

4A CROSS STREET SWANBOURNE WA 6010


HUB RESIDENTIAL

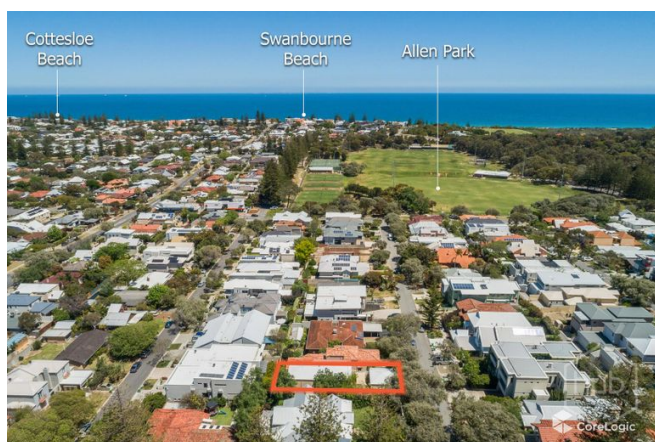
2/4 Guger Street
CLAREMONT Western Australia 6010
m: 0432 148 995

julie@hubresidential.com.au

Your Property

4A CROSS STREET SWANBOURNE WA 6010

2  2  2  303m²  258m² 



Your Property History

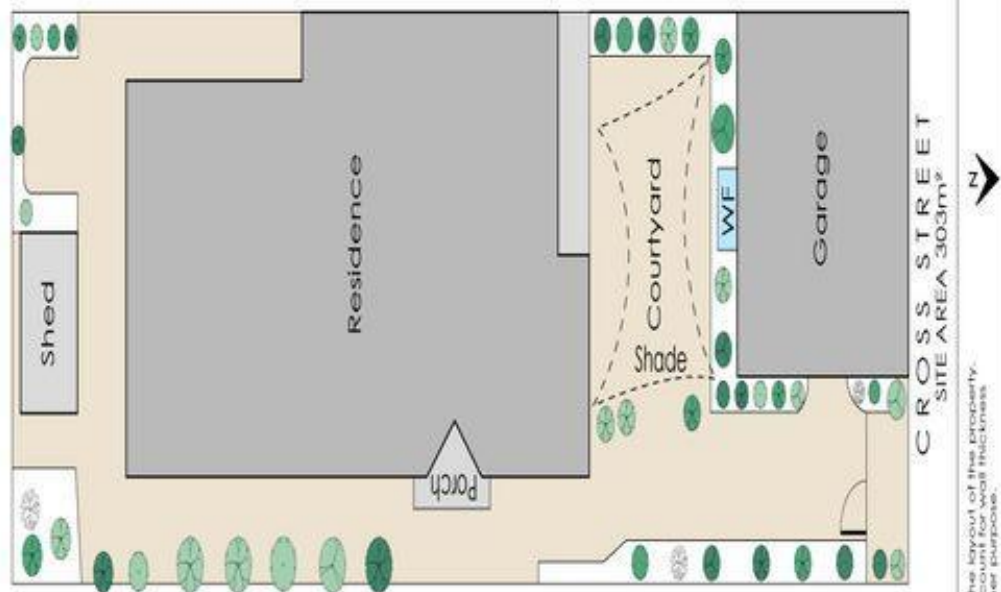
- 4 Nov, 2020 - Sold for \$1,475,000
- 29 Oct, 2020 - Listed for sale at From \$1,425,000
- 30 Nov, 1994 - Sold for \$220,000



