

## June Quarter 2023 *market update...*

The decline in national house prices has disappeared following 4 consecutive monthly increases since March 2023 totalling an increase of 2.3%. Perth has recorded month on month increases since March of .05%, 0.6%, 1.3%, 0.9% and making it the 2nd best performing capital City this year. Again, the Perth market shows its resilience being the only capital City to post record high prices as of May 2023 – all other capital cities are still between -1.2% and -12.6% lower than their last cyclical highs.

The state economy, mining, unemployment, and interstate migration remain strong in WA. This, in combination with extremely low supply, strong demand, a historically tight rental market and high affordability, remain the key factors driving the Perth market. Strong sales results have continued through quarter 2 this year, and stock levels are dropping month on month to now only 5,328 properties for sale across Perth which is well below half the stock we need to meet even an average demand level. The average days on market for Perth is still holding at around 11 days.

We noted in our December 2022 Report that growth in Perth prices could be largely hinged to how many more rate rises are to come. The RBA has since increased rates on four occasions up to 30 June 2023, but this has not deterred price growth and is unlikely to if more rate rises are to come, given the significant shortage of stock and other strong key market drivers.

Inflation will still be a major factor in future decisions to change rates, but with inflation continuing its downward trend, experts are predicting that trend to continue to drop to 5.4% by years end. More good news for the Perth market.

However, the current housing shortage is a real crisis and one that I can't see a way out of yet. The measures the state government are currently looking at will be long drawn-out processes and none appear to be a sure-fire fix with many likely to create other problems that will need addressing. For example, throwing money at overseas workers to address the construction labour shortages will only also create housing needs for those workers – but isn't that the problem they are trying to solve?

Around our local markets, since some softening the early part of Q1 2023, we saw a resurgence in buyer activity through to the June quarter. Buyers are still taking time before making purchasing decisions and are still holding out for the 'right one' but any property that ticks most boxes will get snapped up quickly, and this is happening across all price points. We are seeing some buyers coming back into the market for the "one that needs work" which wasn't the case at the end of 2022. Presentation of your property is still critical and there is a large price divide for properties that aren't presented well to market. Sales strategy, pricing strategy and marketing of properties is also critical if you want a top result in the current market. Those who don't get this right can risk being exposed to longer sales campaigns and potential price reductions.

If you're wondering where your property sits in the current market, we can provide a complimentary and obligation-free price update.

Get in touch on 0447 120 125 or [james@mgpproperty.com.au](mailto:james@mgpproperty.com.au) to discuss.

See over for the latest property sales and statistics specific to the suburb of Alfred Cove...

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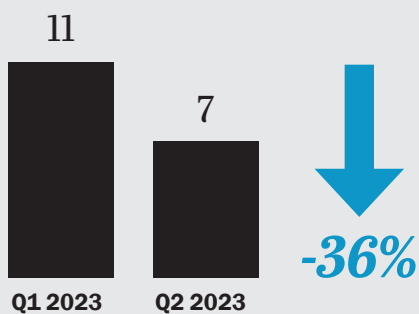
# Alfred Cove property *market update...*

Q2 2023

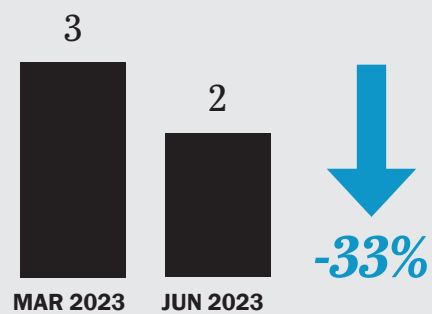
## Sales Q2 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Denny Way	House	4 x 2 x 2	797	\$1,620,000
Norma Road	House	4 x 3 x 2	520	\$1,500,000
Kitchener Road	House	4 x 2 x 2	758	\$1,440,000
Coverley Street	House	4 x 2 x 4	1,055	\$1,400,000
Davy Street	House	3 x 2 x 2	386	\$895,000
Ferguson Street	Land	-	506	\$871,000
Kitchener Road	House	4 x 2 x 2	551	\$843,000
Norma Road	Land	-	530	\$777,500
Lamond Street	House	2 x 2 x 1	99	\$650,000
Canning Highway	Duplex	3 x 2 x 1	285	\$530,000

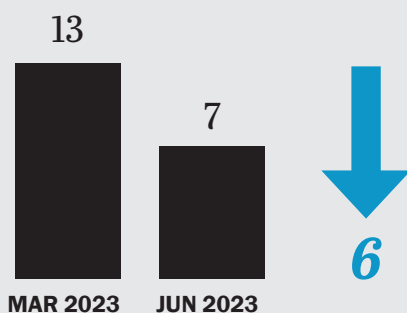
### Total Sales per Quarter (Houses)



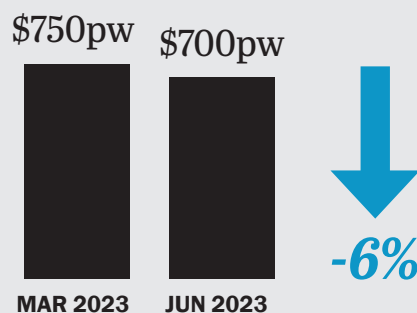
### Listings for Sale (Houses)



### Median Days to Sell (Houses)

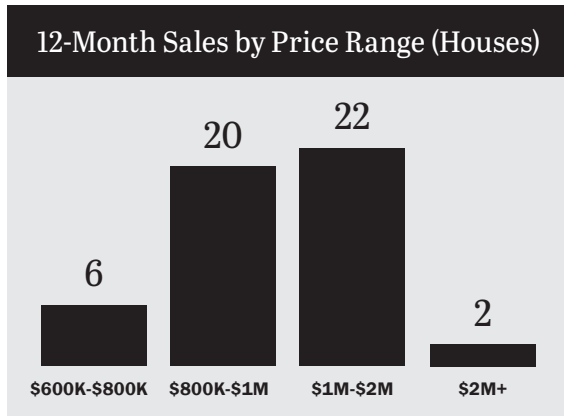
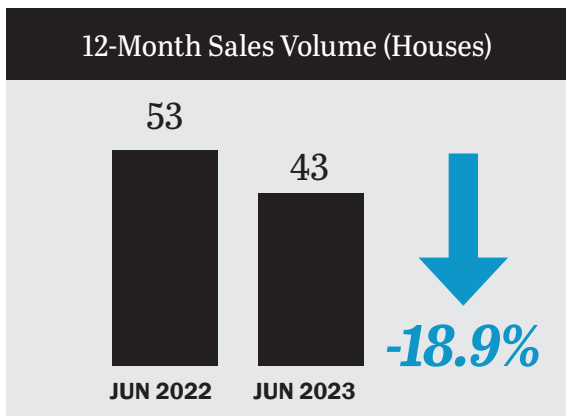
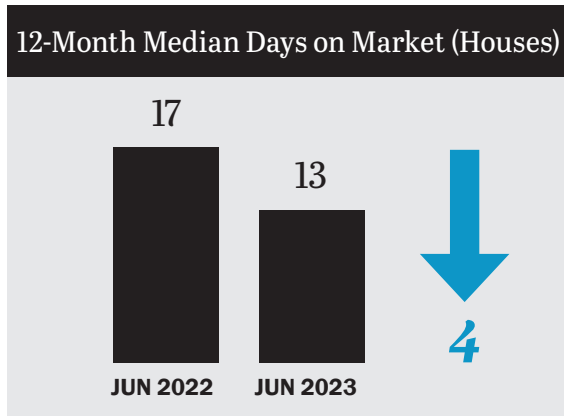
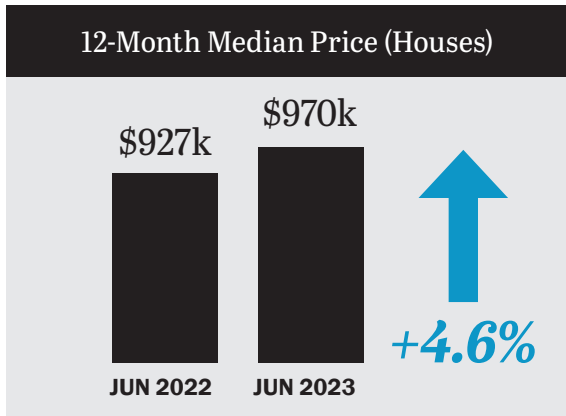
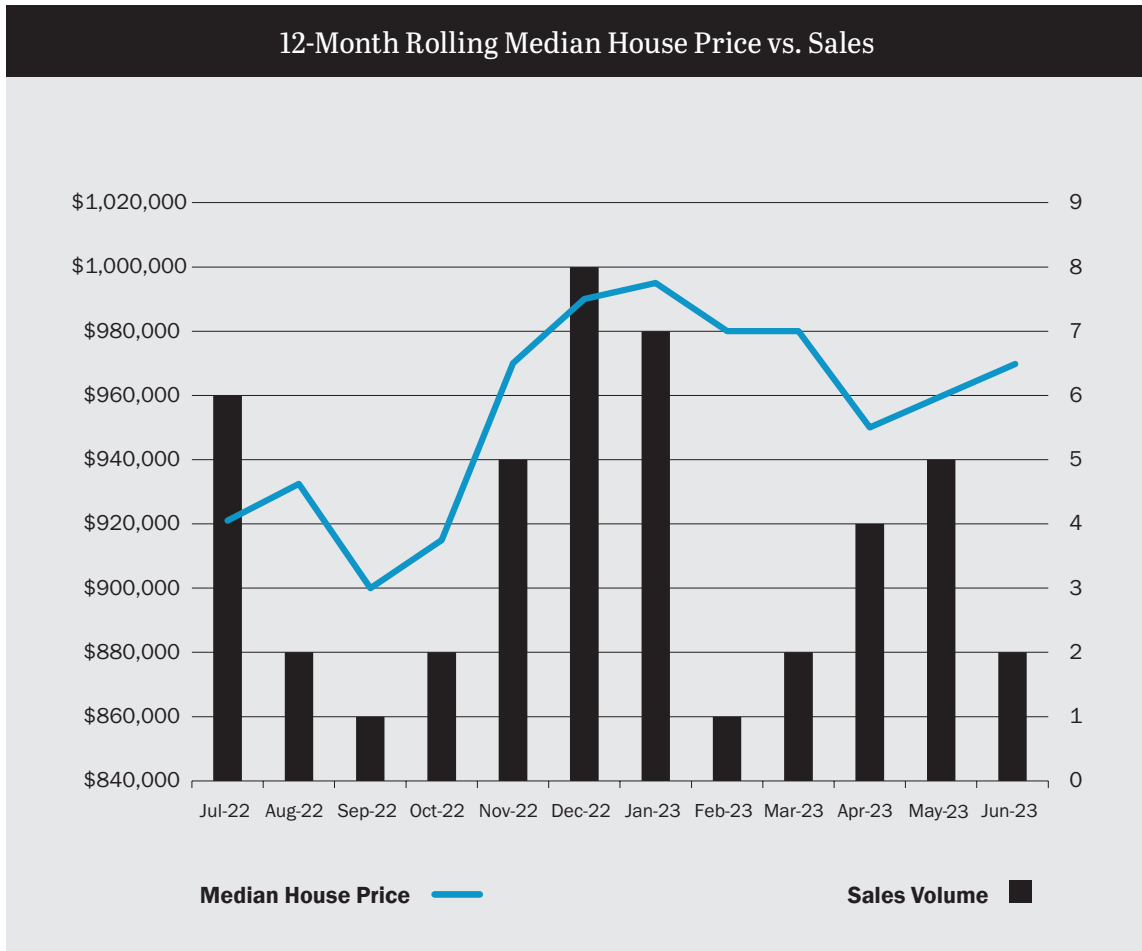


