

# KENT RENTAL ALLOWANCE MATRIX

## KEY RENTAL PROPERTY DATA, PERTH NOVEMBER 16



### PERTH

- The size of 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
- As of November 2016, the vacancy rate in Inner City Perth for rental properties was at 7.3%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	554	\$580	\$360	\$355
2 bedroom	717	\$699	\$450	\$457
3 bedroom	131	\$1,949	\$600	\$659
4 bedroom	13	\$1,500	\$735	\$961

### EAST PERTH

- The size of 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
- As of November 2016, the vacancy rate in East Perth for rental properties was at 7.9%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	447	\$430	\$320	\$316
2 bedroom	614	\$650	\$420	\$454
3 bedroom	247	\$1,599	\$600	\$661
4 bedroom	15	\$1,700	\$897	\$963

### WEST PERTH

- The size of 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
- As of November 2016, the vacancy rate in West Perth for rental properties was at 6.1%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	223	\$669	\$320	\$316
2 bedroom	365	\$679	\$450	\$670
3 bedroom	105	\$1,850	\$550	\$619
4 bedroom	6	\$899	\$660	\$659



## SURROUNDING SUBURBS

### NORTH: CITY BEACH

- The size of City Beach is approximately 10 square kilometres
- It has 20 parks covering nearly 48% of total area
- The predominant age group in City Beach is 0-14 years
- As of November 2016, the vacancy rate in City Beach for rental properties was at 4.8%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1	\$300	\$300	\$300
2 bedroom	2	\$525	\$410	\$467
3 bedroom	20	\$895	\$590	\$594
4 bedroom	34	\$1,649	\$880	\$942

### NORTH: SCARBOROUGH

- The size of 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
- As of November 2016, the vacancy rate in Scarborough for rental properties was at 4.1%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	56	\$529	\$260	\$285
2 bedroom	408	\$700	\$330	\$346
3 bedroom	380	\$1,200	\$470	\$508
4 bedroom	55	\$1,089	\$650	\$699

### NORTH: WEMBLEY DOWNS

- The size of 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
- As of November 2016, the vacancy rate in Wembley Downs for rental properties was at 4.1%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	2	\$280	\$280	\$280
2 bedroom	40	\$459	\$362	\$368
3 bedroom	47	\$459	\$362	\$368
4 bedroom	38	\$459	\$362	\$368



## NORTH: CHURCHLANDS

- The size of 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
- As of November 2016, the vacancy rate in Churchlands for rental properties was at 3.9%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1	\$450	\$450	\$450
2 bedroom	54	\$420	\$355	\$352
3 bedroom	17	\$450	\$357	\$354
4 bedroom	51	\$455	\$355	\$350

## SOUTH, SOUTH EAST: COMO

- The size of 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
- As of November 2016, the vacancy rate in Como for rental properties was at 5%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	26	\$445	\$260	\$272
2 bedroom	317	\$580	\$310	\$318
3 bedroom	269	\$889	\$450	\$471
4 bedroom	50	\$850	\$660	\$650

## SOUTH, SOUTH EAST: EAST VICTORIA PARK

- The size of 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
- As of November 2016, the vacancy rate in East Victoria Park for rental properties was at 5.2%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	55	\$399	\$230	\$243
2 bedroom	105	\$490	\$325	\$331
3 bedroom	203	\$739	\$390	\$392
4 bedroom	34	\$889	\$510	\$513



## SOUTH, SOUTH EAST: APPLECROSS

- The size of 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
- As of November 2016, the vacancy rate in Applecross for rental properties was at 6.2%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	18	\$549	\$355	\$376
2 bedroom	82	\$850	\$365	\$398
3 bedroom	108	\$969	\$527	\$557
4 bedroom	47	\$1,500	\$720	\$763

## WEST, SOUTH WEST: NEDLANDS

- The size of 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
- As of November 2016, the vacancy rate in Nedlands for rental properties was at 4.8%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	9	\$500	\$330	\$362
2 bedroom	92	\$790	\$442	\$472
3 bedroom	86	\$1,150	\$590	\$607
4 bedroom	54	\$1,649	\$800	\$802

## WEST, SOUTH WEST: COTTESLOE

- The size of 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
- As of November 2016, the vacancy rate in Cottesloe for rental properties was at 3.4%.

As of November 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	46	\$494	\$340	\$321
2 bedroom	102	\$949	\$550	\$564
3 bedroom	74	\$1,700	\$770	\$836
4 bedroom	23	\$2,400	\$895	\$1,118



## HOUSEHOLD INCOME IN THE GREATER PERTH AREA

Income Range	City of Perth %
0-15K	4.1
15-31K	10.7
31-52K	10.5
52-78K	12.4
78-130K	18.0
130-180K	21.4
180K+	10.6

For additional information, and to receive a comprehensive Kent City Guide for Perth, speak to a Kent Relocation expert on **1300 141 746**.

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