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

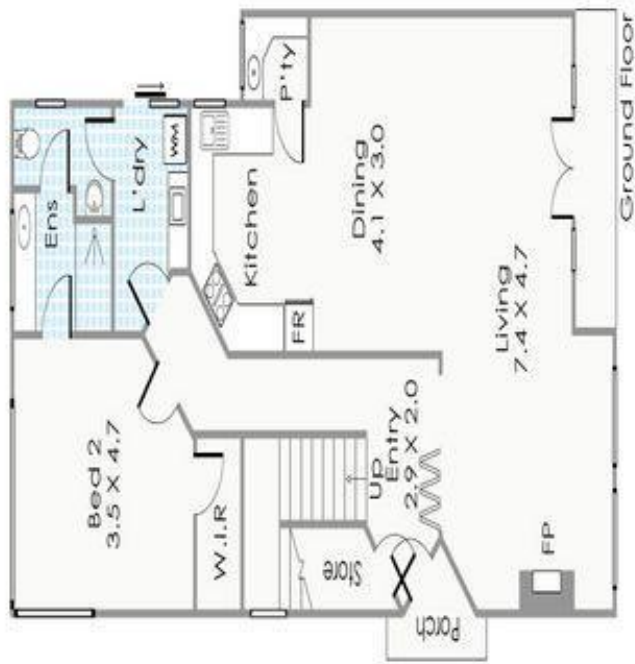
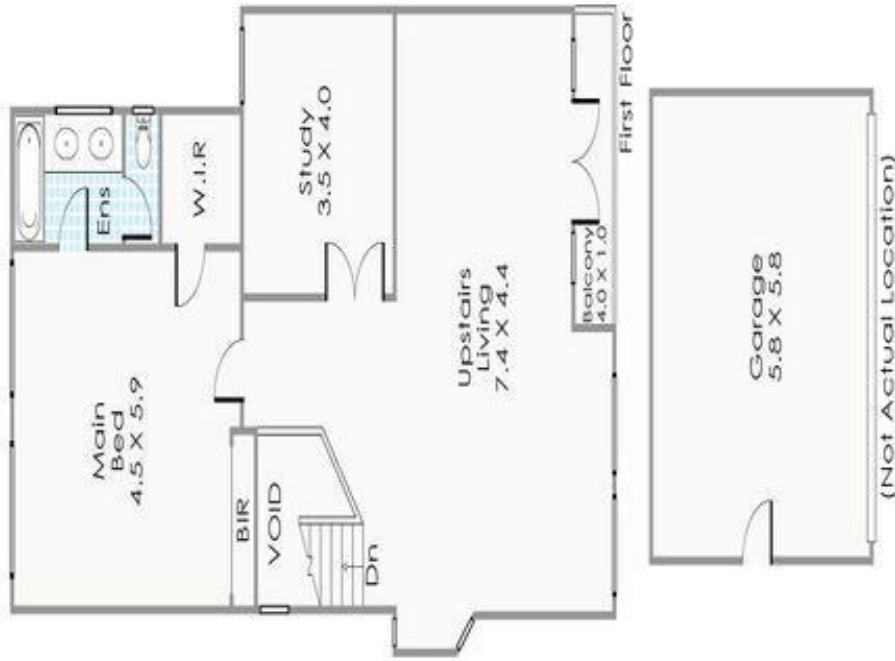


CROSS STREET
SITE AREA 303m²

4A Cross Street, Swanbourne

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness. www.cribcreative.com.au

