

KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, PERTH JUNE 2016



PERTH

INNER CITY

- Inner City Perth is approximately 5 square kilometres. It has 11 parks covering nearly 11% of total area
- The predominant age group in Inner City Perth is 25-34 years
- Vacancy rate in Inner City Perth as of June 2016 for rental properties was at 6.5%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	458	\$625	\$380	\$373
2 bedroom	449	\$899	\$475	\$485
3 bedroom	101	\$1,949	\$640	\$691
4 bedroom	10	\$1,006	\$704	\$748

EAST PERTH

- East Perth is approximately 3 square kilometres. It has 12 parks covering nearly 26% of total area
- The predominant age group in East Perth is 25-34 years
- Vacancy rate in East Perth as of June 2016 for rental properties was at 7.2%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	420	\$574	\$380	\$362
2 bedroom	470	\$1,099	\$485	\$503
3 bedroom	227	\$1,999	\$630	\$715
4 bedroom	12	\$1,500	\$937	\$954

WEST PERTH

- West Perth is approximately 3 square kilometres. It has 4 parks covering nearly 16% of total area
- The predominant age group in West Perth is 25-34 years
- Vacancy rate in West Perth as of June 2016 for rental properties was at 6%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	191	\$549	\$340	\$336
2 bedroom	356	\$949	\$470	\$472
3 bedroom	111	\$1,649	\$570	\$612
4 bedroom	3	\$1,999	\$1,350	\$1,308

SURROUNDING SUBURBS

NORTH - CITY BEACH

- City Beach is approximately 10 square kilometres. It has 20 parks covering nearly 48% total area
- The predominant age group in City Beach is 0-14 years
- Vacancy rate in City Beach as of June 2016 for rental properties was at 4.1%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1	\$329	\$330	\$330
2 bedroom	1	\$585	\$585	\$585
3 bedroom	23	\$860	\$590	\$589
4 bedroom	37	\$1,649	\$880	\$943

NORTH – SCARBOROUGH

- Scarborough is approximately 6 square kilometres. It has 8 parks covering nearly 4% of total area
- The predominant age group in Scarborough is 25-34 years
- Vacancy rate in Scarborough as of June 2016 for rental properties was at 4.9%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	63	\$529	\$270	\$284
2 bedroom	367	\$780	\$360	\$373
3 bedroom	338	\$1,099	\$495	\$526
4 bedroom	52	\$1,850	\$650	\$676

NORTH – WEMBLEY DOWNS

- Wembley Downs is approximately 5 square kilometres. It has 5 parks covering nearly 34% of total area
- The predominant age group in Wembley Downs is 0-14 years
- Vacancy rate in Wembley Downs for rental properties was at 4.9%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	2	\$300	\$205	\$205
2 bedroom	31	\$1,474	\$350	\$390
3 bedroom	46	\$895	\$522	\$525
4 bedroom	19	\$1,150	\$775	\$784

NORTH – CHURCHLANDS

- Churchlands is approximately 2 square kilometres. It has 1 parks covering nearly 1% of total area
- The predominant age group in Churchlands is 15-24 years
- Vacancy rate in Churchlands as of June 2016 for rental properties was at 4.5%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1	\$549	\$550	\$550
2 bedroom	62	\$700	\$310	\$314
3 bedroom	18	\$895	\$562	\$597
4 bedroom	9	\$1,200	\$780	\$825

SOUTH, SOUTH EAST – COMO

- Como is approximately 7 square kilometres. It has 10 parks covering nearly 18% of total area
- The predominant age group in Como is 25-34 years
- Vacancy rate in Como as of June 2016 for rental properties was at 3.8%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	23	\$465	\$275	\$296
2 bedroom	334	\$549	\$340	\$345
3 bedroom	256	\$800	\$450	\$466
4 bedroom	42	\$1,099	\$715	\$733

SOUTH, SOUTH EAST – EAST VICTORIA PARK

- East Victoria Park is approximately 4 square kilometres. It has 8 parks covering nearly 3% of total area
- The predominant age group in East Victoria Park is 25-34 years
- Vacancy rate in East Victoria Park as of June 2016 for rental properties was at 3.6%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	65	\$399	\$240	\$250
2 bedroom	99	\$549	\$350	\$363
3 bedroom	211	\$749	\$390	\$398
4 bedroom	33	\$920	\$550	\$526

