

Suburb Profile Report



Dianella WA 6059

Prepared on: 04 July 2018

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DIANELLA


7.1km

Distance from GPO


23.5k

Population

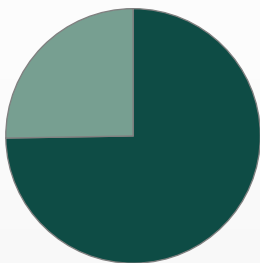
↑4.3%

5 year population change

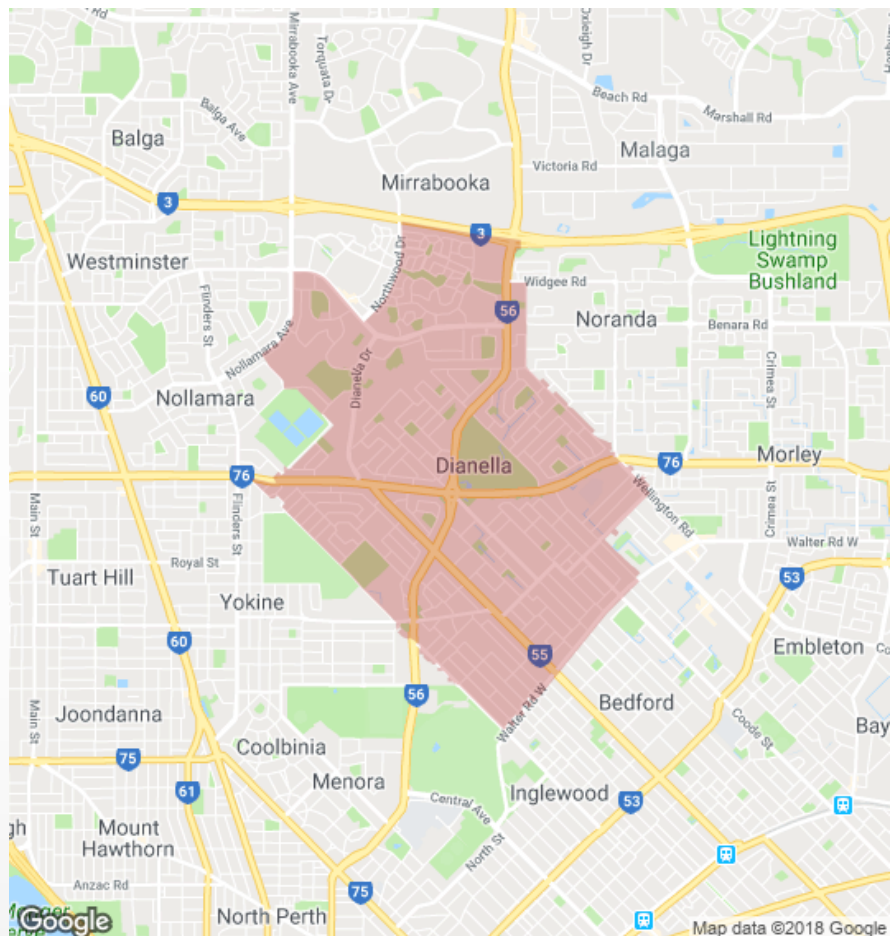

12 years

Average length of ownership

25%



75%

 Owner Occupiers
 Renters


The size of Dianella is approximately 10.8 square kilometres. It has 25 parks covering nearly 8.1% of total area. The population of Dianella in 2011 was 22,520 people. By 2016 the population was 23,498 showing a population growth of 4.3% in the area during that time. The predominant age group in Dianella is 40-49 years. Households in Dianella are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Dianella work in a professional occupation. In 2011, 72.1% of the homes in Dianella were owner-occupied compared with 72% in 2016. Currently the median sales price of houses in the area is \$600,000.



Total dwellings



Total new listings*



Median Value

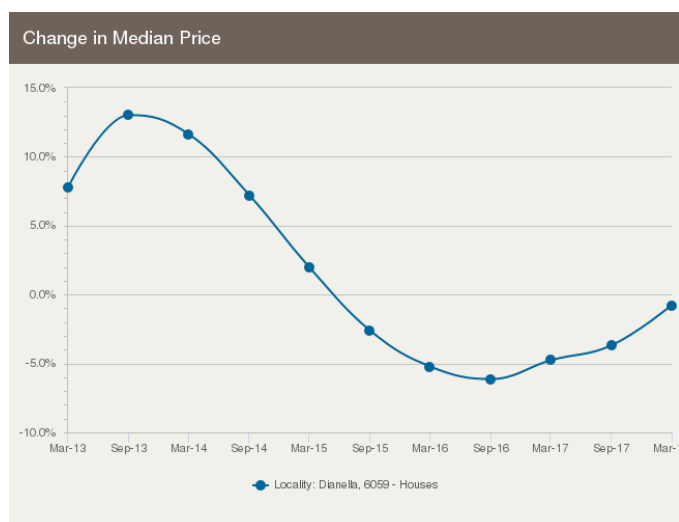


Total number currently listed


8,261
246
\$589,716
180

2,901
48
\$391,925
83

*Total number of unique properties listed for sale over the past 12 months.


