

# KENT RENTAL ALLOWANCE MATRIX

## KEY RENTAL PROPERTY DATA, PERTH MAY 17



### PERTH (6000)

- 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 May 2017, the vacancy rate in Inner City Perth for rental properties was at 5.2%

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	159	\$500	\$310	\$312
2 bedroom	242	\$800	\$435	\$446
3 bedroom	50	\$2,200	\$550	\$557
4 bedroom	6	\$774	\$635	\$627

### SURROUNDING SUBURBS

#### INNER CITY: EAST PERTH (6004)

- 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 May 2017, the vacancy rate in East Perth for rental properties was at 5.9%

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	134	\$430	\$260	\$276
2 bedroom	162	\$800	\$445	\$441
3 bedroom	61	\$1,249	\$622	\$692
4 bedroom	12	\$1,299	\$800	\$856

#### INNER CITY: WEST PERTH (6005)

- 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 May 2017, the vacancy rate in West Perth for rental properties was at 6%.



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As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	194	\$574	\$347	\$335
2 bedroom	216	\$749	\$430	\$431
3 bedroom	76	\$1,850	\$535	\$707
4 bedroom	7	\$1,599	\$1,040	\$1,039

### NORTH - CITY BEACH (6015)

- The size of 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
- As of May 2017, the vacancy rate in City Beach for rental properties was at 4.5%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	0	-	-	-
2 bedroom	4	\$500	\$495	\$431
3 bedroom	17	\$1,249	\$600	\$596
4 bedroom	38	\$1,799	\$750	\$885

### NORTH - SCARBOROUGH (6019)

- 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 May 2017, the vacancy rate in Scarborough for rental properties was at 6.2%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	23	\$399	\$290	\$290
2 bedroom	239	\$539	\$350	\$373
3 bedroom	172	\$1,000	\$465	\$480
4 bedroom	23	\$949	\$650	\$673

### NORTH - WEMBLEY DOWNS (6019)

- 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 May 2017, the vacancy rate in Wembley Downs for rental properties was at 6.2%



As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	0	-	-	-
2 bedroom	20	\$500	\$310	\$328
3 bedroom	25	\$1,350	\$550	\$513
4 bedroom	14	\$1,649	\$690	\$659

### NORTH - CHURCHLANDS (6018)

- 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 May 2017, the vacancy rate in Churchlands for rental properties was at 4.3%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	2	\$475	\$420	\$420
2 bedroom	31	\$749	\$295	\$302
3 bedroom	14	\$899	\$635	\$664
4 bedroom	9	\$924	\$820	\$789

### SOUTH, SOUTH EAST - COMO (6152)

- 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 May 2017, the vacancy rate in Como for rental properties was at 4.5%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	7	\$350	\$290	\$298
2 bedroom	230	\$695	\$370	\$390
3 bedroom	142	\$800	\$407	\$443
4 bedroom	18	\$1,249	\$665	\$650

### SOUTH, SOUTH EAST - EAST VICTORIA PARK (6101)

- 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 May 2017, the vacancy rate in East Victoria Park for rental properties was at 4.3%.



As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	31	\$409	\$295	\$294
2 bedroom	74	\$475	\$340	\$330
3 bedroom	145	\$535	\$380	\$434
4 bedroom	33	\$700	\$525	\$506

### SOUTH, SOUTH EAST – APPLECROSS (6163)

- 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 May 2017, the vacancy rate in Applecross for rental properties was at 5.2%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	9	\$650	\$355	\$399
2 bedroom	52	\$580	\$380	\$374
3 bedroom	73	\$1,249	\$500	\$523
4 bedroom	35	\$1,299	\$800	\$799

### WEST, SOUTH WEST – NEDLANDS (6009)

- 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 May 2017, the vacancy rate in Nedlands for rental properties was at 4%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	6	\$500	\$375	\$373
2 bedroom	75	\$790	\$425	\$445
3 bedroom	67	\$1150	\$575	\$634
4 bedroom	36	\$1,799	\$725	\$802



## 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
180K+	7.5

For additional information, and to receive a comprehensive Kent City Guide for Perth, speak to a Kent Relocation expert on [1300 141 746](tel:1300141746).

Disclaimer: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date May 2017.

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