Floor Plan



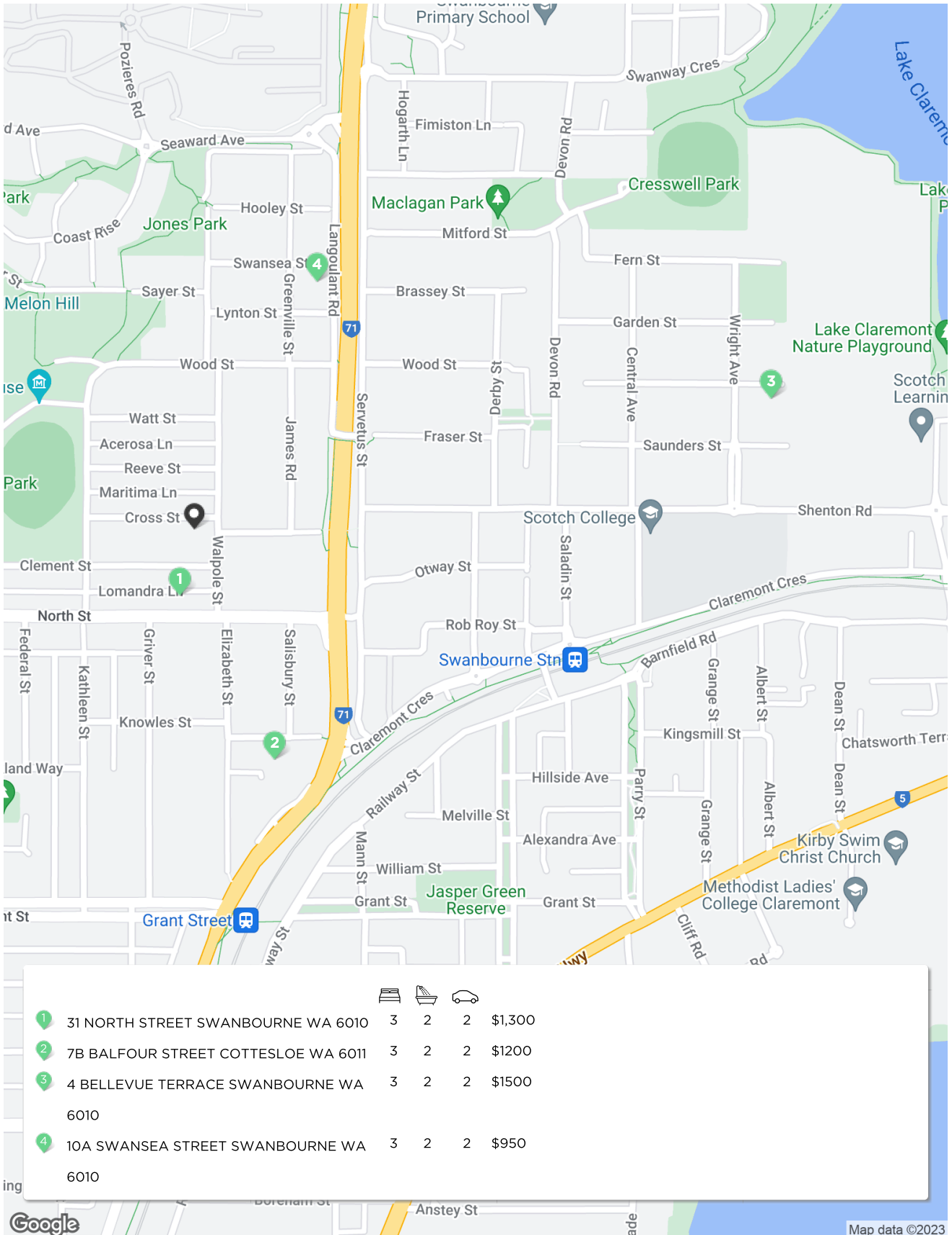
Approximate Areas	
GROUND FLOOR	110m ²
Residence:	108m ²
Garage:	34m ²
Porch:	2m ²
FIRST FLOOR	110m ²
Residence:	4m ²
Balcony:	4m ²
Total Area:	258m²

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or other structural elements. For more information visit www.rslresidential.com.au.



4A Cross Street, Swanbourne

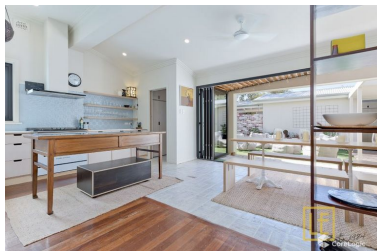
Comps Map: Rentals








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

Comparable Rentals






1 31 NORTH STREET SWANBOURNE WA 6010



 3  2  2  306m²  133m²
 Year Built 1939 DOM 22 days
 Listing Date 14-Nov-22 Distance 0.12km
 Listing Price \$1,300






2 7B BALFOUR STREET COTTESLOE WA 6011



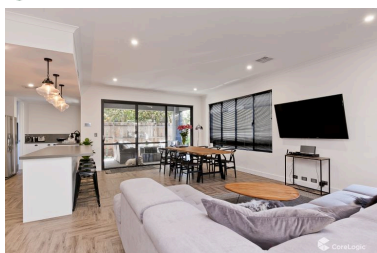
 3  2  2  477m²  115m²
 Year Built 1984 DOM 76 days
 Listing Date 14-Nov-22 Distance 0.42km
 Listing Price \$1200 per week






3 4 BELLEVUE TERRACE SWANBOURNE WA 6010



 3  2  2  480m²  191m²
 Year Built 2007 DOM 24 days
 Listing Date 24-Nov-22 Distance 0.99km
 Listing Price \$1500 Weekly

