

38 FERN STREET SWANBOURNE WA 6010

Hub Residential

2/4 Guger Street
CLAREMONT WA 6010

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Your Property

38 FERN STREET SWANBOURNE WA 6010

4  3  2  658m²  286m² 



Your Property History

- 25 Oct, 2019 - Sold for \$2,250,000
- 28 Aug, 2019 - Listed for sale at Offers from \$2,350,000
- 30 Apr, 2011 - DA of Extension/Alteration for \$708,504
- 12 Mar, 2005 - Sold for \$1,200,000
- 30 Oct, 2004 - Listed for sale at \$1,359,000
- 4 Aug, 1984 - Sold for \$62,000



Introducing Julie Harrington

Julie is a highly regarded property professional with over 23 years' experience in the real estate industry. She loves the day-to-day buzz of working in property management and has gained a reputation as being a real 'trouble shooter'.

Floor Plan



Approximate Areas

GROUND FLOOR	
Residence:	144m ²
Garage:	36m ²
Alfresco:	36m ²
Verandah:	8m ²
Porch:	8m ²
UPPER FLOOR	
Residence:	142m ²
Balcony:	22m ²
Total Area:	396m²

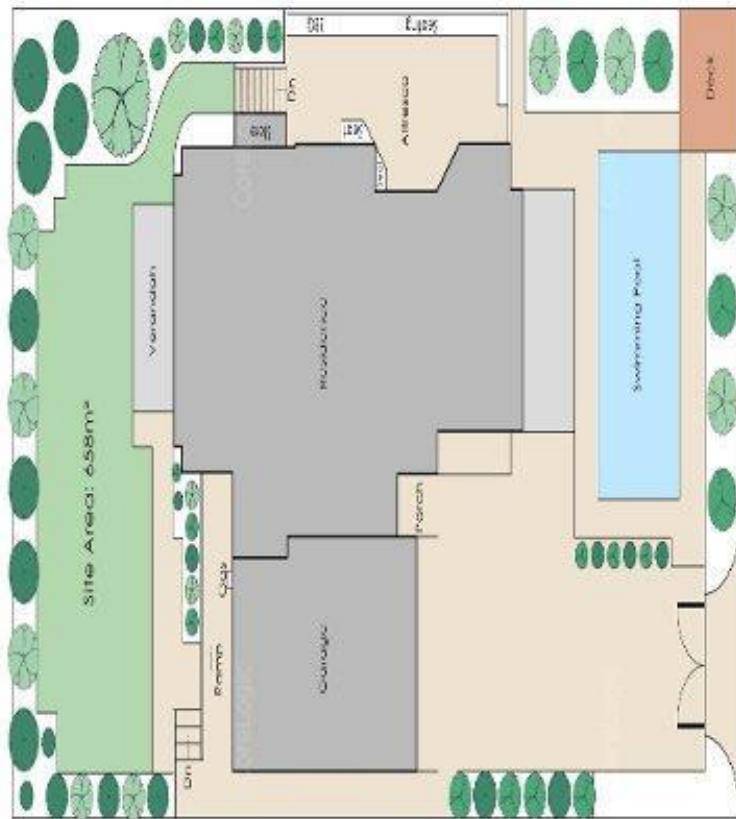
This description is for illustrative purposes only. It is not intended to constitute an offer of any financial product. For more information, please contact your financial adviser.