HOUSES: FOR SALE

\$\$\$

Upper Quartile Price*

\$720,000

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

\$\$

Median Price*

\$600,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$472,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*



HOUSES: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

5

2
BEDROOMS

RECENTLY SOLD

6



144B Woodrow Avenue
Dianella WA 6059

Listed on 02 Jul 2018
FROM \$349,000



13 Valentine Avenue Dianella
WA 6059

Listed on 30 Jun 2018
Auction



73 Glover Street Dianella WA
6059

Sold on 25 May 2018
\$320,000



1/317 The Strand Dianella
WA 6059

Sold on 11 Apr 2018
\$295,000



60

3
BEDROOMS

61



58 Chelsea Court Dianella
WA 6059

Listed on 03 Jul 2018
Under Offer



21 Coralberry Crescent
Dianella WA 6059

Listed on 03 Jul 2018
FROM ONLY \$619K!! GET IN QUICK



34 Houston Avenue Dianella
WA 6059

Sold on 15 Jun 2018
\$575,000



178A Birkett Street Dianella
WA 6059

Sold on 03 Jun 2018
\$635,000*



86

4
BEDROOMS

40



3/14 Brosnan Street Dianella
WA 6059

Listed on 03 Jul 2018
High \$600's



1 Cascade Avenue Dianella
WA 6059

Listed on 03 Jul 2018
Sale by Negotiations, Offers f



95 Walter Road West
Dianella WA 6059

Sold on 27 Jun 2018
\$451,000*



17 Leeds Street Dianella WA
6059

Sold on 08 Jun 2018
\$696,900*



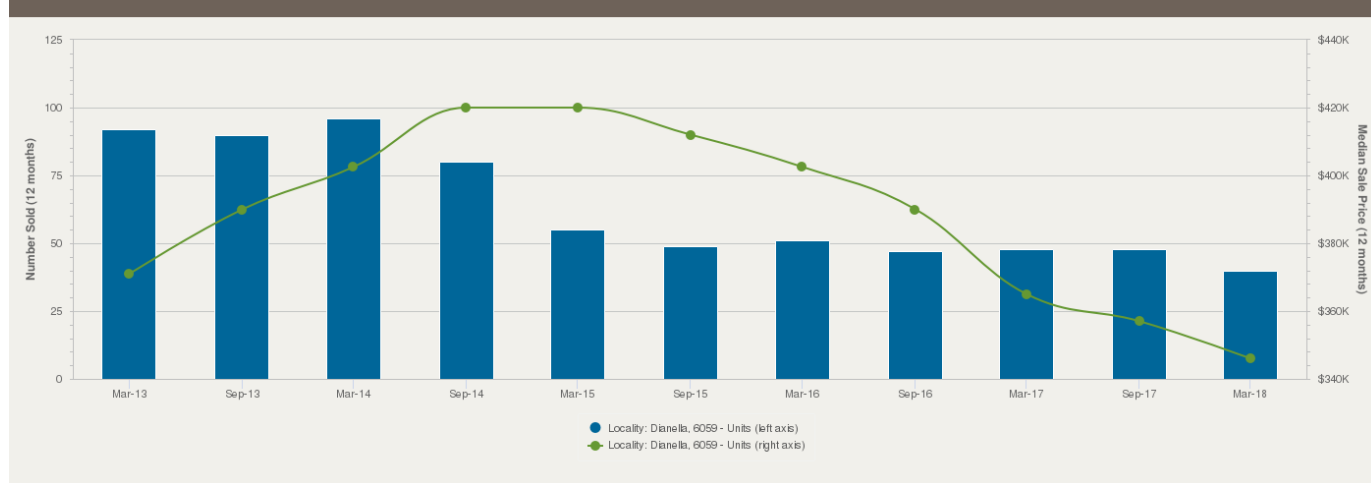
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR SALE

Number Sold vs. Median Sale Price



\$\$\$

Upper Quartile Price*

\$387,000

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

\$\$

Median Price*

\$346,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$320,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*






UNITS: MARKET ACTIVITY SNAPSHOT

















ON THE MARKET



















RECENTLY SOLD

 <p>8/15 Woodall Street Dianella WA 6059</p> <p>Listed on 01 Jul 2018 \$179,950</p> <div>  1  1  41m² </div>	<p>There are no recently sold 1 bedroom Units in this suburb</p>
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 <p>1/21 Dianella Drive Dianella WA 6059</p> <p>Listed on 03 Jul 2018 \$299,000</p> <div>  -  1  - </div>	 <p>13/87 Glanton Way Dianella WA 6059</p> <p>Sold on 10 Apr 2018 \$283,000</p> <div>  1  1  108m² </div>
 <p>8/22 Meldon Way Dianella WA 6059</p> <p>Listed on 03 Jul 2018 \$290,000 - \$310,000</p> <div>  1  1  82m² </div>	 <p>444B Grand Promenade Dianella WA 6059</p> <p>Sold on 26 Feb 2018 \$370,000</p> <div>  1  1  82m² </div>



