.8% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 15,6% 16,9%	PELICAN POINT	19	\$620,000	7.1%	22.8%
PERTH			\$309,000		10.4%
PIARA WATERS 124 \$550,000 0.0% 0.0% PINCADILLY 16 \$135,000 6.9% 16.9% PINJARRA 84 \$370,000 3.19% 19.0% PORT DENISON 23 \$345,000 3.5% 13.3% PORT HEDLAND 25 \$875,000 -1.1% -11.2% PORT KENNEDY 245 \$411,750 -1.0% 0.7% PORT DENISON 245 \$411,750 -1.0% 0.7% PORT KENNEDY 245 \$411,750 -1.0% 0.7% PRESTON BEACH 13 \$380,000 10.1% 8.9% QUAIRADING 11 \$175,000 6.1% 26.8% QUENDALUP 26 \$690,000 5.5% 5.2% QUINDALUP 26 \$690,000 5.5% 5.2% QUINDALUP 26 \$690,000 5.5% 5.2% QUINDALUP 26 \$495,000 1.0% -3.4% RINGEWAY 23 \$158,000 -1.0% -3.4% RIDGEWOOD 38 \$402,750 2.1% -1.8% REDCLIFFE 65 \$495,000 1.0% -3.4% RIDGEWOOD 90 \$437,500 1.7% 1.7% RIVERTON 86 \$672,000 1.6% 3.3% ROCKINGHAM 251 \$450,000 0.4% 3.3% ROLEYSTONE 132 \$572,500 1.1% 5.4% SAINT JAMES 83 \$577,000 0.6% 2.1% SAINT JAMES 83 \$577,000 0.6% 2.1% SAMYERS VALLEY 22 \$540,000 4.9% -2.7% SANYERS VALLEY 22 \$540,000 3.1% -2.4% SANYERS VALLEY 22 \$540,000 -2.3% 0.0% SECRET HARBOUR 297 \$474,000 -2.9% -4.4% SHENTON PARK 67 \$1158,000 -2.9% -3.5% SINGAGRA 42 \$515,000 0.7% 4.7% SHENTON PARK 67 \$1158,000 -2.9% -3.5% SOUTH LEGRONE 186 \$395,000 2.1% 4.2% SOUTH LEGRONE 187 \$385,000 -2.9% -3.5% SOUTH HERMANTLE 43 \$970,000 -7% 4.1% SOUTH HERMANTLE 43 \$970,000 -2.9% -3.5% SOUTH HERMANTLE 43 \$970,000 -2.9% -3.5% SOUTH LEGRONE 194 \$533,800 -2.9% -3.5% SOUTH LEGRONE 194 \$533,800 -2.9% -3.5% SOUTH HERMANTLE 43 \$970,000 -2.9% -3.5% SOUTH HERMANTLE 43 \$970,000 -2.9% -3.9% SULIVER SANDS 32 \$490,000 -2.9% -					
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TAPPING 194 \$533,800 -0.2% -1.1% TARCOOLA BEACH 18 \$390,000 -8.8% -10.3% THE VINES 95 \$685,000 -2.1% -4.9% THORNLIE 374 \$460,000 0.0% -2.1% TOODYAY 36 \$327,500 14.5% 13.3% TRIGG 51 \$1,032,500 -3.1% 11.0% TUART HILL 78 \$605,000 -0.2% -2.4% TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH	93 142 15	\$1,250,000 \$560,000 \$385,000	-1.8% -0.6%	-0.9% 16.7%
TAPPING 194 \$533,800 -0.2% -1.1% TARCOOLA BEACH 18 \$390,000 -8.8% -10.3% THE VINES 95 \$685,000 -2.1% -4.9% THORNLIE 374 \$460,000 0.0% -2.1% TOODYAY 36 \$327,500 14.5% 13.3% TRIGG 51 \$1,032,500 -3.1% 11.0% TUART HILL 78 \$605,000 -0.2% -2.4% TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW	93 142 15 154	\$1,250,000 \$560,000 \$385,000 \$419,000	-1.8% -0.6% -2.6%	-0.9% 16.7% 2.2%
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TARCOOLA BEACH 18 \$390,000 -8.8% -10.3% THE VINES 95 \$685,000 -2.1% -4.9% THORNLIE 374 \$460,000 0.0% -2.1% TOODYAY 36 \$327,500 14.5% 13.3% TRIGG 51 \$1,032,500 -3.1% 11.0% TUART HILL 78 \$605,000 -0.2% -2.4% TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE	93 142 15 154	\$1,250,000 \$560,000 \$385,000 \$419,000	-1.8% -0.6% -2.6%	-0.9% 16.7% 2.2%
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THORNLIE 374 \$460,000 0.0% -2.1% TOODYAY 36 \$327,500 14.5% 13.3% TRIGG 51 \$1,032,500 -3.1% 11.0% TUART HILL 78 \$605,000 -0.2% -2.4% TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T	93 142 15 154 55	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800	-1.8% -0.6% -2.6% -3.2%	-0.9% 16.7% 2.2% -14.2%
