

# KENT RENTAL ALLOWANCE MATRIX

## KEY RENTAL PROPERTY DATA, PERTH FEBRUARY 18



### 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 December 2017, the vacancy rate in Inner City Perth for rental properties was at 6.1%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	154	\$599	\$320	\$318
2 bedroom	271	\$650	\$480	\$468
3 bedroom	54	\$749	\$550	\$543
4 bedroom	9	\$724	\$622	\$611

### 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 December 2017, the vacancy rate in East Perth for rental properties was at 6.6%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	154	\$424	\$265	\$287
2 bedroom	218	\$749	\$400	\$413
3 bedroom	108	\$1,599	\$500	\$536
4 bedroom	7	\$1,249	\$850	\$876

#### 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 December 2017, the vacancy rate in West Perth for rental properties was at 6.7%.



As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	144	\$595	\$367	\$360
2 bedroom	240	\$724	\$410	\$405
3 bedroom	89	\$749	\$505	\$510
4 bedroom	5	\$1,700	\$1,438	\$1,153

#### **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 December 2017, the vacancy rate in City Beach for rental properties was at 2.4%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	0	-	-	-
2 bedroom	1	\$440	\$440	\$440
3 bedroom	14	\$1,344	\$600	\$765
4 bedroom	26	\$1,850	\$935	\$1,063

#### **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 December 2017, the vacancy rate in Scarborough for rental properties was at 4.9%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	23	\$319	\$230	\$236
2 bedroom	248	\$520	\$345	\$321
3 bedroom	187	\$800	\$480	\$477
4 bedroom	34	\$949	\$650	\$651

#### **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 December 2017, the vacancy rate in Wembley Downs for rental properties was at 4.9%.



As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	0	-	-	-
2 bedroom	30	\$375	\$374	\$375
3 bedroom	51	\$899	\$470	\$486
4 bedroom	28	\$1,499	\$750	\$822

#### 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 December 2017, the vacancy rate in Churchlands for rental properties was at 3.8%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1	\$399	\$400	\$399
2 bedroom	44	\$500	\$299	\$305
3 bedroom	17	\$949	\$707	\$683
4 bedroom	8	\$1,000	\$775	\$794

#### 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 December 2017, the vacancy rate in Como for rental properties was at 4.2%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	20	\$389	\$280	\$279
2 bedroom	233	\$529	\$295	\$289
3 bedroom	188	\$774	\$400	\$441
4 bedroom	37	\$1,099	\$580	\$618

#### 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 December 2017, the vacancy rate in East Victoria Park for rental properties was at 3.6%.



As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	28	\$259	\$200	\$205
2 bedroom	115	\$399	\$270	\$283
3 bedroom	291	\$539	\$360	\$366
4 bedroom	47	\$700	\$495	\$548

#### 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 December 2017, the vacancy rate in Applecross for rental properties was at 4.6%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	18	\$500	\$345	\$344
2 bedroom	66	\$724	\$350	\$349
3 bedroom	72	\$930	\$525	\$571
4 bedroom	37	\$1,999	\$845	\$873

#### 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 December 2017, the vacancy rate in Nedlands for rental properties was at 4.3%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	4	\$450	\$372	\$373
2 bedroom	102	\$1,050	\$375	\$379
3 bedroom	86	\$1,748	\$600	\$630
4 bedroom	42	1,999	\$880	\$971



## 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+	8.7

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

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

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