

255 CURTIN AVENUE COTTESLOE WA 6011

HUB RESIDENTIAL



2/4 Guger Street
CLAREMONT WA 6010

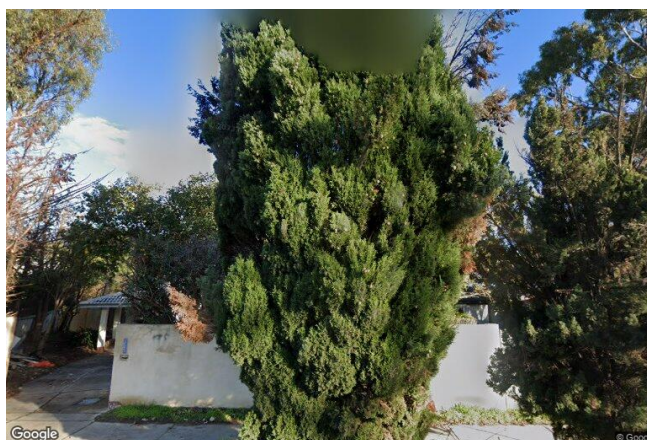
m: 0432 148 995

julie@hubresidential.com.au

Your Property

255 CURTIN AVENUE COTTESLOE WA 6011

3  2  2  513m²  195m² 



Your Property History

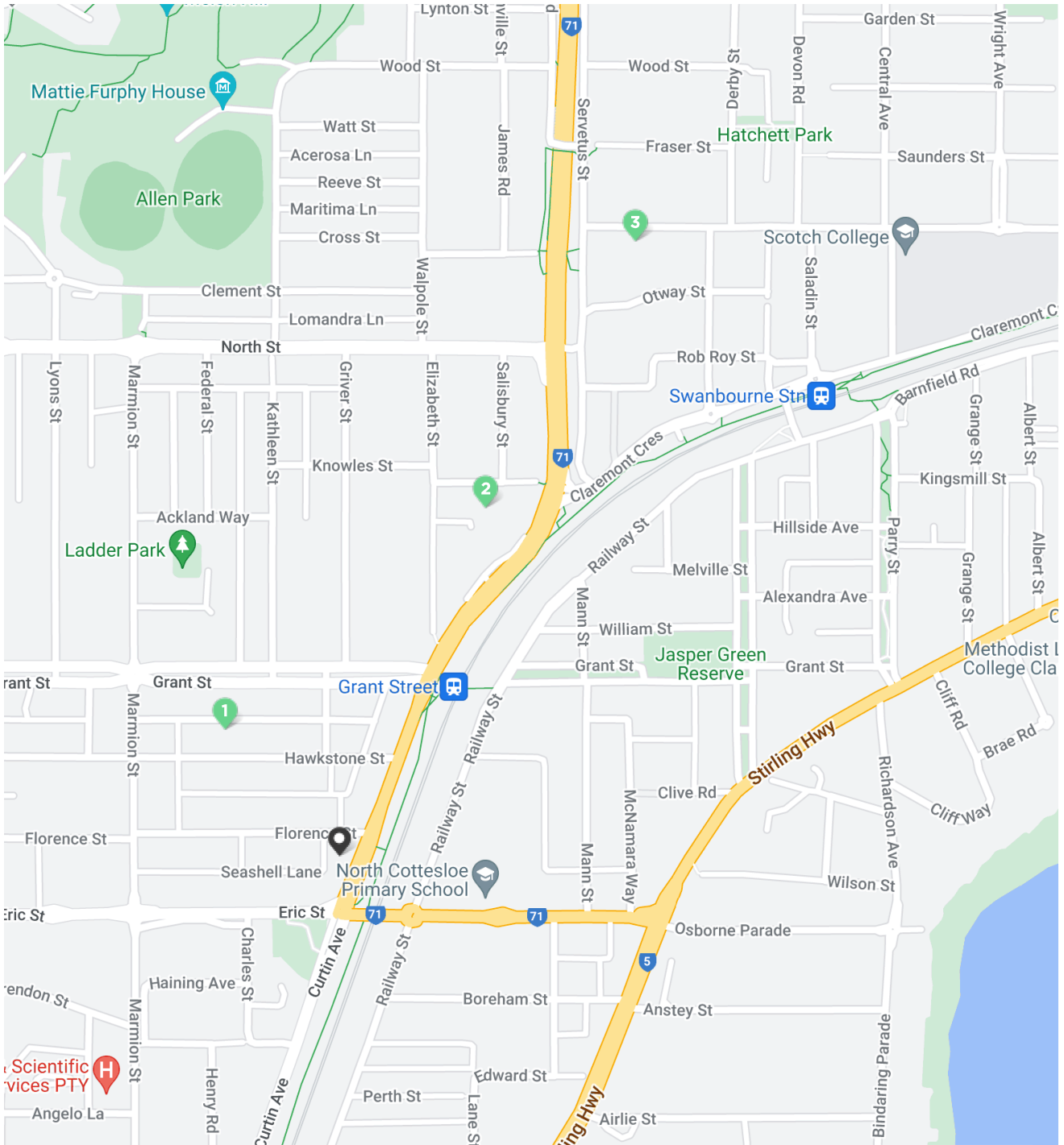
- 29 Nov, 2003 - Sold for \$850,000
- 14 Jun, 2003 - Listed for sale at \$545,000
- 29 Jun, 2002 - Listed for sale as Not Disclosed