TOODYAY 36 \$327,500 14.5% 13.3% TRIGG 51 \$1,032,500 -3.1% 11.0% TUART HILL 78 \$605,000 -0.2% -2.4% TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH	93 142 15 154 55 194 18	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3%
TRIGG 51 \$1,032,500 -3.1% 11.0% TUART HILL 78 \$605,000 -0.2% -2.4% TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH THE VINES	93 142 15 154 55 194 18 95	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000 \$685,000	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8% -2.1%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3% -4.9%
TUART HILL 78 \$605,000 -0.2% -2.4% TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH THE VINES THORNLIE	93 142 15 154 55 194 18 95 374	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000 \$685,000 \$460,000	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8% -2.1% 0.0%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3% -4.9% -2.1%
TWO ROCKS 72 \$430,000 0.4% 0.0%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH THE VINES THORNLIE TOODYAY	93 142 15 154 55 194 18 95 374 36	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000 \$685,000 \$460,000 \$327,500	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8% -2.1% 0.0% 14.5%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3% -4.9% -2.1% 13.3%
U	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH THE VINES THORNLIE TOODYAY TRIGG	93 142 15 154 55 194 18 95 374 36 51	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000 \$685,000 \$460,000 \$327,500 \$1,032,500	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8% -2.1% 0.0% 14.5% -3.1%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3% -4.9% -2.1% 13.3% 11.0%
	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH THE VINES THORNLIE TOODYAY TRIGG TUART HILL	93 142 15 154 55 194 18 95 374 36 51 78	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000 \$685,000 \$460,000 \$327,500 \$1,032,500 \$605,000	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8% -2.1% 0.0% 14.5% -3.1% -0.2%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3% -4.9% -2.1% 13.3% 11.0% -2.4%
ISHER 30 \$315,000 -0.6% 1.6%	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH THE VINES THORNLIE TOODYAY TRIGG TUART HILL	93 142 15 154 55 194 18 95 374 36 51 78	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000 \$685,000 \$460,000 \$327,500 \$1,032,500 \$605,000	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8% -2.1% 0.0% 14.5% -3.1% -0.2%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3% -4.9% -2.1% 13.3% 11.0% -2.4%
0.070 1.070 minut	SUBIACO SUCCESS SUNSET BEACH SWAN VIEW SWANBOURNE T TAPPING TARCOOLA BEACH THE VINES THORNLIE TOODYAY TRIGG TUART HILL TWO ROCKS	93 142 15 154 55 194 18 95 374 36 51 78	\$1,250,000 \$560,000 \$385,000 \$419,000 \$1,425,010 \$533,800 \$390,000 \$685,000 \$460,000 \$327,500 \$1,032,500 \$605,000	-1.8% -0.6% -2.6% -3.2% -0.2% -8.8% -2.1% 0.0% 14.5% -3.1% -0.2%	-0.9% 16.7% 2.2% -14.2% -1.1% -10.3% -4.9% -2.1% 13.3% 11.0% -2.4%