38 Fern Street, Swainburn



Floor Plan



Approximate Areas

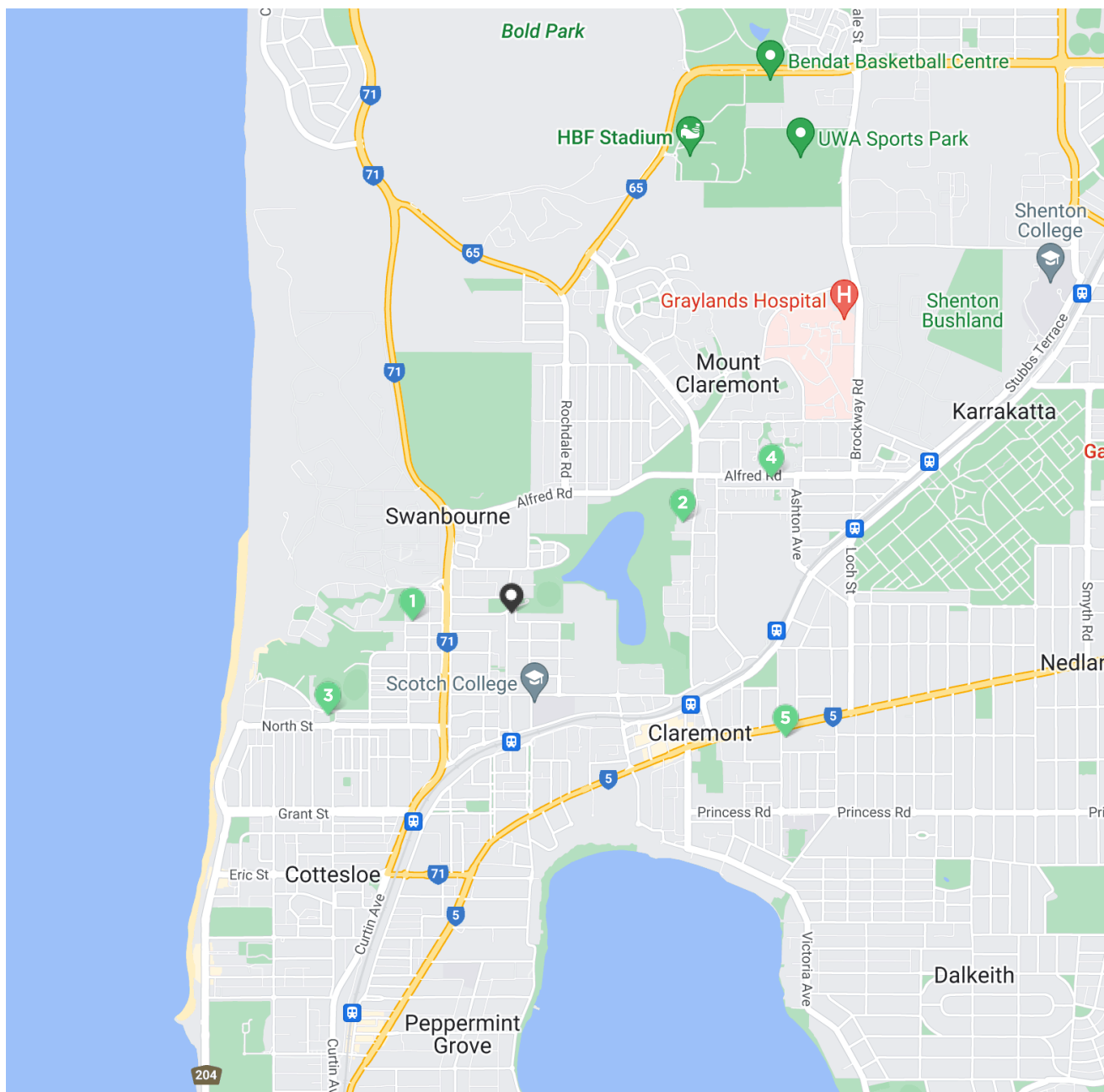
GROUND FLOOR	
Residence:	144m ²
Carport:	36m ²
Alfresco:	36m ²
Verandah:	8m ²
Porch:	8m ²
UPPER FLOOR	
Residence:	142m ²
Balcony:	22m ²
Total Area:	396m ²

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38 Fern Street, Swainbourne



Comps Map: Rentals



				
1 26 SWANSEA STREET SWANBOURNE WA 6010	4	3	2	\$1650
2 13 LAKEWAY STREET CLAREMONT WA 6010	4	3	2	\$1,200
3 97 NORTH STREET SWANBOURNE WA 6010	4	3	2	\$1680
4 45 FIRST AVENUE CLAREMONT WA 6010	4	3	2	\$1250
5 6 GOLDSWORTHY ROAD CLAREMONT WA 6010	4	3	2	\$1450