### Median Rent (Houses)



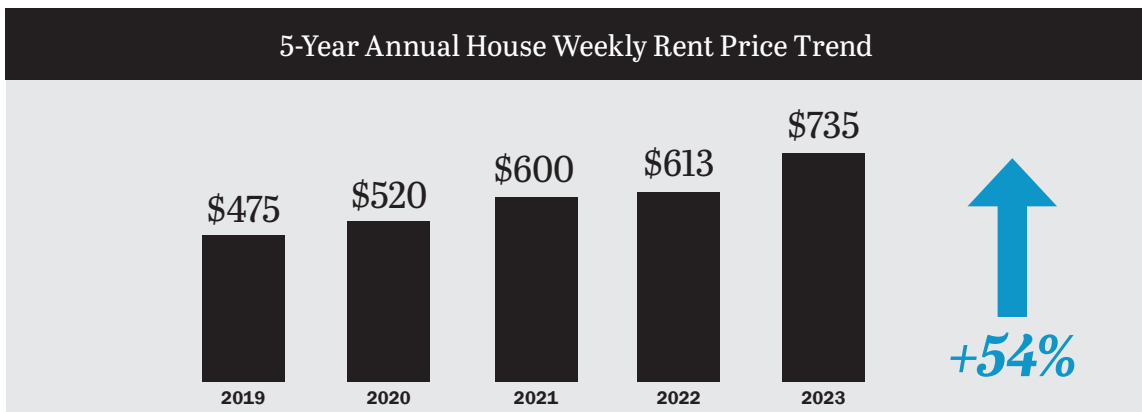
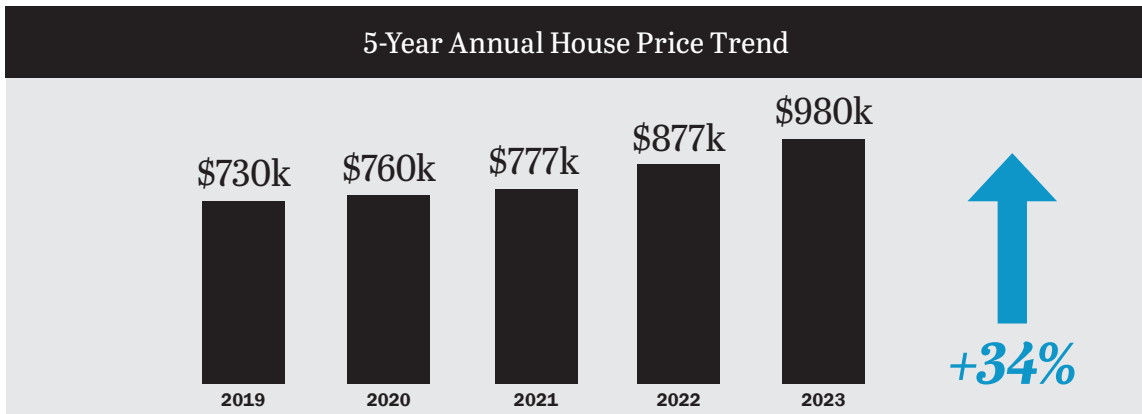
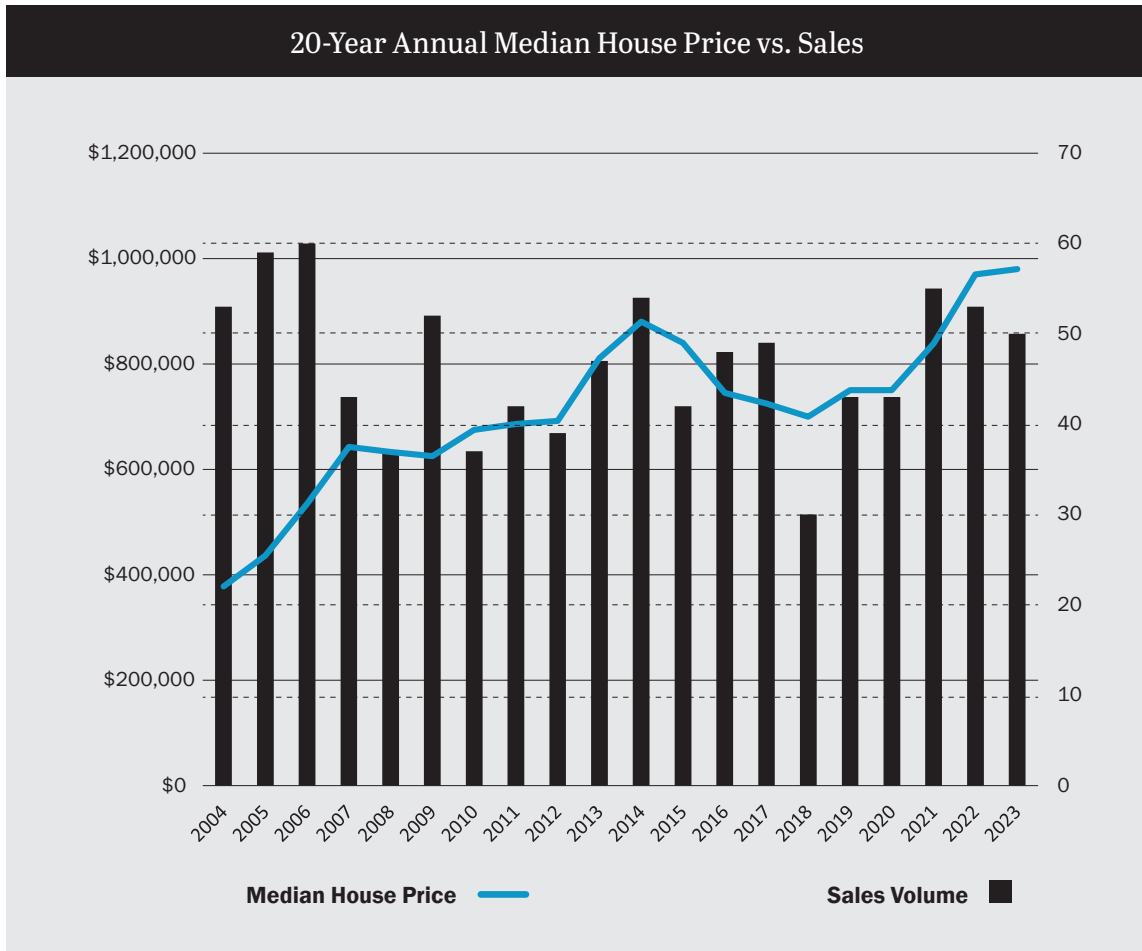
# Alfred Cove property *market update...*

## 12-MONTH TRENDS



# Alfred Cove property *market update...*

## LONG-TERM TRENDS



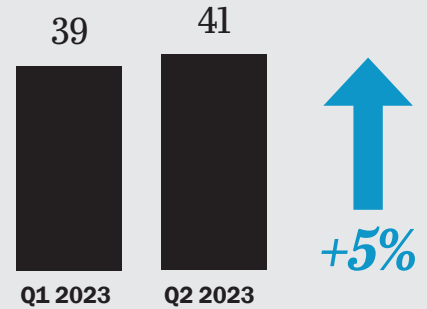
# Applecross property *market update...*

Q2 2023

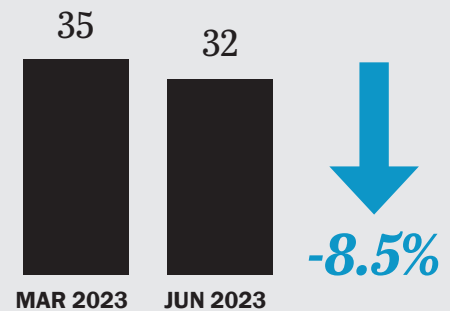
## Sales Q2 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Dee Road	House	4 x 3 x 2	828	\$5,000,000
Kintail Road	House	4 x 3 x 3	1,012	\$3,515,000
Melville Beach Road	House	6 x 3 x 3	900	\$3,300,000
Riverway	House	4 x 3 x 2	518	\$3,180,000
Tweeddale Road	House	4 x 3 x 2	482	2,600,000
Tain Street	House	4 x 2 x 2	446	\$2,410,000
Troy Street	House	4 x 3 x 2	749	\$2,350,000
Simpson Street	House	4 x 3 x 1	1,047	\$2,200,000
Matheson Road	Land	-	1,012	\$2,120,000
Collier Street	House	4 x 3 x 2	509	\$2,000,000
Armstrong Road	House	4 x 2 x 2	506	\$1,905,000
Collier Street	House	4 x 2 x 2	503	\$1,700,000
Tain Street	House	3 x 2 x 2	498	\$1,655,000
Gairloch Street	House	5 x 2 x 2	544	\$1,612,200
Canning Beach Road	Apt	3 x 2 x 2	209	\$1,600,000
Matheson Road	House	4 x 2 x 2	700	\$1,600,000
Canning Beach Road	Apt	3 x 1 x 4	253	\$1,440,000
Kintail Road	House	3 x 2 x 2	513	\$1,430,000
Canning Beach Road	Apt	2 x 2 x 2	175	\$1,400,000
Ullapool Road	House	3 x 2 x 2	250	\$1,370,000
Ardross Street	Duplex	3 x 1 x 3	385	\$1,350,000
Matheson Road	House	4 x 2 x 2	244	\$1,338,000
Canning Highway	Apt	3 x 2 x 2	186	\$1,250,000
Sixth Avenue	House	4 x 1 x 2	508	\$1,100,000
Fletcher Street	Duplex	3 x 2 x 2	270	\$970,000
Canning Highway	Apt	3 x 2 x 2	196	\$920,000
Fletcher Street	THouse	3 x 2 x 2	268	\$910,000
Canning Highway	Apt	3 x 2 x 2	149	\$880,000
Macrae Road	House	3 x 2 x 1	230	\$875,000
Macrae Road	Villa	3 x 2 x 1	230	\$875,000
Dee Road	Villa	3 x 1 x 2	257	\$820,000
Macleod Road	THouse	3 x 2 x 2	290	\$810,000
Canning Highway	House	3 x 1 x 1	356	\$650,000
Simpson Street	THouse	4 x 3 x 1	83	\$640,000
Matheson Road	Apt	2 x 1 x 1	125	\$620,000
Matheson Road	Villa	2 x 1 x 2	82	\$565,000
Canning Highway	Apt	2 x 2 x 2	132	\$548,000
Glenelg Street	Villa	2 x 1 x 1	173	\$440,000
Canning Highway	Apt	2 x 1 x 1	75	\$350,000
Kintail Road	Apt	1 x 1 x 1	63	\$325,000
Canning Highway	House	2 x 1 x 1	86	NYD

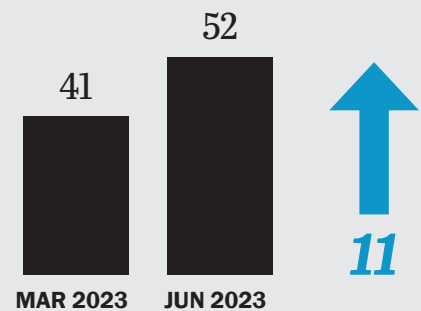
## Total Sales per Quarter (Houses)



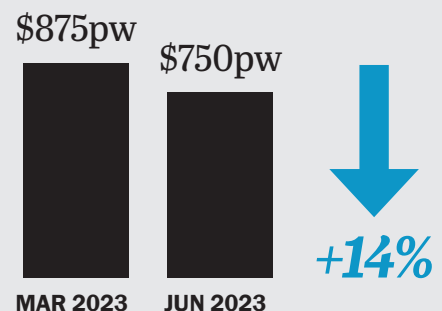
## Listings for Sale (Houses)