4 10A SWANSEA STREET SWANBOURNE WA 6010

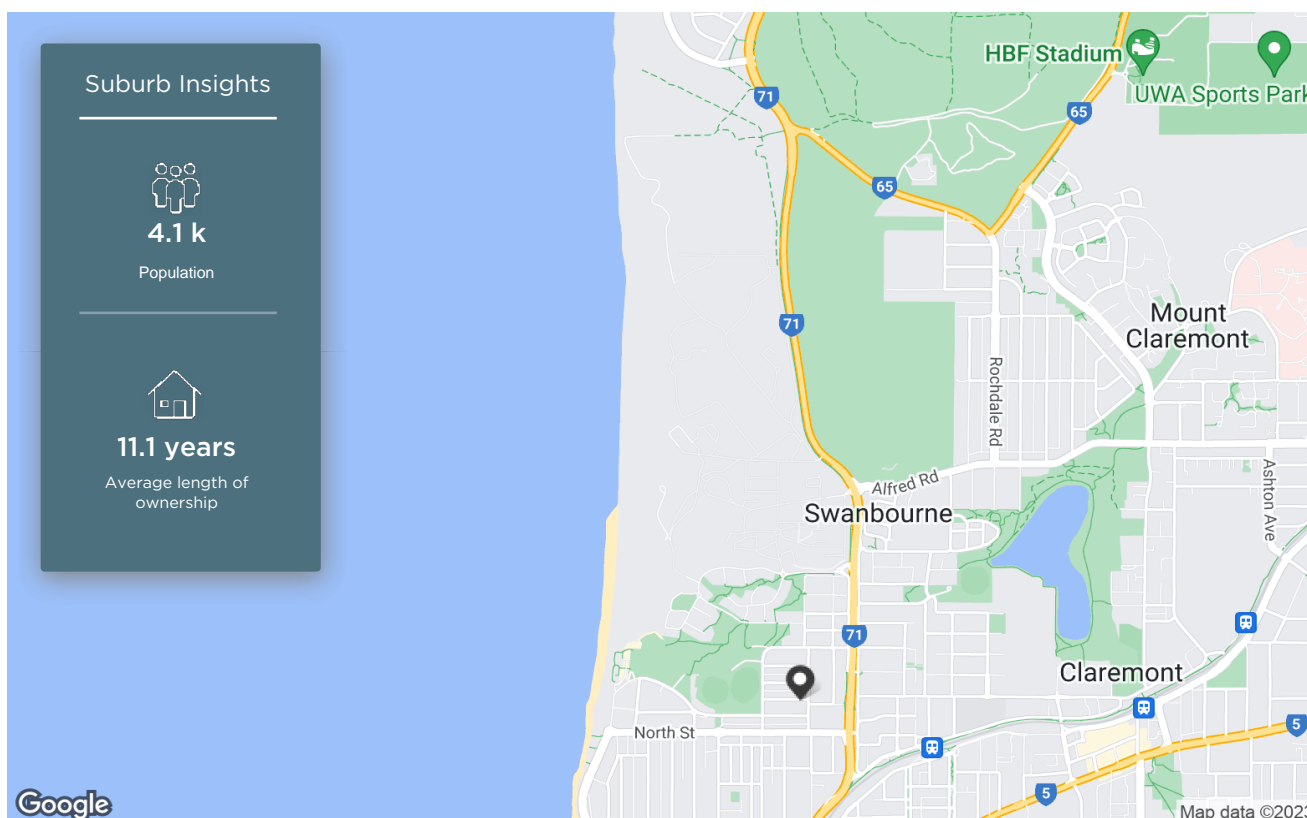


 3  2  2  180m²  189m²
 Year Built 2017 DOM 21 days
 Listing Date 27-Jul-22 Distance 0.46km
 Listing Price \$950 per week

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

Swanbourne

Demographic

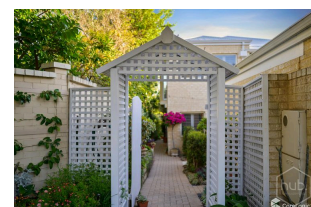


The size of Swanbourne is approximately 5.2 square kilometres. It has 12 parks covering nearly 12.2% of total area. The population of Swanbourne in 2011 was 3,507 people. By 2016 the population was 4,060 showing a population growth of 15.8% in the area during that time. The predominant age group in Swanbourne 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 \$2,102,500.

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

Summary

4A CROSS STREET SWANBOURNE WA 6010



Appraisal price range
\$1200 - \$1300 per week

Disclaimer

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2023) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.