 <p>152A Birkett Street Dianella WA 6059</p> <p>Listed on 03 Jul 2018 Offers From \$419,000</p> <div>  2  1  481m² </div>	 <p>1/23 Camden Street Dianella WA 6059</p> <p>Sold on 20 Jun 2018 \$380,000*</p> <div>  1  1  197m² </div>
 <p>3/163 Birkett Street Dianella WA 6059</p> <p>Listed on 03 Jul 2018 WOW... Offers From \$480,000</p> <div>  2  2  285m² </div>	 <p>56 Boulton Street Dianella WA 6059</p> <p>Sold on 11 Jun 2018 \$750,000*</p> <div>  2  2  302m² </div>

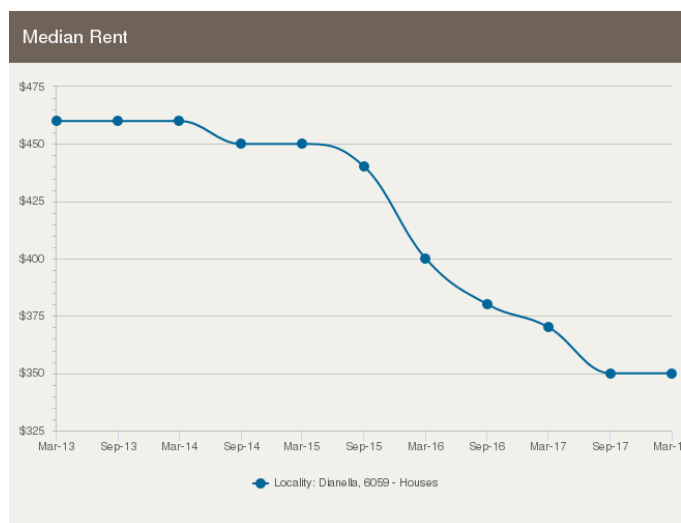


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

2

2
BEDROOMS



23A Vincent Road Dianella WA 6059

Listed on 23 Jun 2018
\$250/W

1
 1
404m²



33 Lantana Crescent Dianella WA 6059

Listed on 09 Jun 2018
\$390/W

2
 2
700m²

25

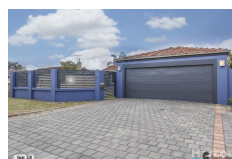
3
BEDROOMS



219 Alexander Drive Dianella WA 6059

Listed on 03 Jul 2018
\$325/W

1
 1
734m²



54 Leeds Street Dianella WA 6059

Listed on 03 Jul 2018
\$350/W

2
 1
351m²

20

4
BEDROOMS



13 Howes Crescent Dianella WA 6059

Listed on 03 Jul 2018
\$600/W

2
 2
809m²



1 Salamander Place Dianella WA 6059

Listed on 03 Jul 2018
\$400/W

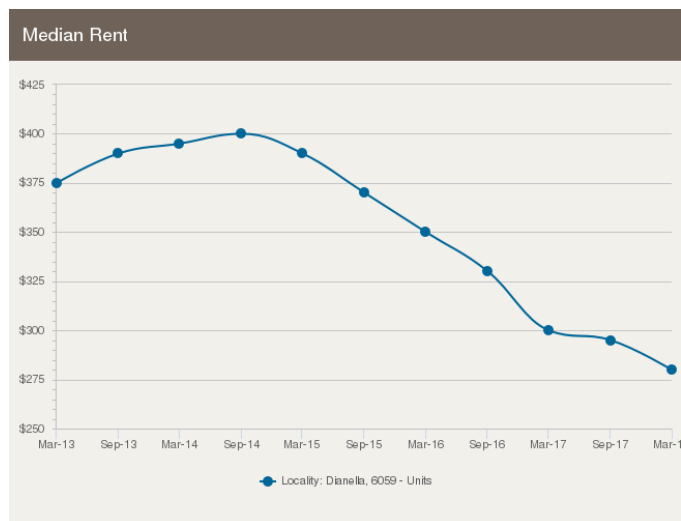
2
 2
730m²



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



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT



1



1 BEDROOMS



**5/98 Boulton Street Dianella
WA 6059**

Listed on 26 Jun 2018
\$290/W



1



1



51m²



23



2 BEDROOMS



**43A Avery Avenue Dianella
WA 6059**

Listed on 03 Jul 2018
\$240/W



1



1



344m²



**69 Canada Street Dianella
WA 6059**

Listed on 03 Jul 2018
\$270/W



1



1



111m²



57



3 BEDROOMS



**41 Chappel Street Dianella
WA 6059**

Listed on 03 Jul 2018
\$300/W



1



1



266m²



**1/7 Chester Avenue Dianella
WA 6059**

Listed on 03 Jul 2018
\$300/W



2



1



238m²



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

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Publisher

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