## Median Days to Sell (Houses)



## Median Rent (Houses)

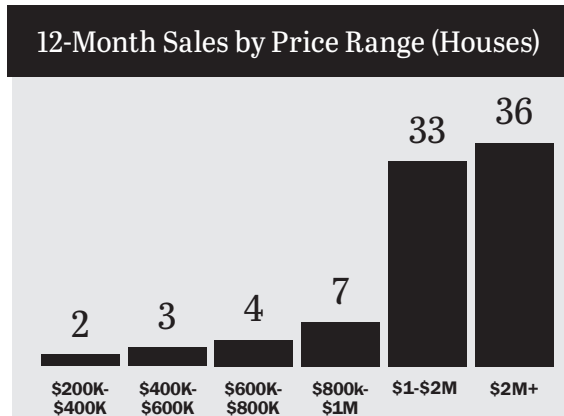
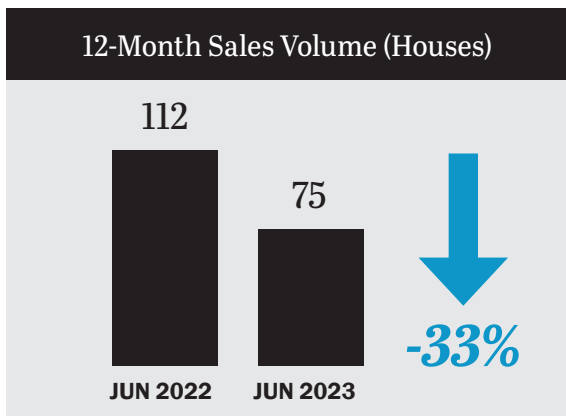
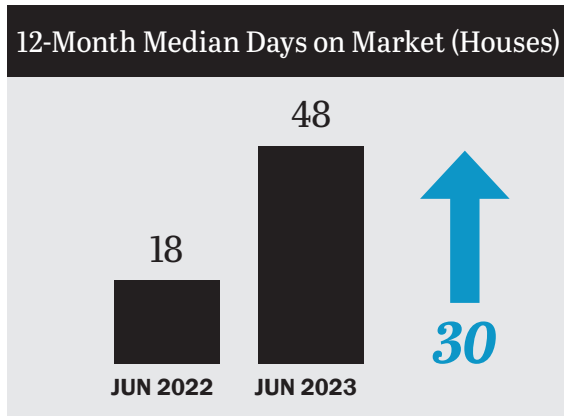
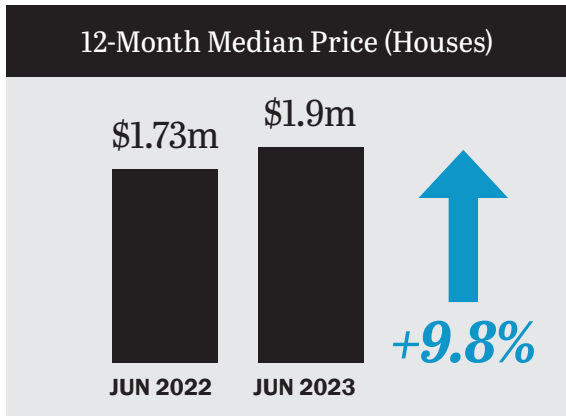
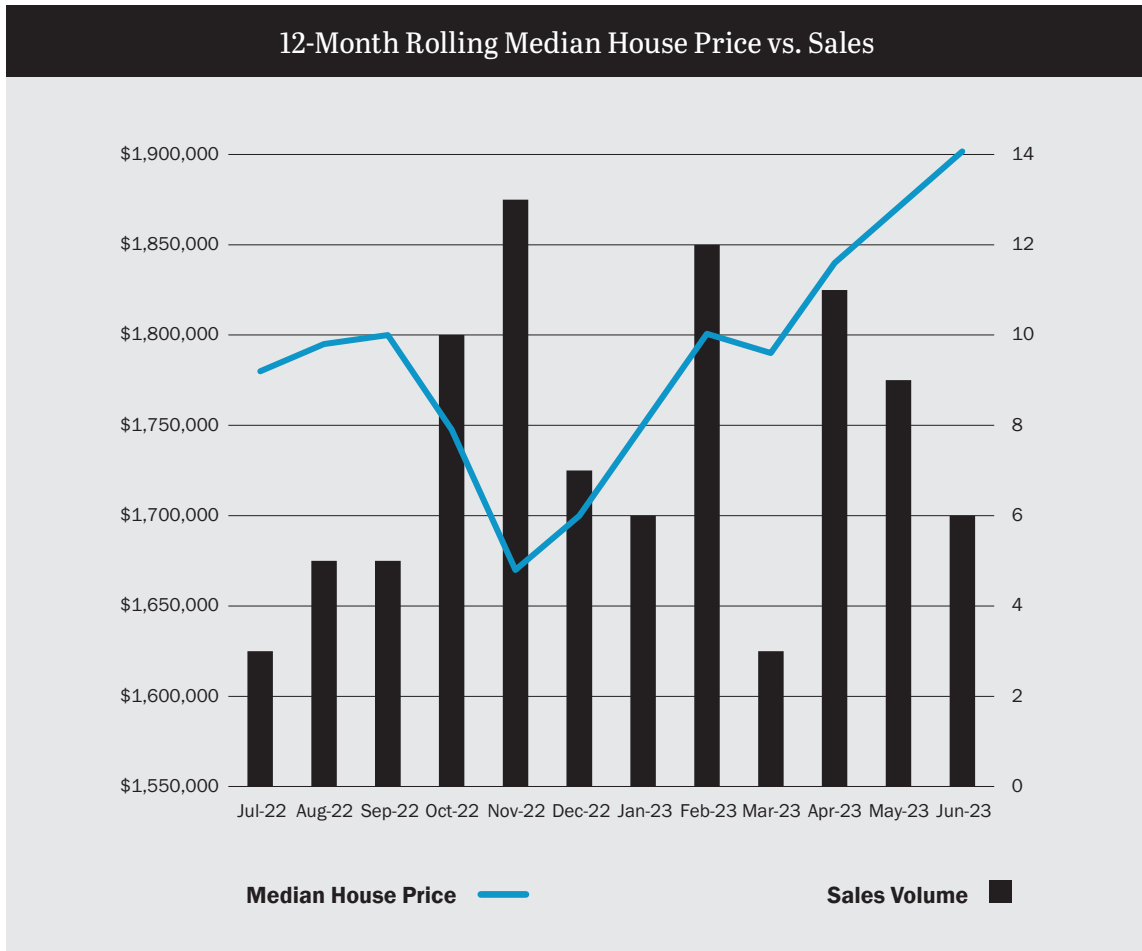


NYD: Not Yet Disclosed

# Applecross property *market update...*

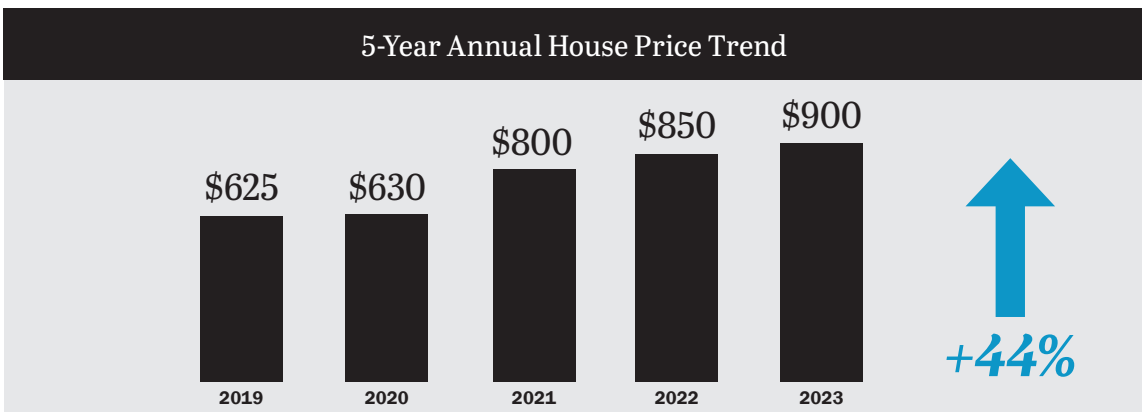
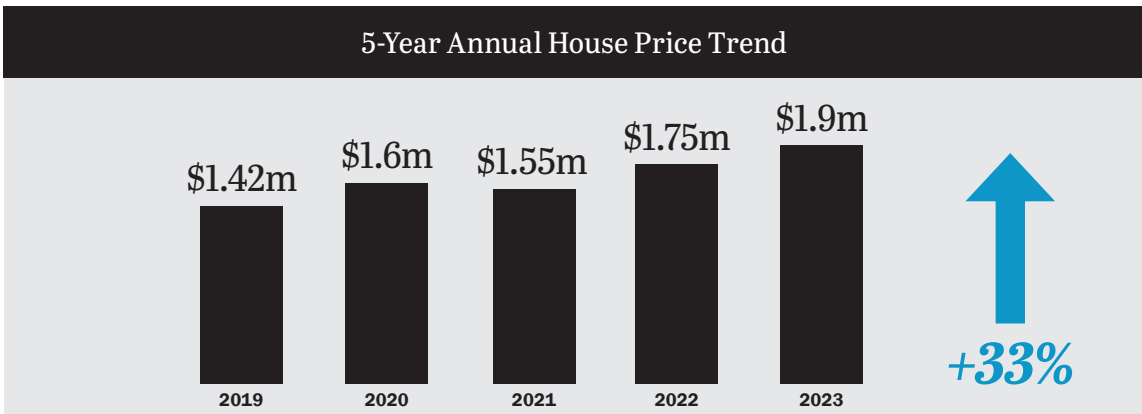
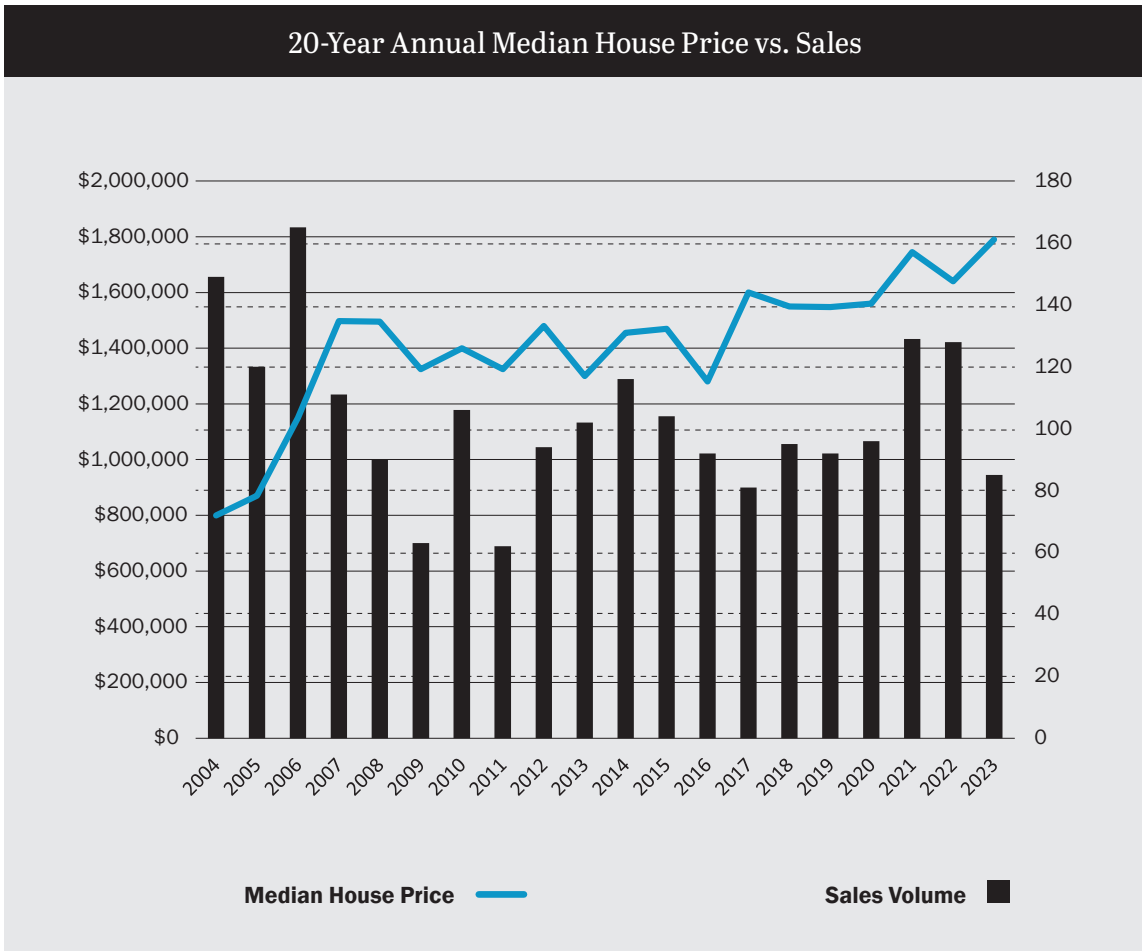
## 12-MONTH TRENDS

12 Months to June 2023



# Applecross property *market update...*

## LONG-TERM TRENDS



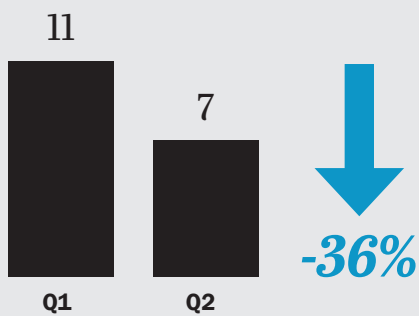
# Ardross property *market update...*

Q2 2023

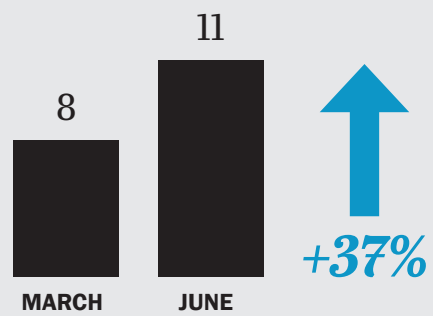
## Sales Q2 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Bedford Road	House	4 x 3 x 2	450	\$1,760,000
Gunbower Road	House	4 x 2 x 2	449	\$1,570,000
Tain Street	Townhouse	3 x 2 x 2	188	\$1,106,000
Tain Street	House	3 x 1 x 2	497	\$1,000,000
Glencoe Road	House	3 x 2 x 2	264	\$813,000
Barrisdale Road	Land	-	807	\$750,000
Bondbard Street	House	3 x 2 x 2	230	\$740,000
Tain Street	Apartment	3 x 3 x 2	133	\$645,000
Tain Street	Townhouse	2 x 2 x 1	99	\$485,000
Glencoe Road	Land	5 x 3 x 2	769	Not Yet Disclosed
Portree Way	House	3 x 2 x 4	731	Not Yet Disclosed
Leverburgh Street	House	3 x 2 x 2	493	Not Yet Disclosed
Barrisdale Road	Land	3 x 2 x 2		Not Yet Disclosed

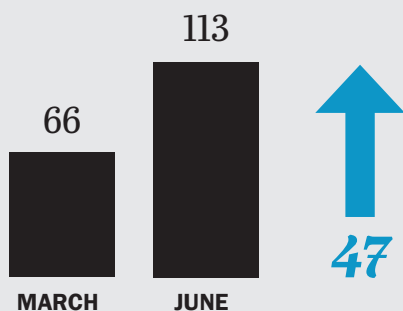
### Total Sales per Quarter (Houses)



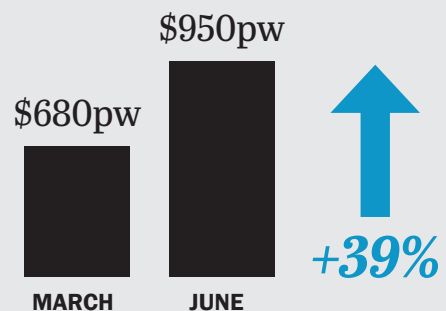
### Listings for Sale (Houses)