145 \$563,000 113 \$715,000

32 \$547,500

108 \$505,000

137 \$320,000

76 \$495,000 0.0% 22 \$385,000 -6.1%

-0.4% 8.3%

-7.2%

-3.8%

0.0%

1.6%

-31.3%

-1.2%

2.1%

-8.3%

-1.9%

-1.5%

PADBURY

PALMYRA

PARKERVILLE

PARKWOOD

PARMELIA

PEARSALL

PEGS CREEK



UTAKARRA	19	\$275,000	2.8%	17.0%
V				
VASSE	52	\$452,500	0.6%	4.0%
VICTORIA PARK	94	\$697,500	1.4%	1.6%
W				
WAGGRAKINE	31	\$350,000	-7.2%	-9.1%
WAIKIKI	247	\$410,000	0.0%	2.2%
WANDI	26	\$714,500	n.a.	15.2%
WANDINA	60	\$432,500	-3.9%	-8.9%
WANNANUP	83	\$460,000	-5.9%	-11.5%
WANNEROO	234	\$470,000	0.0%	-1.7%
WARNBRO	226	\$375,000	0.0%	1.4%
WAROONA	51	\$309,000	2.6%	-1.1%
WARWICK	51	\$601,000	-6.1%	-0.7%
WATERFORD	26	\$1,135,000	8.1%	13.5%
WATERMANS BAY	19	\$1,290,000	0.6%	-2.1%
WATTLE GROVE	68	\$575,000	2.2%	2.2%
WELLARD	111	\$460,000	0.0%	1.4%
WEMBLEY	135	\$1,075,000	-1.1%	-3.3%
WEMBLEY DOWNS	101	\$1,015,000	3.6%	-2.7%
WEST BEACH	18	\$463,500	0.3%	3.0%
WEST BUSSELTON	168	\$447,000	2.9%	6.4%
WEST LAMINGTON	17	\$387,500	-2.8%	0.0%
WEST LEEDERVILLE	53	\$1,144,500	2.9%	9.0%
WEST PERTH	21	\$745,000	-1.5%	11.6%
WESTMINSTER	153	\$445,000	0.0%	0.0%
WHITE GUM VALLEY	55	\$735,000	0.0%	12.6%
WILLAGEE	116	\$615,000	-0.6%	2.5%
WILLETTON	234	\$747,500	1.0%	6.8%
WILSON	113	\$590,000	-3.3%	-1.7%
WINTHROP	65	\$880,000	-2.8%	-2.8%
WITHERS	48	\$270,000	3.8%	3.3%
WONGAN HILLS	16	\$166,000	-13.1%	-22.8%
WONTHELLA	14	\$320,000	0.4%	1.3%
WOODBRIDGE	15	\$545,000	-21.9%	-6.0%
WOODLANDS	43	\$955,000	1.6%	2.5%
WOODRIDGE	18	\$545,000	6.7%	7.4%
WOODVALE	135	\$675,000	-1.5%	1.5%
WOOROLOO	15	\$429,000	-2.5%	-3.6%
WUNDOWIE	27	\$412,000	0.5%	14.4%
V				
Y YAKAMIA	54	\$387,500	-0.6%	-4.9%
VALVALLID		\$307,300	O.070	O E0/

/AKAMIA	54	\$387,500	-0.6%	-4.9%
/ALYALUP	55	\$438,000	-0.5%	-0.5%
'ANCHEP	162	\$425,000	-5.0%	-4.5%
/ANGEBUP	125	\$480,500	-0.4%	-2.9%
ARLOOP	13	\$220,000	8.1%	29.8%
OKINE .	175	\$670,000	0.0%	-1.5%
ORK	47	\$330.000	7.3%	1.5%