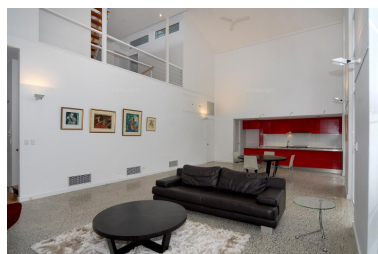


Map data ©2022

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

1 26 SWANSEA STREET SWANBOURNE WA 6010



4 3 2 532m² 250m²
 Year Built 1997 DOM 23 days
 Listing Date 06-Aug-21 Distance 0.57km
 Listing Price \$1650 PER WEEK

2 13 LAKEWAY STREET CLAREMONT WA 6010



4 3 2 270m² 202m²
 Year Built 2016 DOM 8 days
 Listing Date 21-Jan-22 Distance 1.12km
 Listing Price \$1,200

3 97 NORTH STREET SWANBOURNE WA 6010



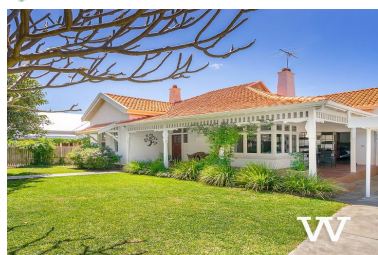
4 3 2 355m² 243m²
 Year Built 2003 DOM 11 days
 Listing Date 13-May-22 Distance 1.21km
 Listing Price \$1680 Weekly

4 45 FIRST AVENUE CLAREMONT WA 6010



4 3 2 372m² 257m²
 Year Built 2013 DOM 7 days
 Listing Date 04-Nov-21 Distance 1.69km
 Listing Price \$1250.00 per week