### Median Days to Sell (Houses)



### Median Rent (Houses)

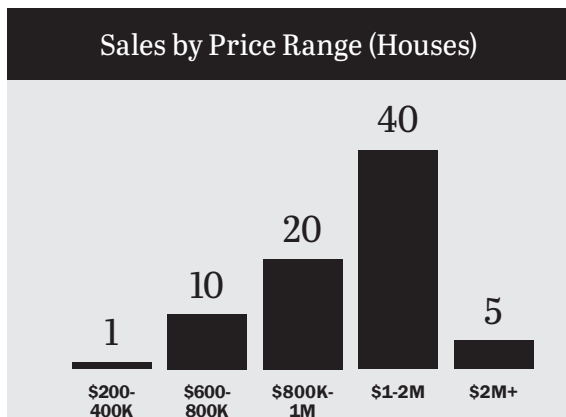
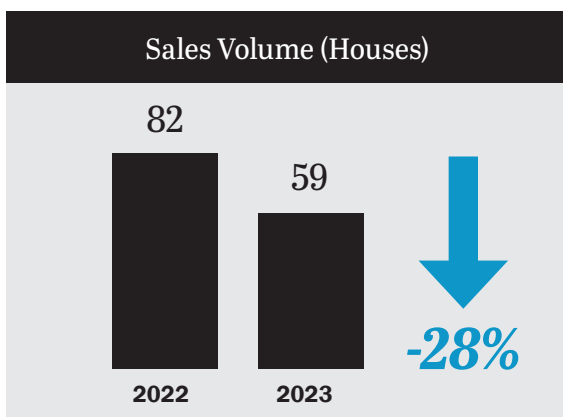
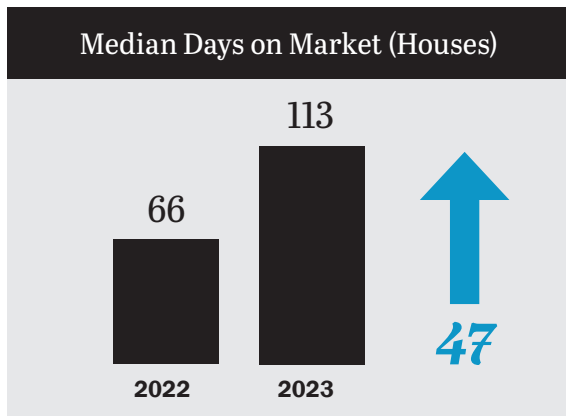
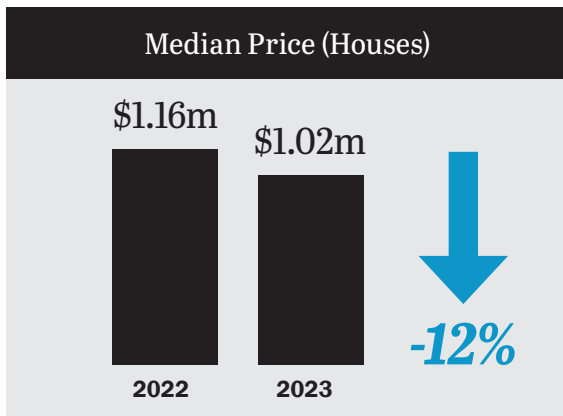
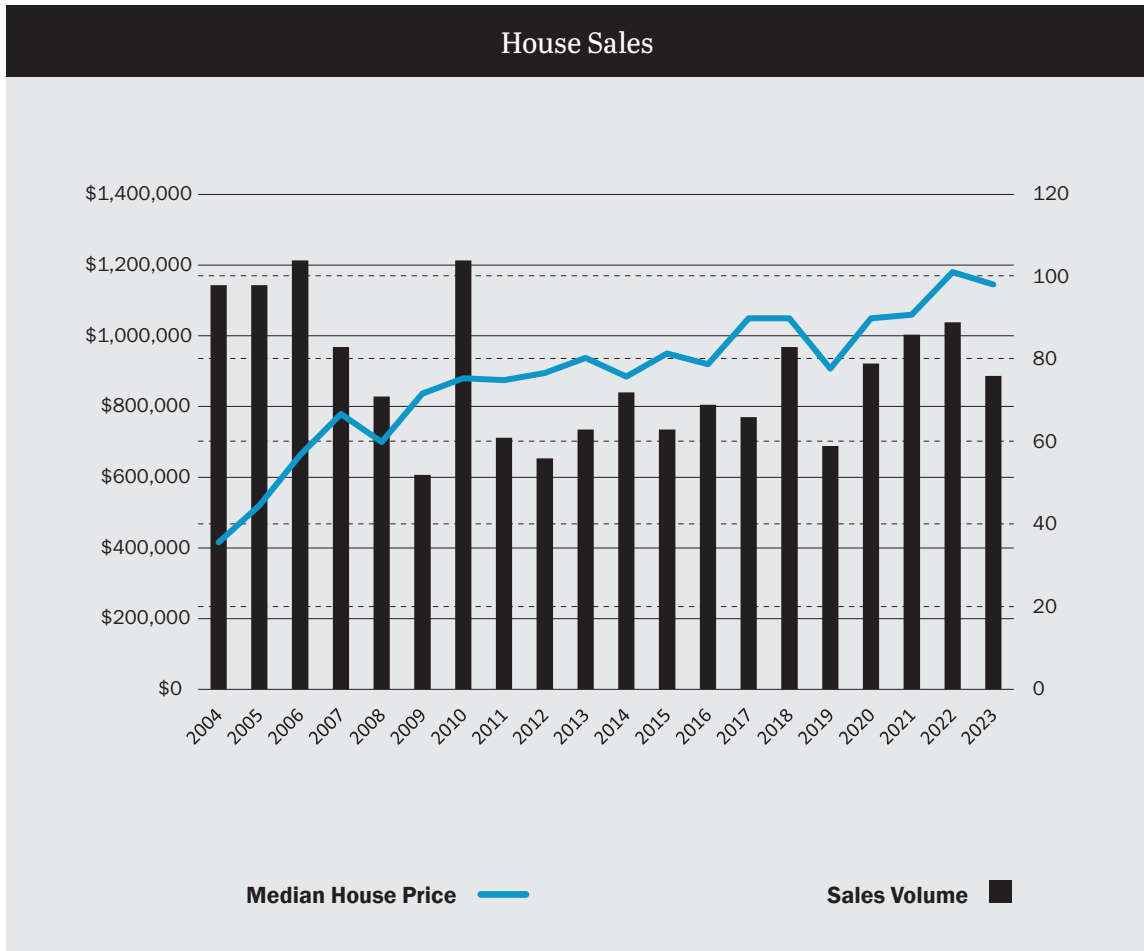




# Ardross property *market update...*

## 12-MONTH TRENDS

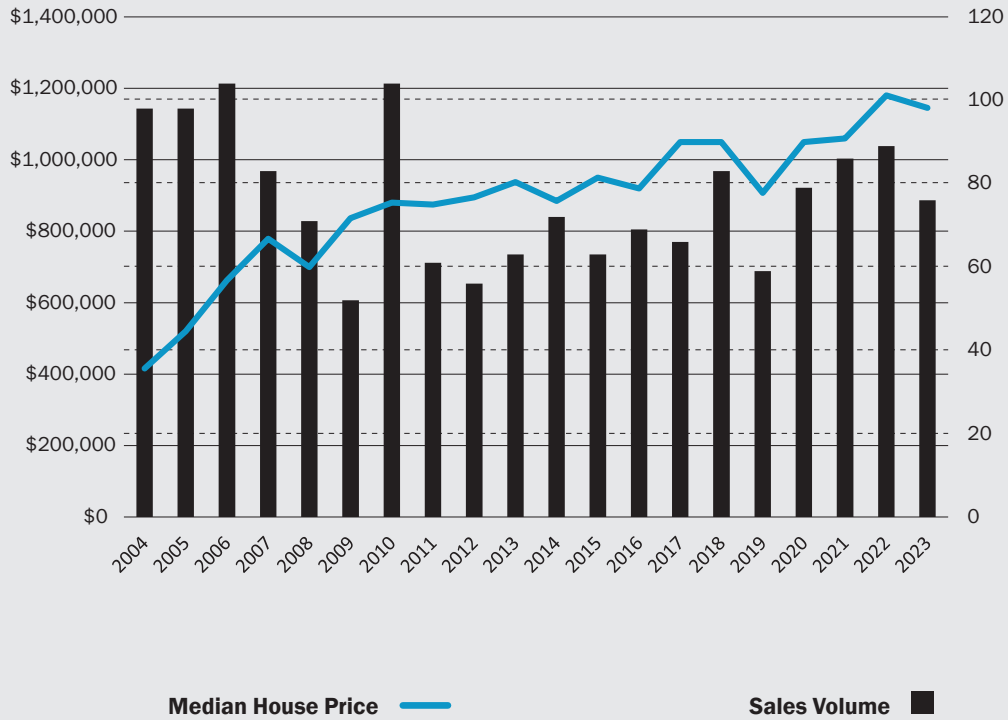
12 Months to June 2023



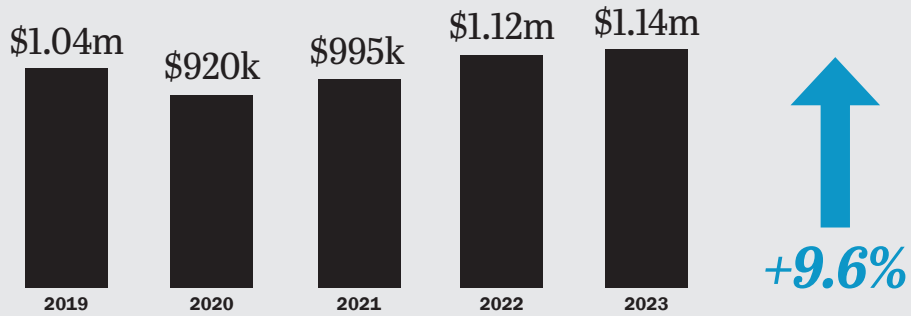
# Ardross property *market update...*

## LONG-TERM TRENDS

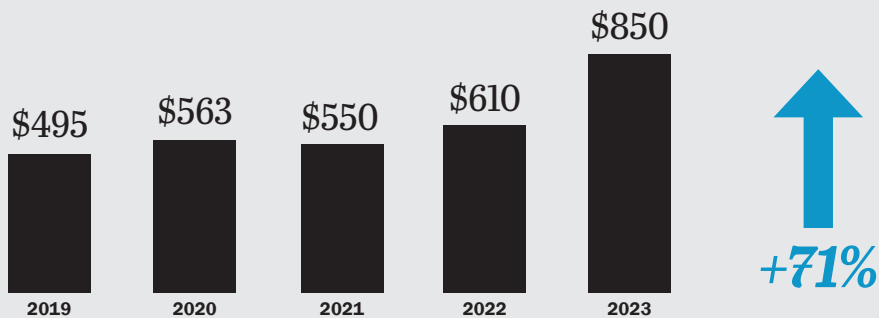
### 20-Year House Sales



### 5-Year House Price Trend



### 5-Year House Weekly Rent Price Trend



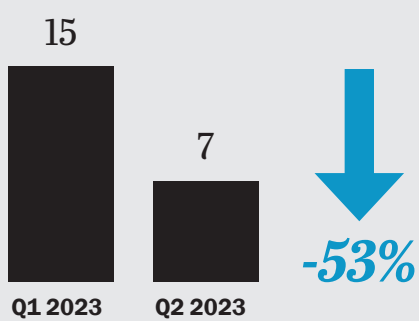
# Attadale property *market update...*

Q2 2023

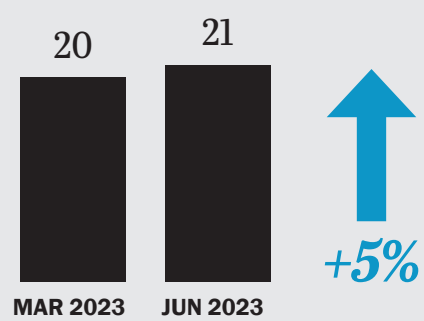
## Sales Q2 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Moreing Road	House	5 x 3 x 2	986	\$3,250,000
Tanson Street	House	4 x 2 x 2	629	\$1,968,000
Warragoon Crescent	House	4 x 2 x 2	633	\$1,700,000
Cawston Road	House	3 x 1 x 1	864	\$1,440,000
Swan Road	House	4 x 2 x 2	463	\$1,205,000
Burke Drive	Townhouse	3 x 2 x 2	265	\$876,000
Stock Road	Land	-	504	\$695,000
Canning Highway	Apartment	1 x 1 x 1	80	\$435,000
Groves Avenue	Apartment	1 x 1 x 1	78	\$435,000
Preston Point Road	Villa	2 x 1 x 1	66	\$413,000
Groves Avenue	Apartment	2 x 1 x 1	68	\$389,000
Burke Drive	Villa	3 x 2 x 2	328	Not Yet Disclosed
Groves Avenue	Apartment	2 x 2 x 1	87	Not Yet Disclosed
Dandenong Road	House	4 x 2 x 2	484	Not Yet Disclosed
Stock Road	House	3 x 1 x 1	1008	Not Yet Disclosed