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'.

Comps Map: Rentals








Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Rent
1	52 HAWKSTONE STREET COTTESLOE WA 6011	3	2	2	\$1275
2	7B BALFOUR STREET COTTESLOE WA 6011	3	2	2	\$1200
3	116 SHENTON ROAD SWANBOURNE WA 6010	3	2	2	\$1,050

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

Comparable Rentals






1 52 HAWKSTONE STREET COTTESLOE WA 6011




 3  2  2  556m²  224m²
 Year Built 1945 DOM 8 days
 Listing Date 04-Oct-23 Distance 0.25km
 Listing Price \$1275 Per Week






2 7B BALFOUR STREET COTTESLOE WA 6011




 3  2  2  477m²  115m²
 Year Built 1984 DOM 76 days
 Listing Date 14-Nov-22 Distance 0.56km
 Listing Price \$1200 per week

3 116 SHENTON ROAD SWANBOURNE WA 6010

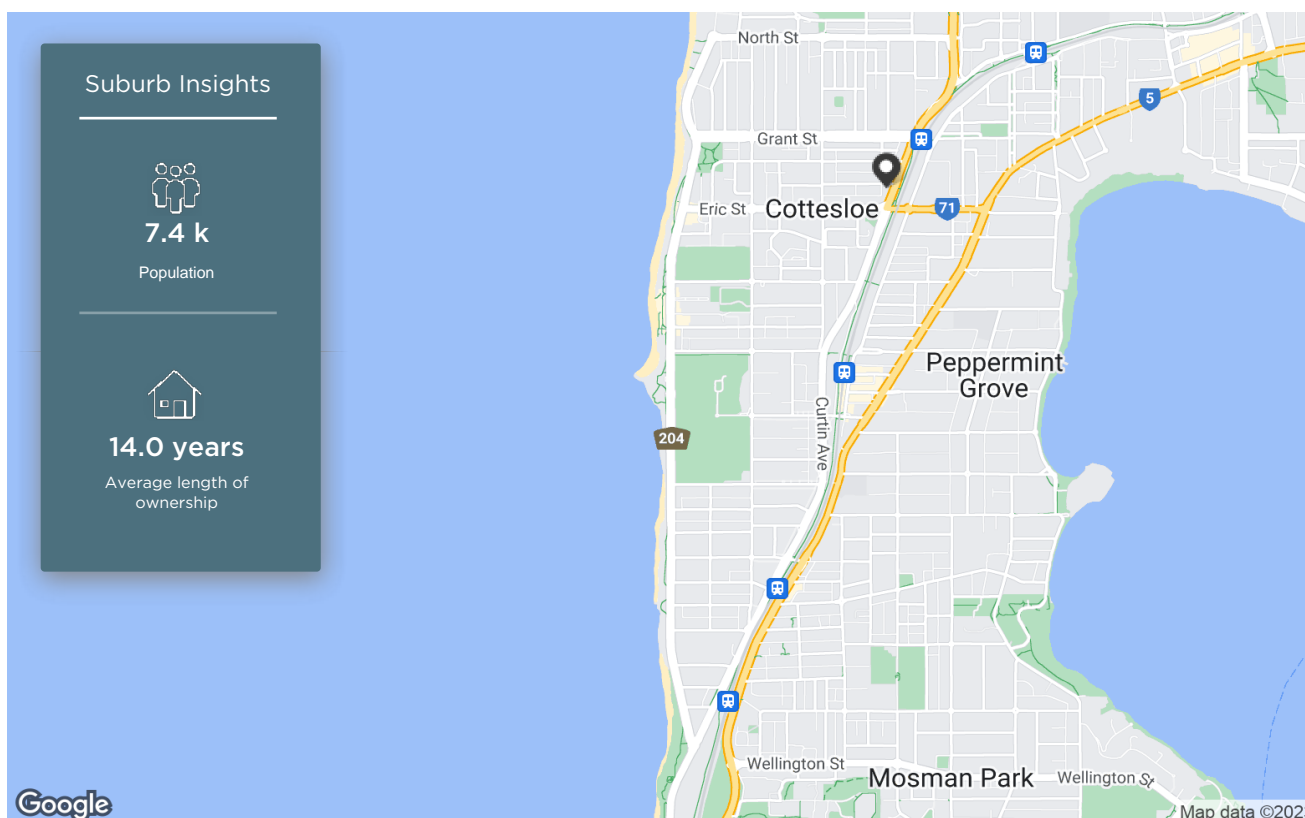



 3  2  2  559m²  160m²
 Year Built 1932 DOM 47 days
 Listing Date 13-Mar-23 Distance 1.02km
 Listing Price \$1,050.00 per week

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

Cottesloe

Demographic

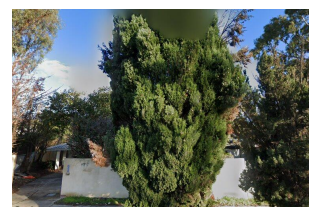


The size of Cottesloe is approximately 3.9 square kilometres. It has 11 parks covering nearly 21.9% of total area. The population of Cottesloe in 2011 was 7,399 people. By 2016 the population was 7,389 showing a population decline of 0.1% in the area during that time. The predominant age group in Cottesloe is 50-59 years. Households in Cottesloe are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Cottesloe work in a professional occupation. In 2011, 65.8% of the homes in Cottesloe were owner-occupied compared with 68.6% in 2016. Currently the median sales price of houses in the area is \$2,962,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.0	Owns Outright	41.4	0-15.6K	3.4	0-9	10.7
Couples with Children	46.1	Purchaser	27.2	15.6-33.8K	6.8	10-19	13.1
Single Parents	10.5	Renting	28.8	33.8-52K	6.7	20-29	11.9
Other	1.4	Other	0.4	52-78K	9.0	30-39	11.7
		Not Stated	2.0	78-130K	16.3	40-49	13.4
				130-182K	8.4	50-59	14.8
				182K+	36.9	60-69	12.3
						70-79	7.6
						80-89	3.5
						90-99	1.2

Summary

255 CURTIN AVENUE COTTESLOE WA 6011



Appraisal price range
\$1300

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.

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.