5 6 GOLDSWORTHY ROAD CLAREMONT WA 6010

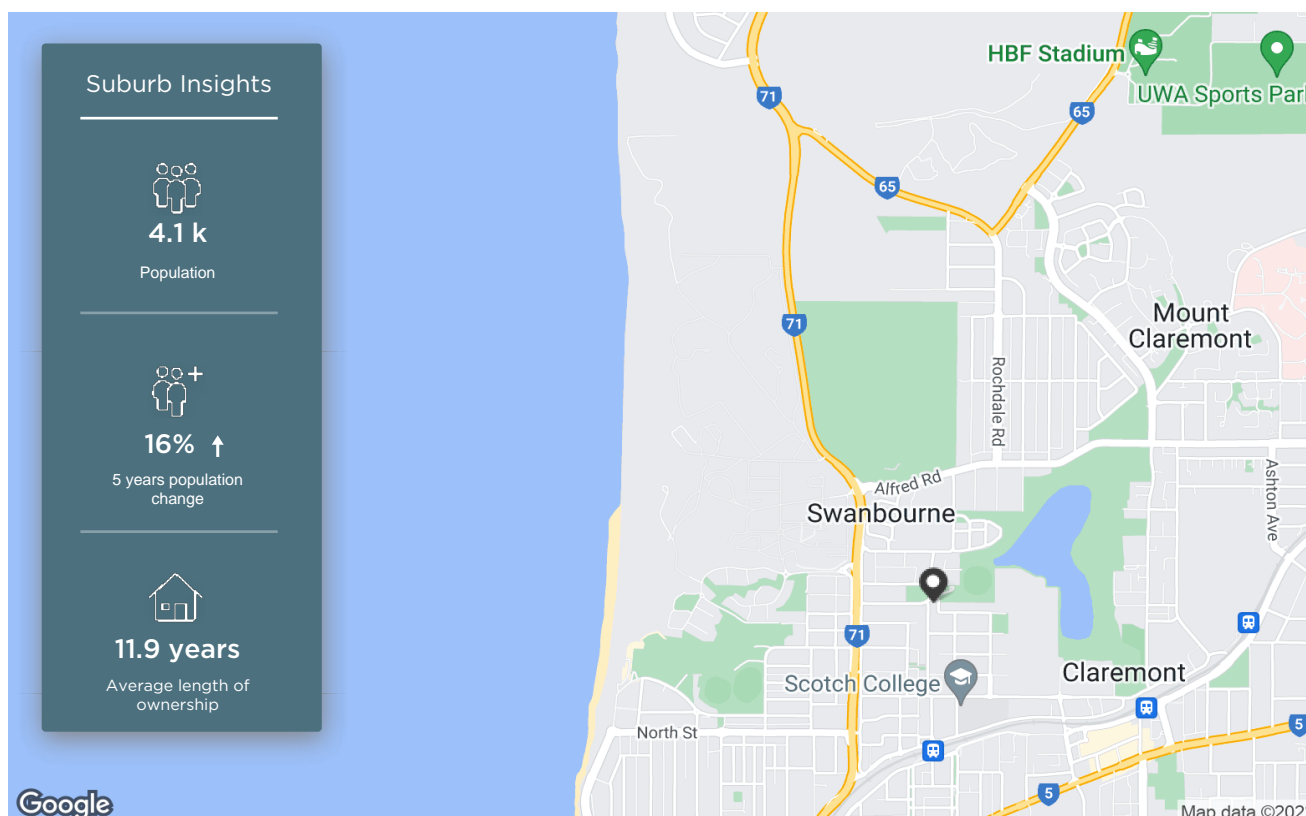


4 3 2 969m² 200m²
 Year Built 1915 DOM 13 days
 Listing Date 21-Oct-21 Distance 1.74km
 Listing Price \$1450 Weekly