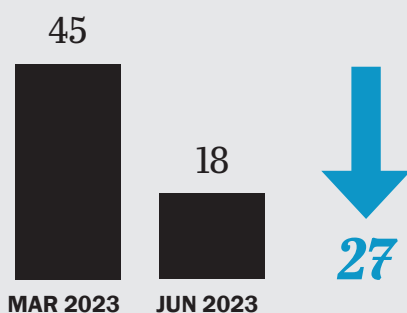
### Total Sales per Quarter (Houses)



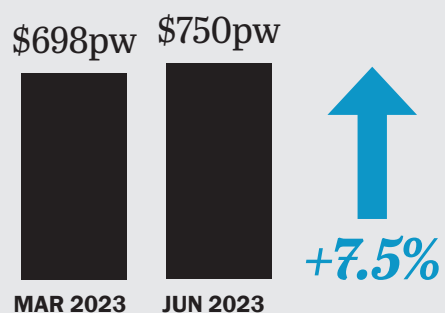
### Listings for Sale (Houses)



### Median Days to Sell (Houses)

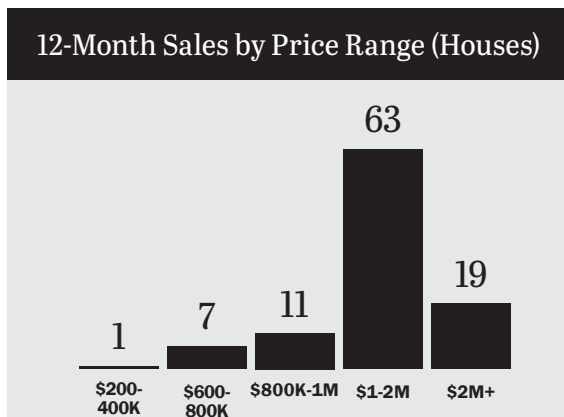
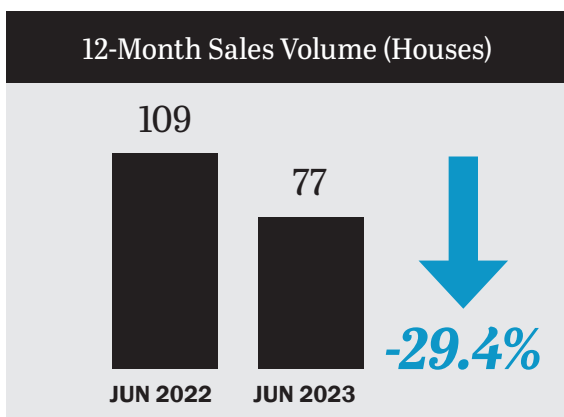
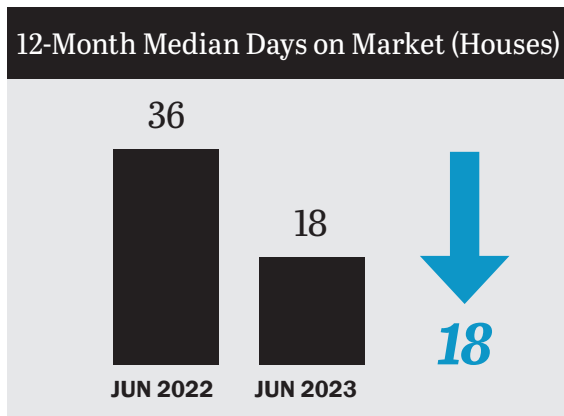
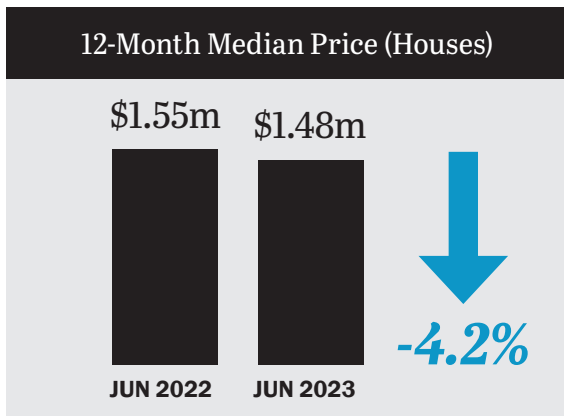
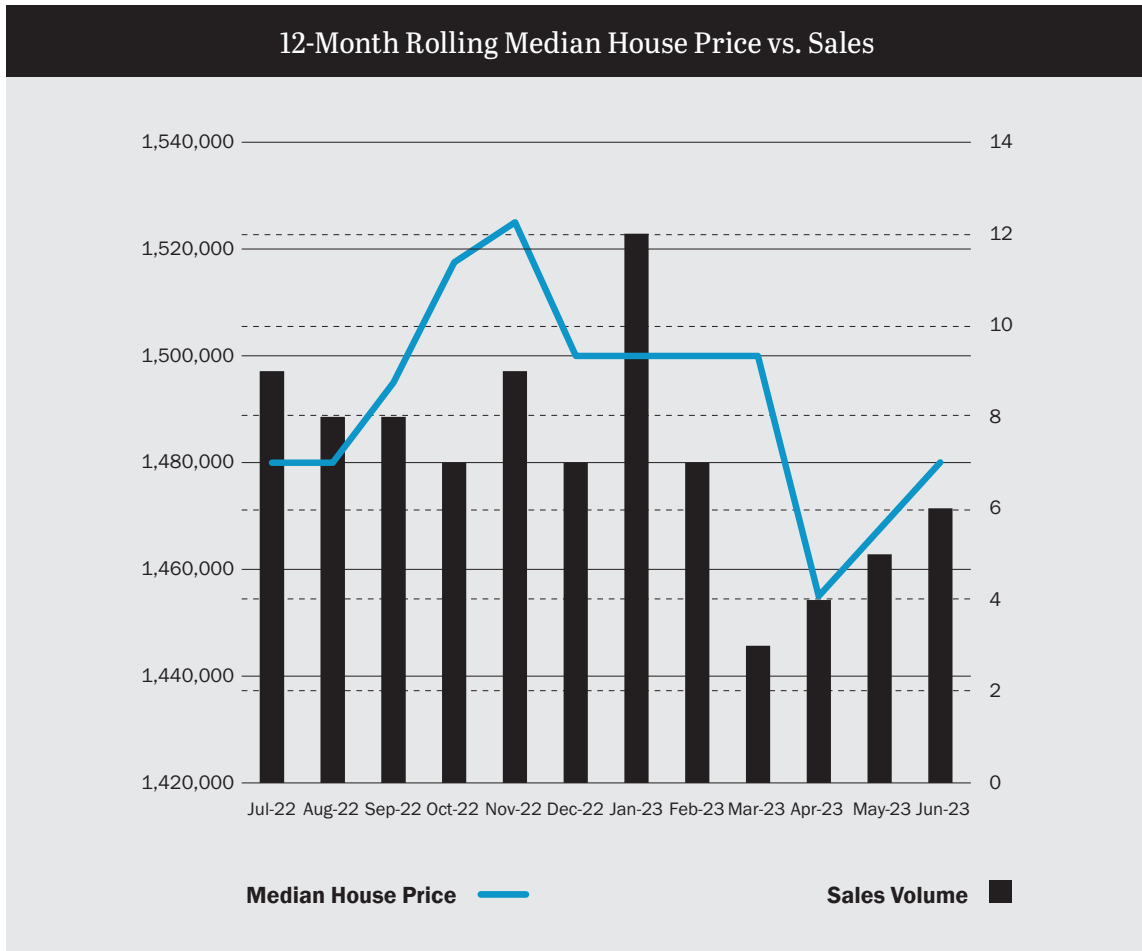


### Median Rent (Houses)



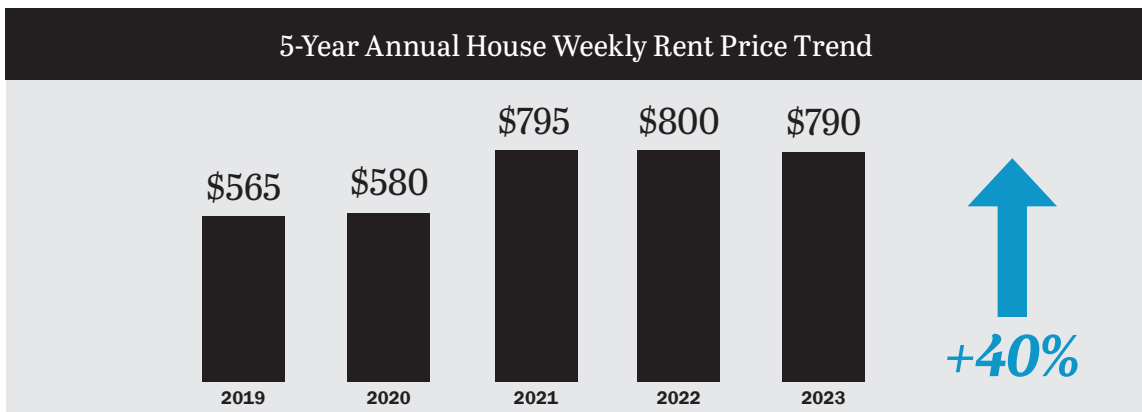
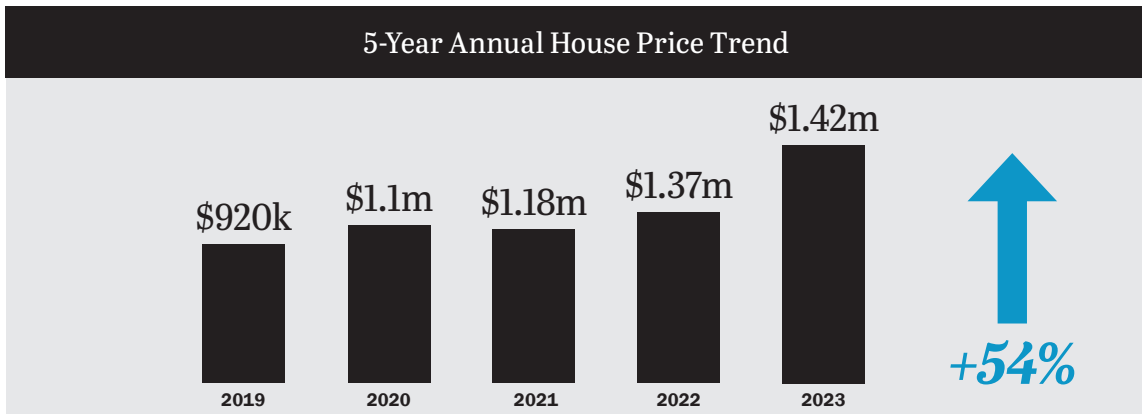
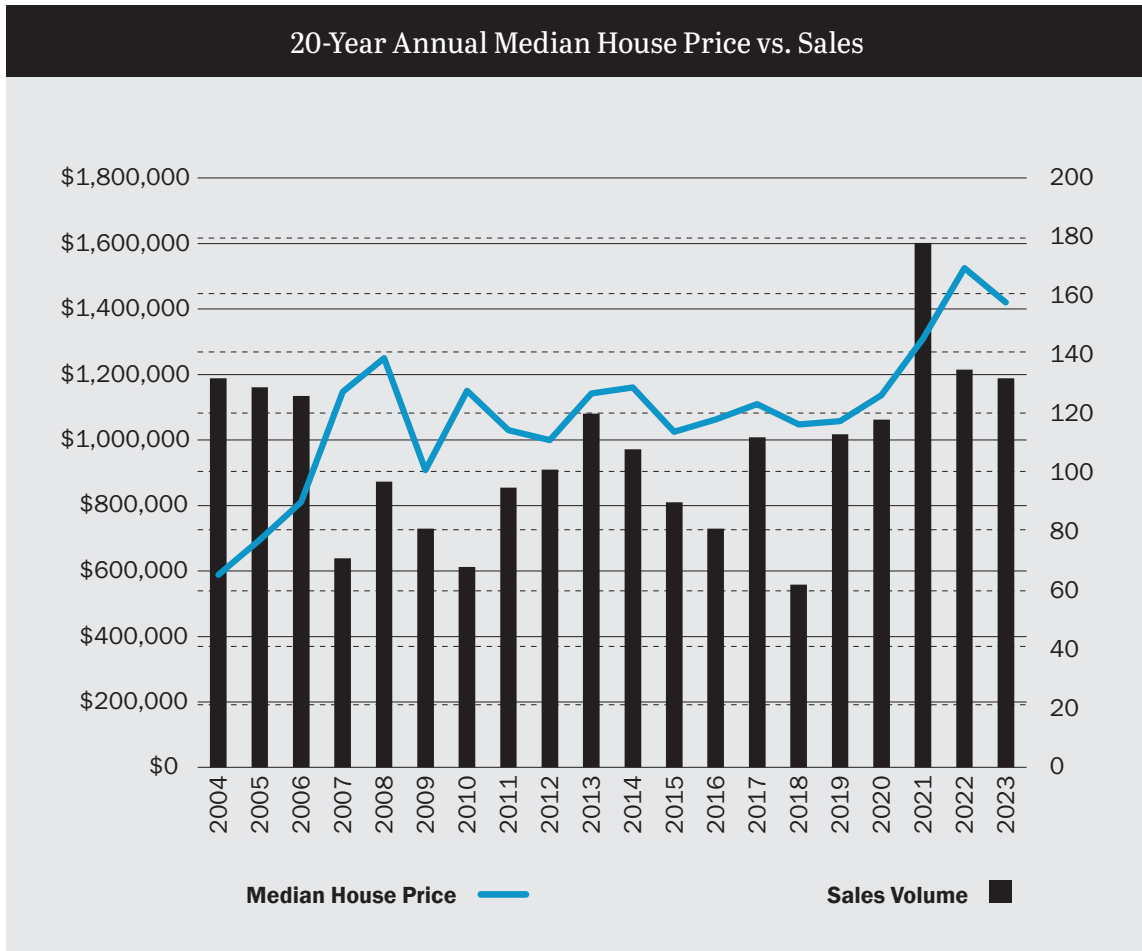
# Attadale property *market update...*