34 REALESTATE October 25, 2015 REALESTATE.COM.AU

PROPERTY REPORT

UNITS

UNITS				
Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
A				
APPLECROSS	54	\$575,000	-6.3%	-10.9%
ARMADALE	86	\$309,000	1.3%	12.4%
ASCOT	10	\$481,000	4.5%	3.2%
ATTADALE	28	\$537,500	4.4%	5.4%
AUSTRALIND	15	\$349,000	8.7%	7.9%
		, ,		
B BALCATTA	41	\$425,000	0.0%	0.6%
BALDIVIS	11	\$364,500	n.a.	-12.2%
BALGA	30	\$326,000	-0.7%	-12.2%
BALLAJURA	20	\$360,000	n.a.	n.a.
BASSENDEAN	18	\$427,500	7.5%	7.0%
BAYSWATER	55	\$307,500	-3.9%	-2.4%
BELMONT	29	\$415,000	n.a.	-0.7%
BENTLEY	34	\$401,000	-6.7%	-7.6%
BIBRA LAKE	23	\$375,000	0.7%	9.6%
BICTON	54	\$520,000	-1.0%	8.3%
	5 4 17	\$520,000	6.5%	8.3%
BOORAGOON				
BROADWATER	35	\$290,000	3.6%	16.0%
BROOME	27	\$218,000	n.a.	n.a.
BUNBURY	43	\$430,000	-4.4%	2.4%
BURSWOOD	52	\$800,000	6.7%	20.3%
BUSSELTON	19	\$403,000	n.a.	1.1%
C				
CABLE BEACH	20	\$252,500	5.1%	-32.7%
CANNINGTON	52	\$394,000	-0.1%	-3.2%
CAREY PARK	17	\$287,500	-0.9%	-3.4%
CARLISLE	14	\$535,000	11.5%	13.8%
CHURCHLANDS	33	\$455,000	-4.2%	3.9%
CLAREMONT	100	\$695,000	-1.0%	1.3%
CLARKSON	20	\$374,000	n.a.	-6.4%
COCKBURN CENTRAL	40	\$445,000	-4.3%	-5.7%
СОМО	229	\$510,000	-1.0%	-1.0%
CONNOLLY	14	\$472,000	2.7%	7.5%
COOLBELLUP	12	\$354,500	-1.3%	9.2%
COOLOONGUP	11	\$290,000	n.a.	n.a.
COTTESLOE	48	\$802,500	3.2%	13.4%
CRAWLEY	54	\$770,440	0.1%	22.9%
CURRAMBINE	13	\$375,000	-1.3%	-3.0%
D				
DAWESVILLE	13	\$1,200,000	-0.8%	n.a.
DIANELLA	56	\$415,000	-1.8%	-1.2%
DOUBLEVIEW	38	\$490,000	n.a.	-10.7%
DUDLEY PARK	37	\$255,000	4.1%	2.6%
DUNSBOROUGH	33	\$520,000	4.5%	13.0%
EAST BUNBURY	16	\$336,500	0.6%	14.1%
EAST CANNINGTON	11	\$420,000	-13.9%	0.0%
EAST FREMANTLE	38	\$590.000	11.3%	16.8%
EAST PERTH	38 334			-7.9%
		\$541,500 \$460,000	-2.4%	
EAST VICTORIA PARK	53		-1.9%	-3.2%
ELLENBROOK	20	\$319,950	0.0%	1.6%
ELLENBROOK	13	\$409,000	n.a.	3.4%
ERSKINE	25	\$330,000	n.a.	-11.1%
F				
FALCON	11	\$212,500	-14.3%	n.a.
FORRESTFIELD	16	\$341,600	0.5%	3.5%
	122	\$514,500	-1.3%	-2.9%
	122	ψ51 -1 ,500	,.	
FREMANTLE	122	ψ31-τ,500		





 $Cottes loe\ made\ it\ on\ to\ the\ Top\ 10\ performing\ suburbs\ for\ unit\ price\ growth\ in\ the\ Perth\ metropolitan\ area.$

GERALDTON	25	\$255,000	-8.9%	-15.3%
GIRRAWHEEN	29	\$330,000	n.a.	3.1%
GLENDALOUGH	51	\$300,000	-4.5%	-7.7%
GNARABUP	10	\$255,000	n.a.	10.9%
GOSNELLS	13	\$312,500	3.0%	-3.8%
Н		4225.000	. =0/	2.22/
HALLS HEAD	26	\$335,000	-9.5%	-9.9%
HAMILTON HILL	44	\$365,000	-4.9%	-5.7%
HAMMOND PARK	13	\$507,500	-0.5%	0.2%
HIGHGATE	48	\$427,500	-0.6%	-10.9%
HILLARYS	12	\$585,000	-8.5%	n.a.
INGLEWOOD	52	\$380,000	-2.3%	0.7%
INNALOO	50	\$503,000	-0.4%	-6.9%
		4505,000	0,0	0.5 70
J				
JOLIMONT	13	\$430,000	-0.6%	10.3%
JOONDALUP	82	\$420,000	0.0%	1.2%
JOONDANNA	48	\$406,500	-4.6%	0.2%
K				
KALAMUNDA	10	\$347,000	n.a.	-14.0%
KALBARRI	31	\$122,500	-31.9%	-21.0%
KALGOORLIE	11	\$330,000	n.a.	34.7%
KARDINYA	10	\$400,500	-10.5%	-12.9%
KELMSCOTT	16	\$311,250	-1.1%	-1.2%
KENSINGTON	11	\$499,000	1.9%	6.2%
KEWDALE	27	\$395,000	n.a.	-3.9%
KINGSLEY	16	\$322,500	-23.2%	-23.2%
L FEDERVILLE	20	\$560,000	4 20/	1 00/
LEEDERVILLE LEEMING	39	\$560,000	-4.3%	1.8%
LEEMING	10	\$359,000	n.a.	n.a.
M				
MANDURAH	148	\$333,500	-6.7%	-1.9%
MANJIMUP	12	\$168,500	n.a.	n.a.
MARGARET RIVER	45	\$307,000	1.5%	5.9%
MAYLANDS	195	\$390,000	4.0%	2.6%
MELVILLE	15	\$454,000	0.4%	-9.9%
MIDLAND	72	\$358,000	-1.9%	-0.3%
MIDVALE	11	\$345,000	7.8%	n.a.
MIRA MAR	10	\$316,500	13.0%	9.1%
MORLEY	22	\$402,500	-7.7%	8.8%
MOSMAN PARK	72	\$425,000	3.2%	6.5%
MOUNT LAWLEY	131	\$428,250	-1.3%	-2.9%
MOUNT PLEASANT	23	\$525,000	-7.1%	-19.2%
MYAREE	11	\$423,000	-0.2%	n.a.
		,		
N				
NEDLANDS	38	\$687,500	n.a.	9.1%
NOLLAMARA	44	\$390,000	-1.3%	-7.5%
NORANDA	23	\$380,000	-1.0%	0.9%
NORTH BEACH	15	\$510,000	-1.9%	-2.9%
NORTH COOGEE	16	\$666,000	19%	30.0%