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Swanbourne

Demographic

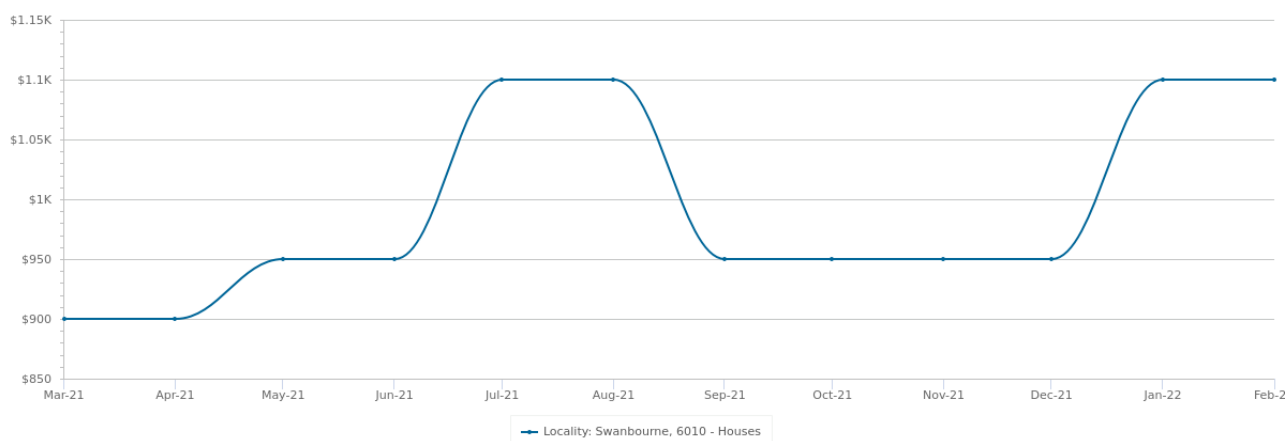


The size of Swanbourne is approximately 5.2 square kilometres. It has 12 parks covering nearly 12.2% of total area. The population of Swanbourne in 2011 was 3,507 people. By 2016 the population was 4,060 showing a population growth of 15.8% in the area during that time. The predominant age group in Swanbourne is 10-19 years. Households in Swanbourne are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Swanbourne work in a professional occupation. In 2011, 67.9% of the homes in Swanbourne were owner-occupied compared with 74.4% in 2016. Currently the median sales price of houses in the area is \$1,850,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.9	Owns Outright	41.8	0-15.6K	2.8	0-9	12.4
Couples with Children	52.7	Purchaser	32.6	15.6-33.8K	7.3	10-19	17.5
Single Parents	8.8	Renting	21.6	33.8-52K	5.0	20-29	10.0
Other	0.9	Other	2.1	52-78K	7.6	30-39	10.6
		Not Stated	2.1	78-130K	14.0	40-49	14.4
				130-182K	11.1	50-59	13.2
				182K+	38.3	60-69	11.3
						70-79	6.2
						80-89	3.3
						90-99	1.0

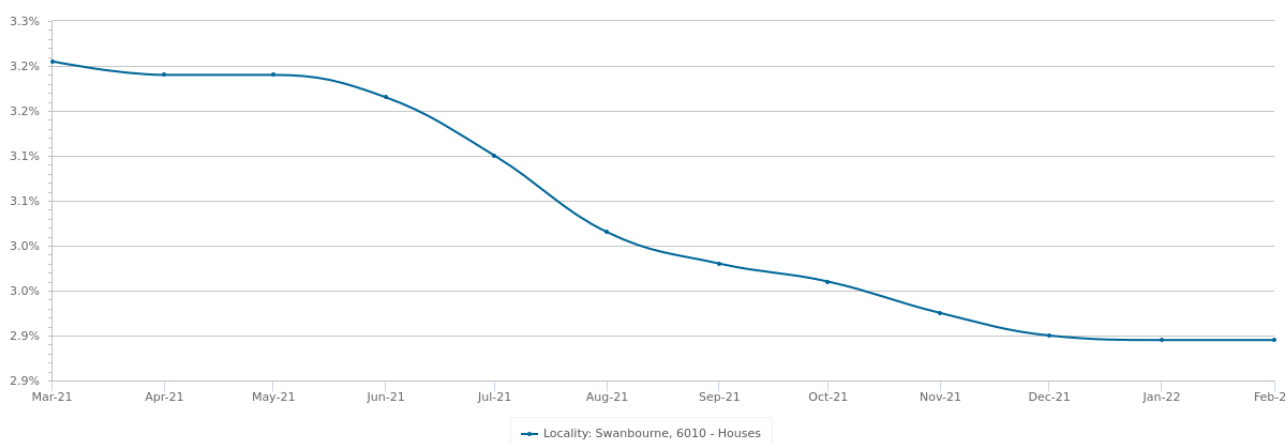
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