SOUTH, SOUTH EAST – CLOVERDALE

- Cloverdale is approximately 4 square kilometres. It has 7 parks covering nearly 11% of total area
- The predominant age group in Cloverdale is 0-14 years
- Vacancy rate in Cloverdale as of June 2016 for rental properties was at 3.5 %.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	17	\$380	\$310	\$305
2 bedroom	47	\$385	\$350	\$338
3 bedroom	151	\$840	\$390	\$388
4 bedroom	63	\$539	\$450	\$450

SOUTH, SOUTH EAST – APPLECROSS

- Applecross is approximately 4 square kilometres. It has 8 parks covering nearly 14% of total area
- The predominant age group in Applecross is 0-14 years
- Vacancy rate in Applecross as of June 2016 for rental properties was at 6.2%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	23	\$1,000	\$350	\$387
2 bedroom	88	\$875	\$350	\$383
3 bedroom	111	\$1,299	\$550	\$599
4 bedroom	38	\$2,750	\$787	\$881

WEST, SOUTH WEST – NEDLANDS

- Nedlands is approximately 6 square kilometres. It has 6 parks covering nearly 9% of total area
- The predominant age group in Nedlands is 0-14 years
- Vacancy rate in Nedlands as of June 2016 for rental properties was at 4%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	7	\$409	\$350	\$325
2 bedroom	73	\$899	\$425	\$449
3 bedroom	81	\$1,550	\$600	\$663
4 bedroom	28	\$1,799	\$772	\$786

WEST, SOUTH WEST – CLAREMONT

- Claremont is approximately 5 square kilometres. It has 8 parks covering nearly 22% of total area
- The predominant age group in Claremont is 15-24 years
- Vacancy rate in Claremont as of June 2016 for rental properties was at 4%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	49	\$650	\$360	\$369
2 bedroom	144	\$1,074	\$425	\$471
3 bedroom	71	\$1,299	\$600	\$658
4 bedroom	24	\$2,200	\$1,212	\$1,246

WEST, SOUTH WEST – SWANBOURNE

- Swanbourne is approximately 6 square kilometres. It has 3 parks covering nearly 18% of total area
- The predominant age group in Swanbourne is 0-14 years
- Vacancy rate in Swanbourne as of June 2016 for rental properties was at 4%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1	\$469	\$470	\$470
2 bedroom	6	\$634	\$522	\$524
3 bedroom	28	\$1,099	\$600	\$638
4 bedroom	14	\$2,499	\$1,100	\$1,216

WEST, SOUTH WEST – MOSMAN PARK

- Mosman Park is approximately 5 square kilometres. It has 17 parks covering nearly 18% of total area
- The predominant age group in Mosman Park is 0-14 years
- The vacancy rate in Mosman Park as of June 2016 for rental properties was at 5.7%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	95	\$465	\$270	\$269
2 bedroom	126	\$790	\$350	\$363
3 bedroom	59	\$1,999	\$550	\$615
4 bedroom	33	\$2,999	\$900	\$1,085

WEST, SOUTH WEST – COTTESLOE

- Cottesloe is approximately 4 square kilometres. It has 5 parks covering nearly 25% of total area
- The predominant age group in Cottesloe is 0-14 years
- Vacancy rate in Cottesloe as of June 2016 for rental properties was at 4.8%.

As of June 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	41	\$794	\$395	\$376
2 bedroom	98	\$975	\$499	\$533
3 bedroom	81	\$2,699	\$725	\$832
4 bedroom	24	\$2,400	\$1,175	\$1,240

HOUSEHOLD INCOME IN THE GREATER PERTH AREA

Income Range	City of Perth %
0 - 15K	3.7
15 - 31K	7.4
31 - 52K	10.7
52 - 78K	13.8
78 - 130K	19.8
130 - 180K	23.0
180K +	8.7

Data Sourced: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date May 2016.

Whilst all reasonable effort is made to ensure the information in this publication is Current, Kent Relocation Group does not warrant the accuracy or completeness of the data and information contained in this publication.



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