NORTH COOGEE

46

\$666,000

1.9%

30.0%

<u>'</u>				
NORTH FREMANTLE	51	\$855,000	4.3%	0.6%
NORTH PERTH	47	\$528,000	0.6%	6.7%
NORTHBRIDGE	14	\$489,500	-5.9%	-7.6%
0	20	#205.000	0.20/	4.10/
ORELIA	20	\$205,000	-0.2%	4.1%
OSBORNE PARK	104	\$330,000	0.0%	-5.7%
P				
PALMYRA	72	\$450,000	-1.7%	-3.5%
PEPPERMINT GROVE	10	\$750,000	18.1%	n.a.
PERTH	291	\$460,000	-1.2%	-8.9%
PORT HEDLAND	17	\$550.000	-17.3%	-31.2%
	.,	4000,000	171070	
Q				
QUEENS PARK	19	\$380,000	n.a.	-8.4%
R				
REDCLIFFE	13	\$407,000	1.0%	8.8%
RIVERVALE	120	\$432,065	0.9%	6.7%
ROCKINGHAM	120	\$336,000	3.4%	11.1%
ROCKINGHAW	122	\$330,000	3.470	11.170
S				
SAFETY BAY	15	\$349,500	20.5%	12.8%
SCARBOROUGH	267	\$532,000	-1.5%	1.3%
SHELLEY	13	\$555,000	n.a.	n.a.
SHENTON PARK	39	\$429,000	-1.4%	-14.2%
SHOALWATER	36	\$290,000	-3.1%	4.9%
SOMERVILLE	12	\$299,000	-2.0%	-10.7%
SORRENTO	27	\$430,000	-3.4%	2.6%
SOUTH BUNBURY	45	\$330,000	-5.7%	-1.2%
SOUTH FREMANTLE	13	\$585,000	-7.9%	-10.0%
SOUTH PERTH	199	\$600,000	-3.6%	-0.6%
SPEARWOOD	22	\$362,500	13.3%	8.2%
SUBIACO	122	\$607,500	1.3%	-5.7%
SUCCESS	57	\$400,000	-0.6%	-7.0%
Т				
THORNLIE	13	\$310.000	3.3%	-8.1%
TUART HILL	105	\$400,000	0.0%	3.2%
V	40.0	4.00.000	· ·	· ·
VICTORIA PARK	106	\$430,000	-6.5%	-6.5%
W				
WAIKIKI	23	\$365,000	9.0%	9.0%
WANNANUP	13	\$465,000	8.1%	-22.5%
WEMBLEY	143	\$330,000	0.0%	3.1%
WEMBLEY DOWNS	14	\$489,500	-4.0%	n.a.
WEST BUSSELTON	34	\$390,000	n.a.	13.0%
WEST LEEDERVILLE	39	\$565,000	13.2%	34.2%
WEST PERTH	159	\$515,000	0.0%	-5.7%
WOODVALE	11	\$455,000	11.8%	15.2%
Υ				
YANCHEP	12	\$326,675	-10.5%	n.a.
				0.3%
YANCHEP YOKINE	12 126	\$326,675 \$382,000	-10.5% -0.8%	