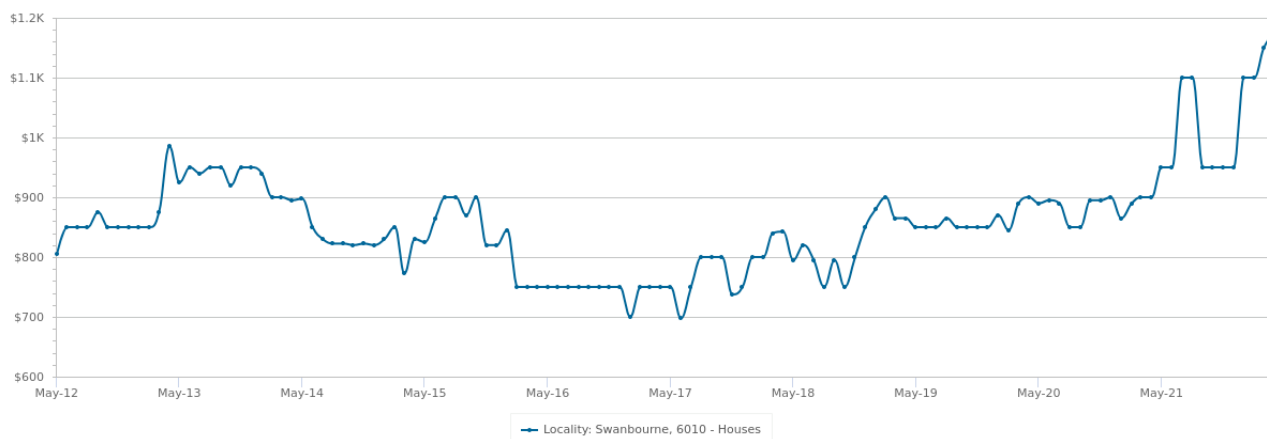


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2022	\$1,100	0.0%	2.9%	40
Jan 2022	\$1,100	15.8% ▲	2.9%	43
Dec 2021	\$950	0.0%	2.9%	44
Nov 2021	\$950	0.0%	2.9%	52
Oct 2021	\$950	0.0%	3%	53
Sep 2021	\$950	-13.6% ▼	3%	54
Aug 2021	\$1,100	0.0%	3%	59
Jul 2021	\$1,100	15.8% ▲	3.1%	58
Jun 2021	\$950	0.0%	3.2%	65
May 2021	\$950	5.6% ▲	3.2%	59
Apr 2021	\$900	0.0%	3.2%	62
Mar 2021	\$900	1.1% ▲	3.2%	65

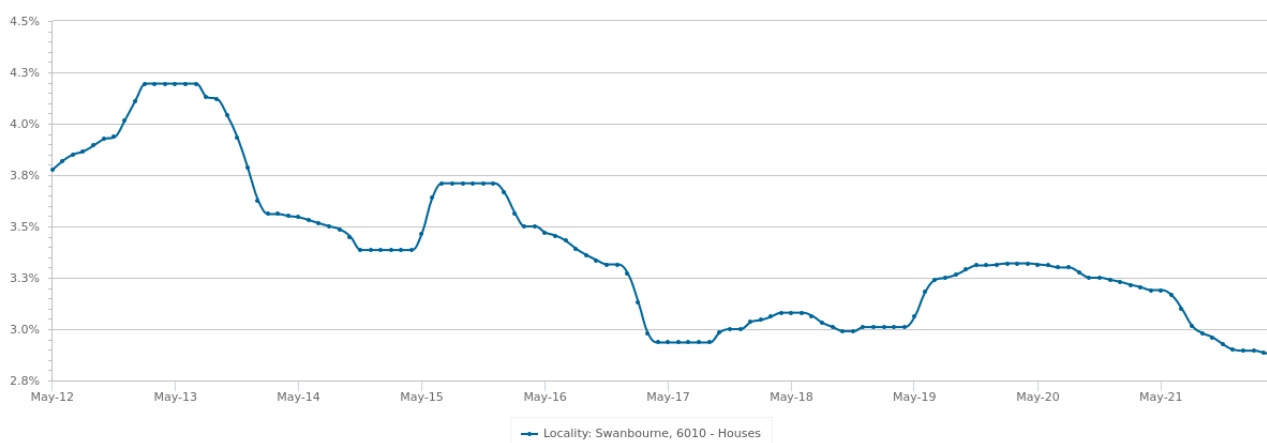
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

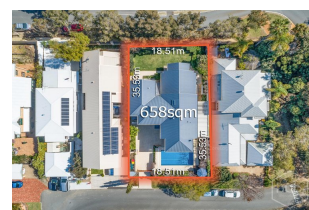


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2022	\$1,172	30.3% ▲	2.9%	40
2021	\$900	0.0%	3.2%	62
2020	\$900	4.0% ▲	3.3%	76
2019	\$865	2.7% ▲	3%	79
2018	\$842	12.3% ▲	3.1%	73
2017	\$750	0.0%	2.9%	97
2016	\$750	-9.6% ▼	3.5%	103
2015	\$830	-7.3% ▼	3.4%	69
2014	\$895	-9.1% ▼	3.5%	66
2013	\$985	27.9% ▲	4.2%	66

Summary

38 FERN STREET SWANBOURNE WA 6010



Appraisal price range
\$1600 per week

Disclaimer

Based on information provided by and with the permission of the Western Australian Land Information Authority (2022) trading as Landgate.

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