## 12-MONTH TRENDS



# Attadale property *market update...*

## LONG-TERM TRENDS



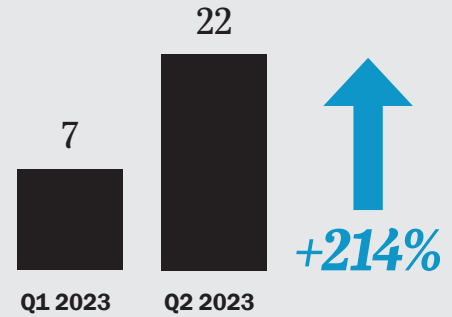
# Bicton property *market update...*

Q2 2023

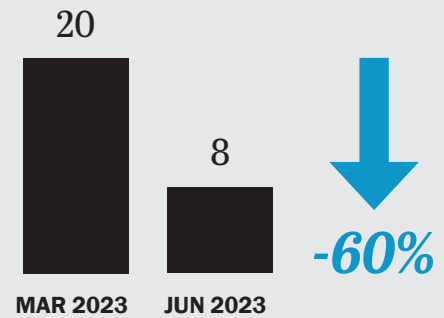
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Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Petra Street	House	5 x 5 x 3	844	\$4,200,000
Petra Street	House	4 x 2 x 2	1,260	\$3,800,000
Crewe Street	House	4 x 4 x 3	449	\$2,350,000
Beach Street	House	5 x 3 x 3	687	\$2,200,000
Yeovil Crescent	House	4 x 3 x 3	819	\$2,070,000
Harris Street	House	4 x 3 x 2	510	\$2,030,000
Durdham Crescent	House	3 x 2 x 2	565	\$1,680,000
Fraser Street	House	4 x 2 x 2	503	\$1,540,000
Wrexham Street	House	4 x 1 x 2	1,014	\$1,400,000
Westbury Crescent	House	2 x 1 x 2	800	\$1,310,000
Castle Hill Close	House	3 x 2 x 2	340	\$1,275,000
View Terrace	House	4 x 3 x 2	391	\$1,275,000
Waddell Road	House	2 x 1 x 2	491	\$950,000
Westbury Crescent	House	3 x 1 x 1	534	\$947,500
Coldwells Street	House	3 x 1 x 1	470	\$900,000
Pembroke Street	Unit	3 x 1 x 1	120	\$871,000
Murray Road	Townhouse	3 x 2 x 2	266	\$860,000
Preston Point Road	House	3 x 1 x 4	480	\$850,000
Harris Street	Townhouse	3 x 2 x 2	228	\$840,000
Doig Court	Townhouse	3 x 2 x 2	213	\$775,000
Pembroke Street	Duplex	3 x 1 x 1	104	\$750,000
Doig Court	House	3 x 2 x 2	202	\$742,000
Point Walter Road	Villa	3 x 2 x 2	217	\$610,000
Harris Street	Villa	3 x 1 x 1	255	\$608,000
Point Walter Road	Villa	2 x 1 x 2	84	\$510,000
Waddell Road	Apartment	2 x 1 x 2	97	\$490,000
Preston Point Road	Villa	2 x 1 x 2	78	\$487,500
Kanimbla Street	Villa	3 x 1 x 1	176	\$476,000
Canning Highway	Apartment	3 x 1 x 2	75	\$450,000
Canning Highway	Apartment	3 x 1 x 2	76	\$450,000
Canning Highway	Apartment	1 x 1 x 2	43	\$450,000
Canning Highway	Apartment	1 x 1 x 2	79	\$355,000
Canning Highway	Apartment	1 x 1 x 2	76	\$355,000
Canning Highway	Apartment	1 x 1 x 2	76	\$355,000
Canning Highway	Apartment	1 x 1 x 2	76	\$355,000
Canning Highway	Apartment	1 x 1 x 2	76	\$355,000
Canning Highway	Apartment	1 x 1 x 2	62	\$355,000
Canning Highway	Apartment	1 x 1 x 2	76	\$355,000
Canning Highway	Apartment	1 x 1 x 2	59	\$355,000
Canning Highway	Apartment	1 x 1 x 2	57	\$355,000
Canning Highway	Apartment	1 x 1 x 2	57	\$355,000
Canning Highway	Apartment	1 x 1 x 2	57	\$355,000
Bristol Avaneue	Apartment	2 x 1 x 1	67	\$349,000
Point Walter Road	Apartment	2 x 1 x 1	73	\$292,000
Canning Highway	Apartment	1 x 1 x 1	55	\$275,000
1Canning Highway	Apartment	1 x 1 x 1	41	\$224,000
Blackwall Reach Parade	House	5 x 3 x 4	1,023	NYD
Harris Street	House	2 x 1 x 1	390	NYD
Preston Point Road	House	4 x 2 x 3	905	NYD

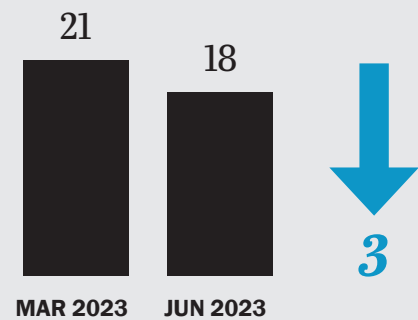
## Total Sales per Quarter (Houses)



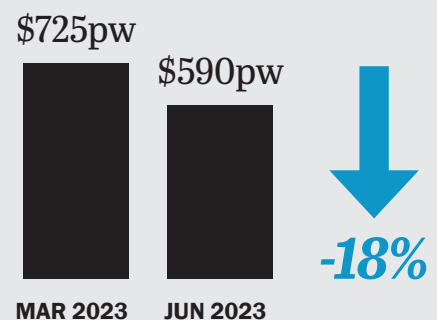
## Listings for Sale (Houses)



## Median Days to Sell (Houses)

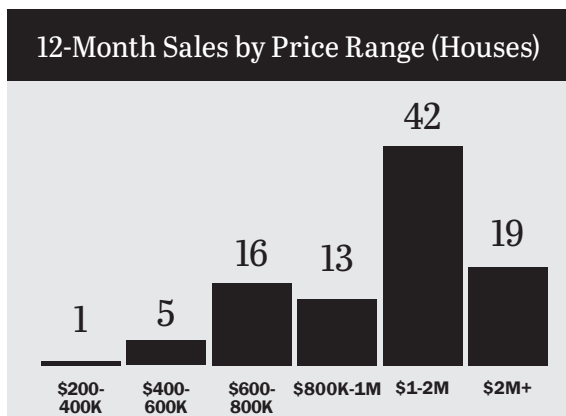
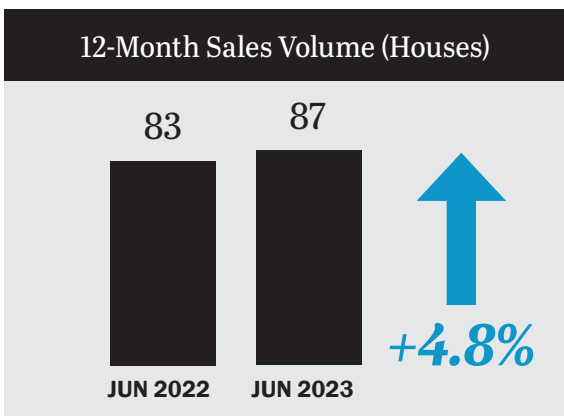
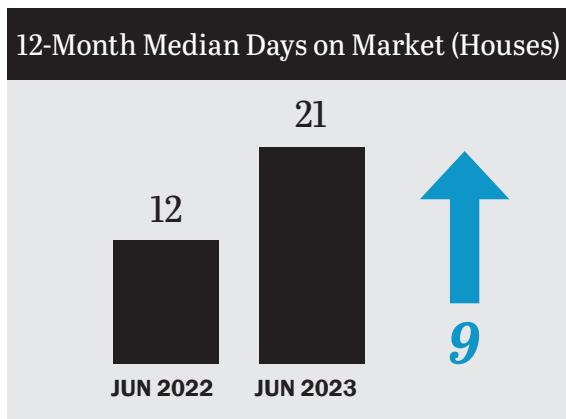
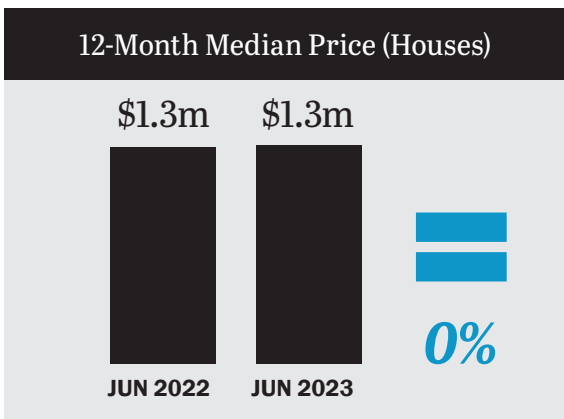
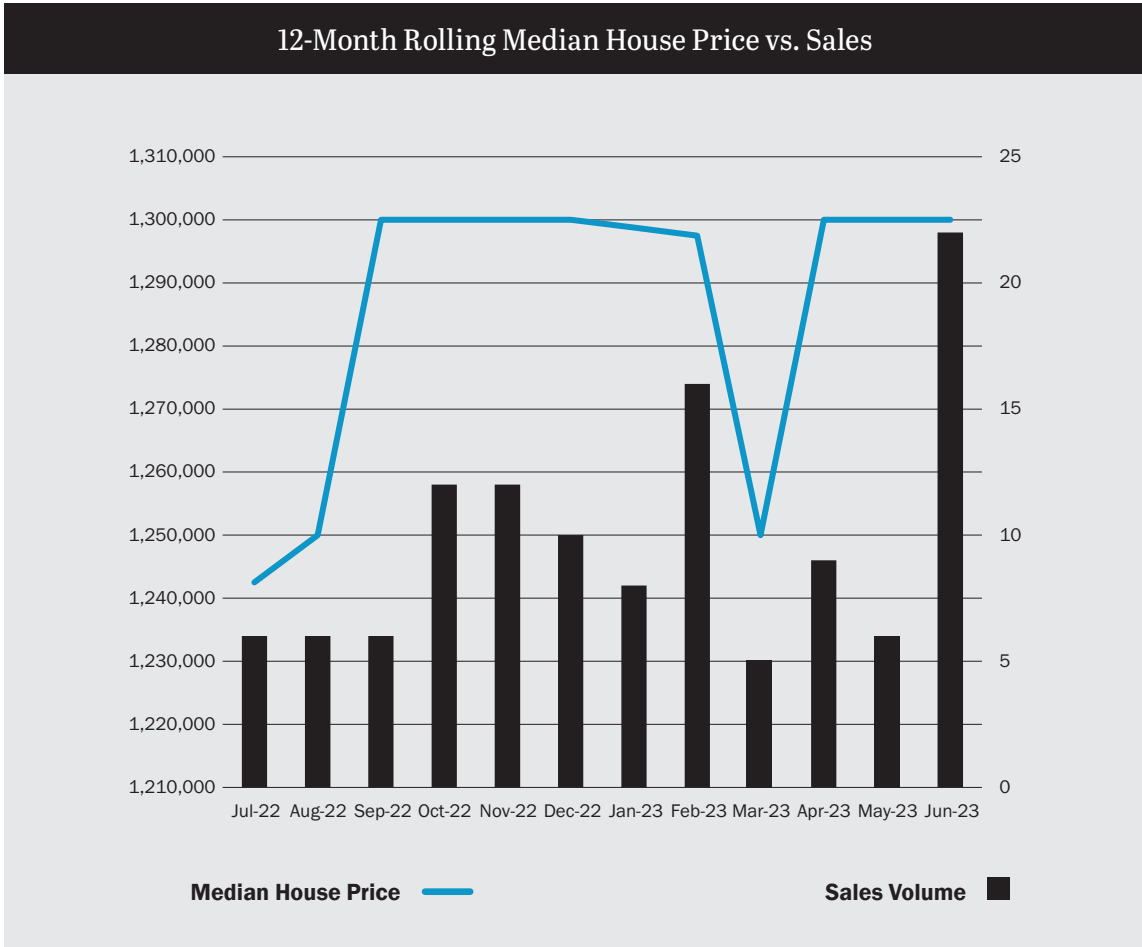


