

# KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, FEBRUARY 18



## DARWIN (POSTCODE 0800)

- The size of Darwin is approximately 3 square kilometres
- It has 2 parks covering nearly 36% of total area
- The predominant age group of Darwin is 20-39 years
- As of December 2017, the vacancy rate in Darwin for rental properties was at 7%.

| As of<br>Feb 2018 | Number<br>Available | Highest Rent<br>(per week) | Median Rent<br>(per week) | Average Rent<br>(per week) |
|-------------------|---------------------|----------------------------|---------------------------|----------------------------|
| 1 bedroom         | 87                  | \$590                      | \$320                     | \$356                      |
| 2 bedroom         | 150                 | \$800                      | \$500                     | \$501                      |
| 3 bedroom         | 109                 | \$1,000                    | \$600                     | \$648                      |
| 4 bedroom         | 4                   | \$800                      | \$770                     | \$755                      |

## SURROUNDING SUBURBS

### INNER SOUTH – FANNIE BAY (0820)

- The size of Fannie Bay is approximately 2 square kilometres
- It has 8 parks covering nearly 36% of total area
- The predominant age group of Darwin is 38-45 years
- As of December 2017, the vacancy rate in Darwin for rental properties was at 4.9%.

| As of<br>Feb 2018 | Number<br>Available | Highest Rent<br>(per week) | Median Rent<br>(per week) | Average Rent<br>(per week) |
|-------------------|---------------------|----------------------------|---------------------------|----------------------------|
| 1 bedroom         | 16                  | \$450                      | \$270                     | \$306                      |
| 2 bedroom         | 47                  | \$599                      | 400\$                     | \$393                      |
| 3 bedroom         | 38                  | \$1,000                    | \$530                     | \$570                      |
| 4 bedroom         | 19                  | \$1,750                    | \$787                     | \$850                      |

### EASTERN – MALAK (0812)

- The size of Malak is approximately 2 square kilometres
- It has 1 park covering nearly 6% of total area
- The predominant age group of Malak is 32-49 years
- As of December 2017, the vacancy rate in Malak for rental properties was at 2.3%.



| As of<br>Feb 2018 | Number<br>Available | Highest Rent<br>(per week) | Median Rent<br>(per week) | Average Rent<br>(per week) |
|-------------------|---------------------|----------------------------|---------------------------|----------------------------|
| 1 bedroom         | 1                   | \$350                      | \$350                     | \$350                      |
| 2 bedroom         | 16                  | \$370                      | \$317                     | \$328                      |
| 3 bedroom         | 13                  | \$549                      | \$397                     | \$431                      |
| 4 bedroom         | 39                  | \$599                      | \$550                     | \$554                      |

#### **WEST – NIGHTCLIFF (0810)**

- The size of Nightcliff is approximately 1 square kilometre
- It has 1 park covering nearly 3% of total area
- The predominant age group of Nightcliff is 25-34 years
- As of December 2017, the vacancy rate in Nightcliff for rental properties was at 3.5%.

| As of<br>Feb 2018 | Number<br>Available | Highest Rent<br>(per week) | Median Rent<br>(per week) | Average Rent<br>(per week) |
|-------------------|---------------------|----------------------------|---------------------------|----------------------------|
| 1 bedroom         | 35                  | \$319                      | \$250                     | \$248                      |
| 2 bedroom         | 114                 | \$580                      | \$355                     | \$372                      |
| 3 bedroom         | 39                  | \$840                      | \$550                     | \$547                      |
| 4 bedroom         | 15                  | \$1,150                    | \$730                     | \$761                      |

#### **SOUTH – PARAP (0820)**

- The size of Parap is approximately 1 square kilometre
- It has 4 parks covering nearly 8% of total area
- The predominant age group of Parap is 35-44
- As of December 2017, the vacancy rate in Parap for rental properties was at 4.9%.

| As of<br>Feb 2018 | Number<br>Available | Highest Rent<br>(per week) | Median Rent<br>(per week) | Average Rent<br>(per week) |
|-------------------|---------------------|----------------------------|---------------------------|----------------------------|
| 1 bedroom         | 17                  | \$749                      | \$350                     | \$361                      |
| 2 bedroom         | 12                  | \$479                      | \$332                     | \$346                      |
| 3 bedroom         | 40                  | \$825                      | \$600                     | \$608                      |
| 4 bedroom         | 14                  | \$1,200                    | \$697                     | \$729                      |



### **NORTH – WAGAMAN (0810)**

- The size of Wagaman is approximately 1 square kilometre
- It has 4 parks covering nearly 8% of total area
- The predominant age group of Wagaman is 25-34
- As of December 2017, the vacancy rate in Parap for rental properties was at 3.5%.

| <b>As of<br/>Feb 2018</b> | <b>Number<br/>Available</b> | <b>Highest Rent<br/>(per week)</b> | <b>Median Rent<br/>(per week)</b> | <b>Average Rent<br/>(per week)</b> |
|---------------------------|-----------------------------|------------------------------------|-----------------------------------|------------------------------------|
| 1 bedroom                 | 17                          | \$749                              | \$350                             | \$361                              |
| 2 bedroom                 | 12                          | \$479                              | \$332                             | \$346                              |
| 3 bedroom                 | 40                          | \$825                              | \$600                             | \$608                              |
| 4 bedroom                 | 14                          | \$1,200                            | \$697                             | \$729                              |

### **HOUSEHOLD INCOME IN THE GREATER DARWIN AREA**

| <b>Income Range</b> | <b>City of Darwin %</b> |
|---------------------|-------------------------|
| 0-15K               | 2.6                     |
| 15-31K              | 7.9                     |
| 31-52K              | 10.5                    |
| 52-78K              | 13.9                    |
| 78-130K             | 23.4                    |
| 130-180K            | 17.5                    |
| 180K+               | 9.4                     |

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

Data Sourced: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date Feb 2018.

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