## Median Rent (Houses)



# Bicton property *market update...*

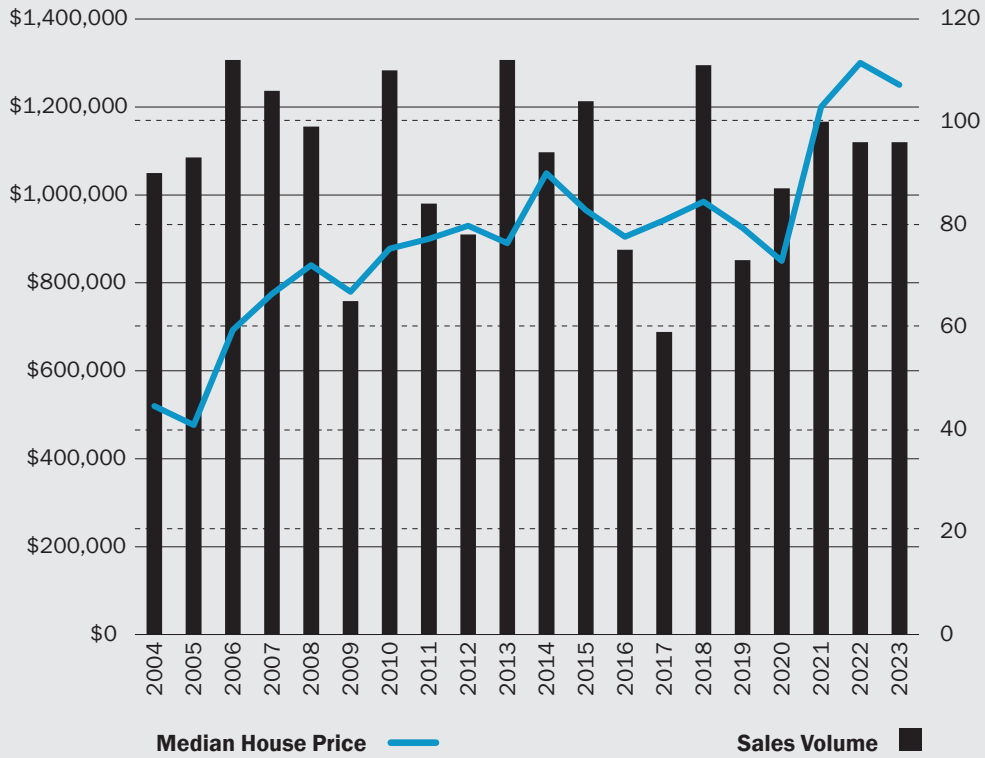
## 12-MONTH TRENDS



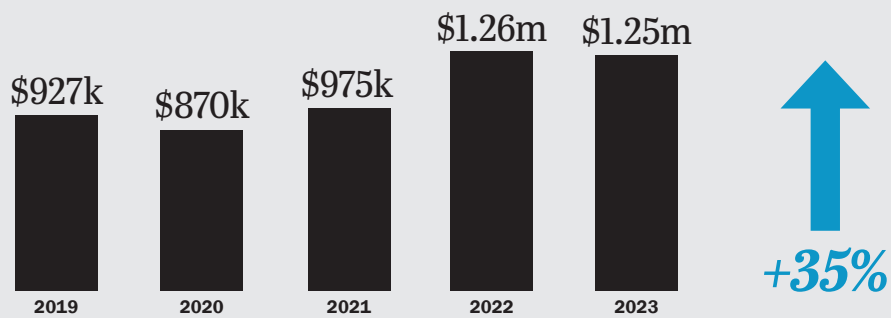
# Bicton property *market update...*

## LONG-TERM TRENDS

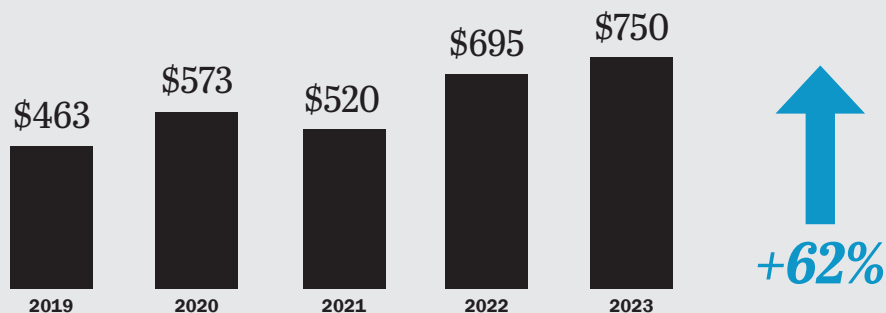
### 20-Year Annual Median House Price vs. Sales



### 5-Year Annual House Price Trend



### 5-Year Annual House Weekly Rent Price Trend





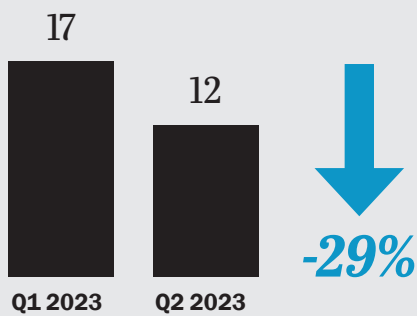
# Booragoon property *market update...*

Q2 2023

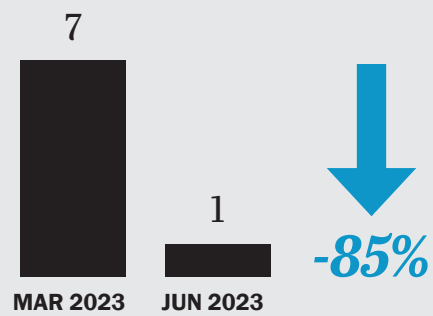
## Sales Q2 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Neesham Street	House	6 x 4 x 2	729	\$1,785,000
Dickenson Way	House	4 x 2 x 2	775	\$1,368,000
Gough Place	House	5 x 2 x 2	366	\$1,355,000
Langley Way	House	5 x 2 x 2	751	\$1,255,000
Earlston Place	House	4 x 2 x 2	793	\$1,250,000
Bolger Place	House	4 x 2 x 4	719	\$1,220,000
The Ramble	House	3 x 2 x 2	756	\$1,200,000
Davenport Road	House	3 x 2 x 2	412	\$1,161,000
Riseley Street	House	3 x 2 x 2	809	\$1,122,500
Earlston Place	House	3 x 2 x 1	793	\$1,000,000
Davy Street	Apartment	3 x 2 x 2	165	\$930,000
Connelly Way	House	3 x 2 x 2	469	\$818,500
Aldridge Road	Villa	3 x 2 x 1	110	\$755,000
Ratcliffe Road	Land	-	511	\$740,000
Karoonda Road	Duplex	3 x 1 x 2	102	\$735,000
Davy Street	Apartment	2 x 2 x 2	117	\$695,000
Davy Street	Apartment	2 x 2 x 2	120	\$680,000
Davy Street	Apartment	2 x 2 x 2	120	\$670,000
Rankin Way	House	2 x 1 x 1	387	\$635,000
Gundill Street	Land	-	366	\$610,000
Davy Street	Apartment	2 x 2 x 1	116	\$605,000
Connelly Way	Land	-	799	\$601,000
Davenport Road	Apartment	2 x 2 x 1	121	\$600,000
Earlston Place	Villa	3 x 1 x 1	126	\$565,000
Siddons Way	Townhouse	2 x 1 x 2	85	\$505,000
Engler Street	Villa	3 x 1 x 2	106	\$500,000
Shadbolt Street	Apartment	2 x 1 x 1	88	\$380,000
4A Connelly Way	Land	-	388	Not Disclosed

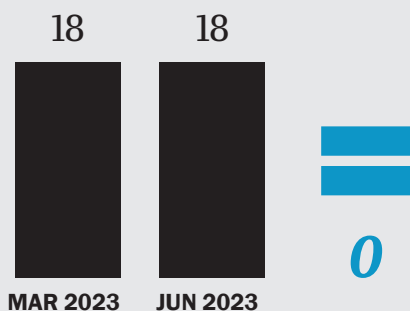
### Total Sales per Quarter (Houses)



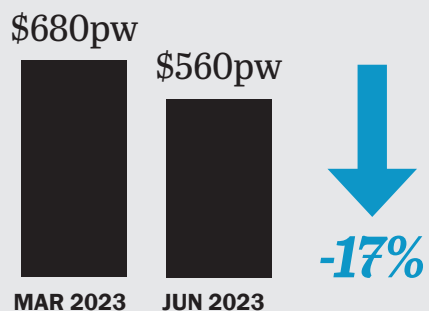
### Listings for Sale (Houses)



### Median Days to Sell (Houses)

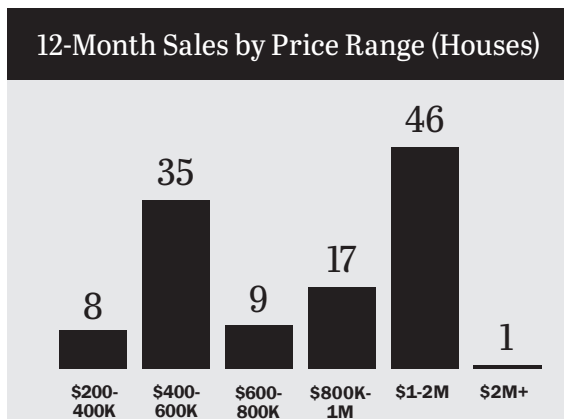
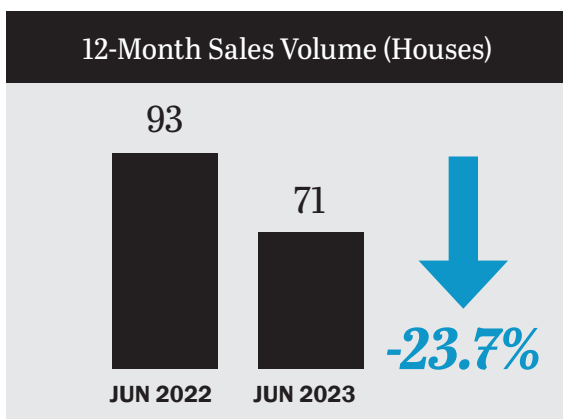
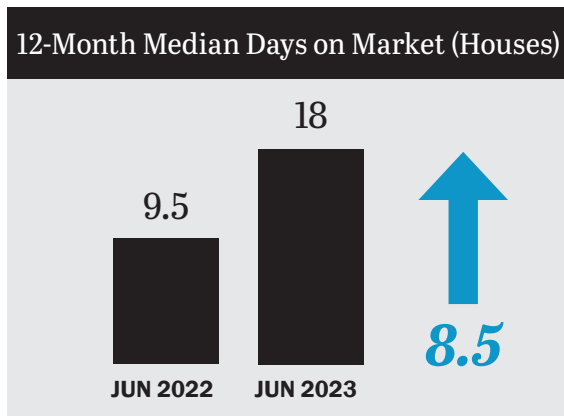
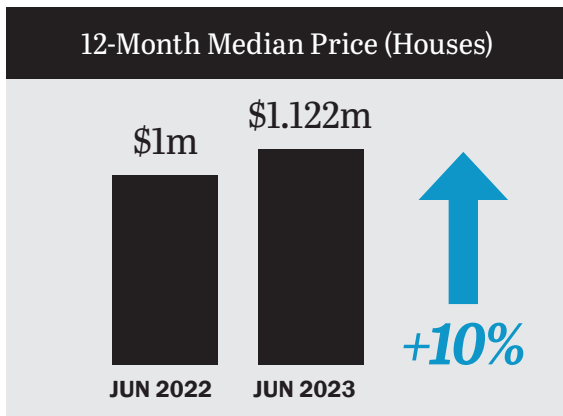
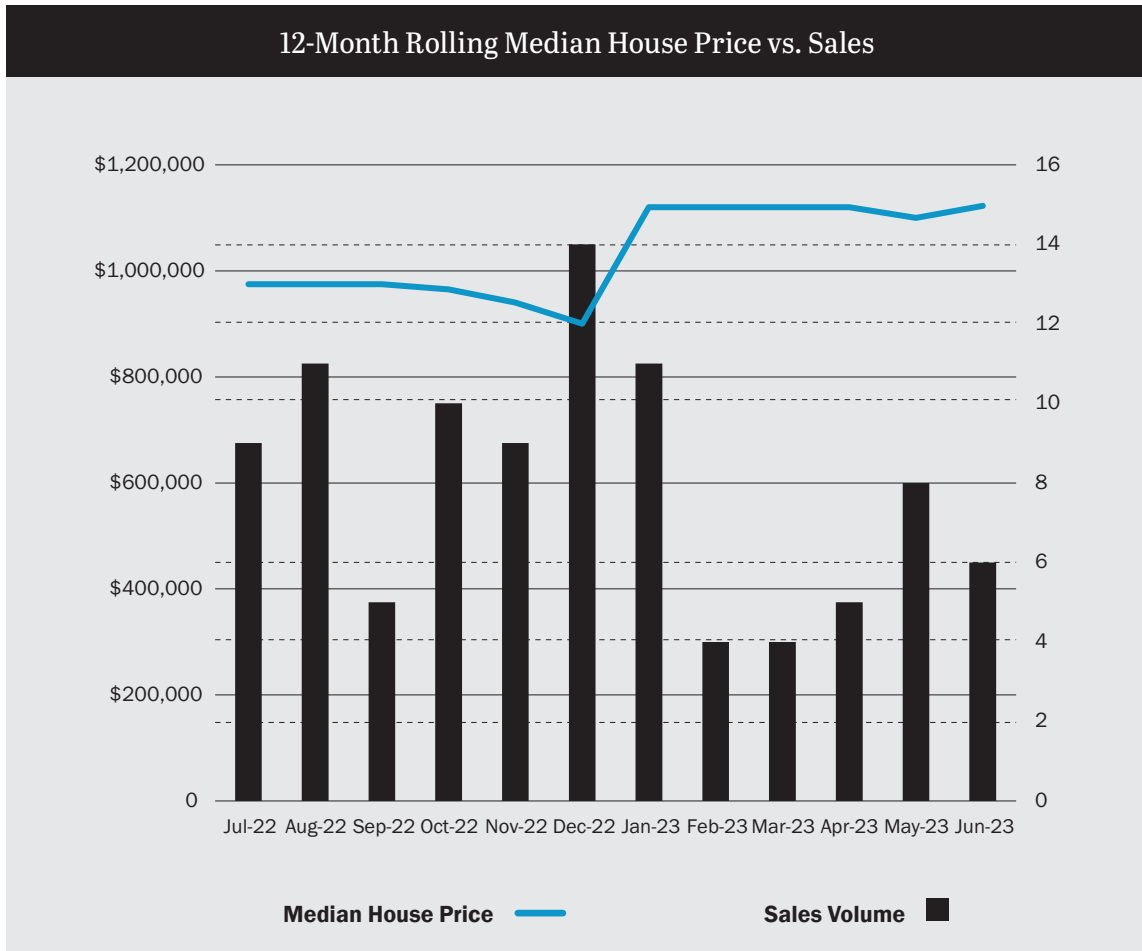


### Median Rent (Houses)



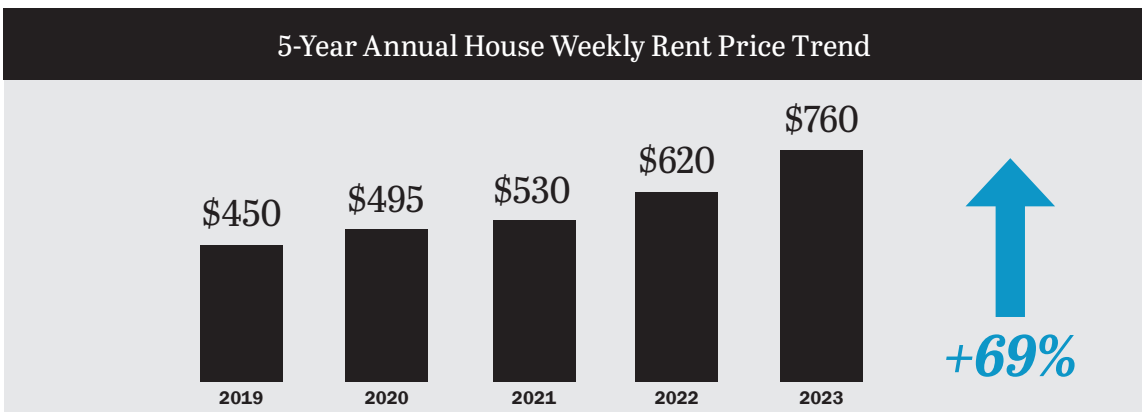
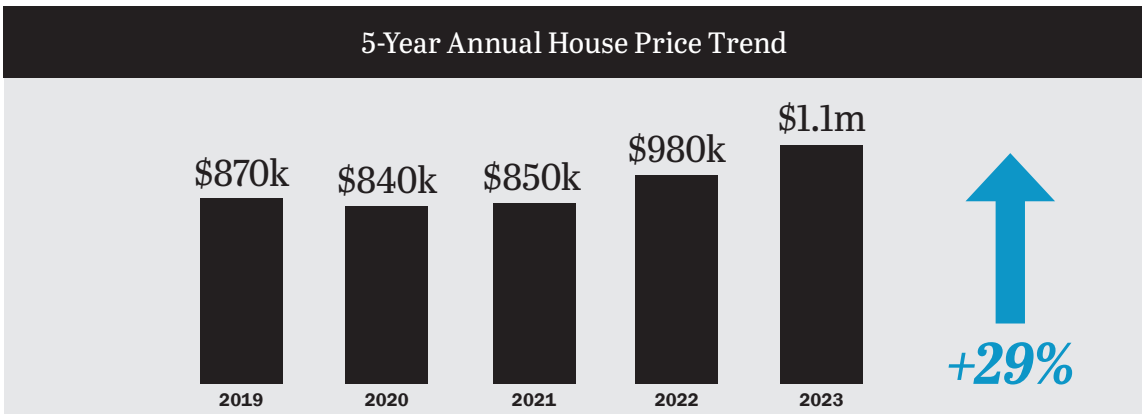
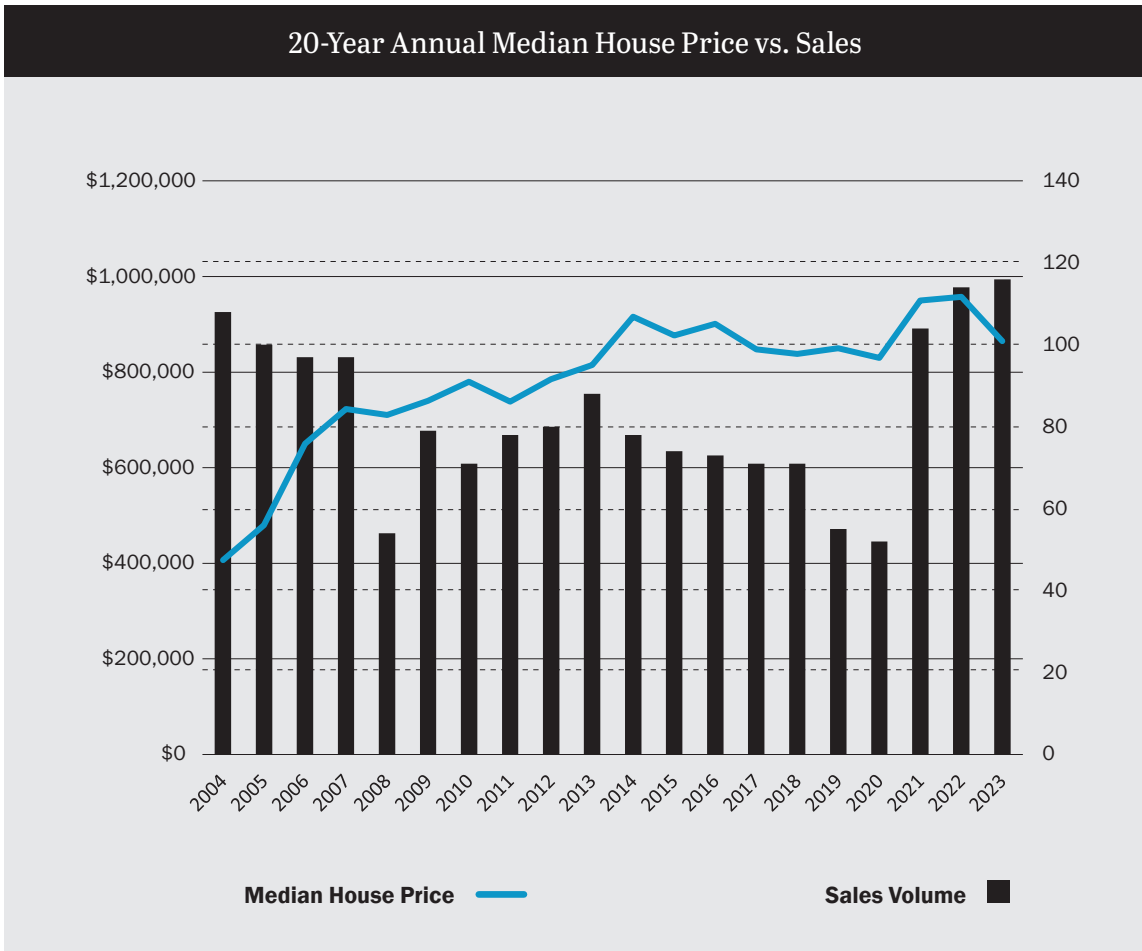
# Booragoon property *market update...*

## 12-MONTH TRENDS



# Booragoon property *market update...*

## LONG-TERM TRENDS



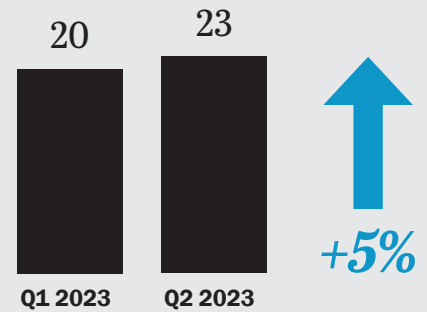
# Melville property *market update...*

Q2 2023

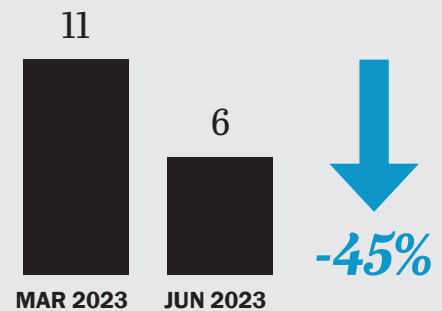
## Sales Q2 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Kemmish Crescent	House	4 x 2 x 2	550	\$1,955,000
Joiner Street	House	5 x 2 x 2	584	\$1,600,000
Young Street	House	5 x 2 x 4	596	\$1,370,000
Hornsby Street	House	3 x 2 x 2	376	\$1,310,000
Kitchener Road	House	4 x 2 x 2	900	\$1,245,000
Holman Street	House	3 x 2 x 2	456	\$1,225,000
Money Road	House	4 x 2 x 2	459	\$1,185,000
Challenger Place	House	5 x 2 x 4	784	\$1,175,000
Rome Road	House	3 x 2 x 5	725	\$1,040,000
Marmion Street	House	2 x 1 x 1	848	\$940,000
Canning Highway	Villa	3 x 1 x 3	806	\$930,000
Woodley Crescent	House	3 x 2 x 2	498	\$905,000
Redwood Crescent	House	4 x 1 x 2	465	\$892,000
Marmion Street	House	3 x 1 x 1	819	\$880,000
Redwood Crescent	House	3 x 1 x 2	785	\$880,000
Windfield Road	House	3 x 1 x 1	797	\$850,000
Young Street	House	4 x 2 x 2	554	\$850,000
Coleman Crescent	House	4 x 2 x 2	420	\$815,000
French Road	House	3 x 2 x 2	261	\$805,000
Rome Road	House	4 x 2 x 2	515	\$775,000
Luffingham Street	Unit	3 x 1 x 2	451	\$737,000
Leach Highway	House	4 x 2 x 2	959	\$720,000
Bridges Road	Villa	3 x 2 x 2	314	\$687,500
Bridges Road	THouse	2 x 2 x 2	127	\$635,000
Birdwood Road	Apt	2 x 2 x 2	128	\$620,000
McLean Street	Land	-	412	\$620,000
Rome Road	Land	-	521	\$610,000
Canning Highway	THouse	3 x 2 x 2	99	\$605,000
Money Road	Villa	3 x 1 x 2	106	\$475,000
Challenger Place	Land	-	222	\$460,000
Rome Road	House	3 x 2 x 3	540	NYD
Woodley Crescent	House	5 x 2 x 1	1148	NYD
Coleman Crescent	House	4 x 2 x 2	383	NYD

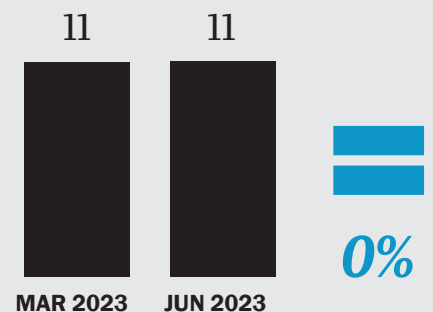
## Total Sales per Quarter (Houses)



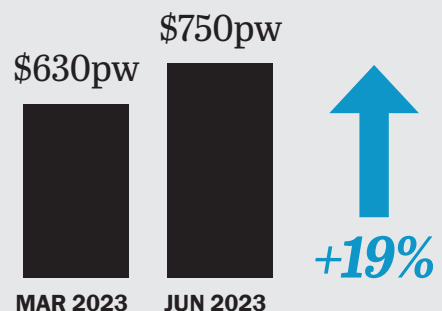
## Listings for Sale (Houses)



## Median Days to Sell (Houses)



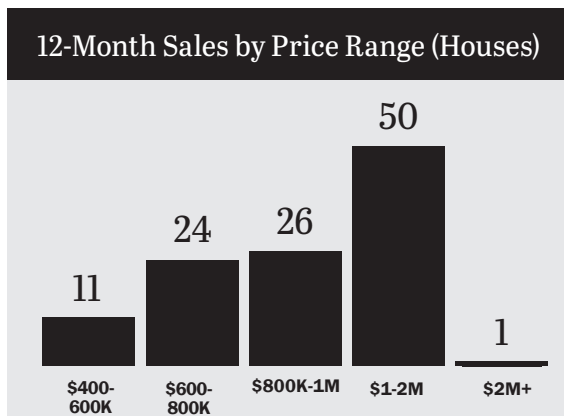
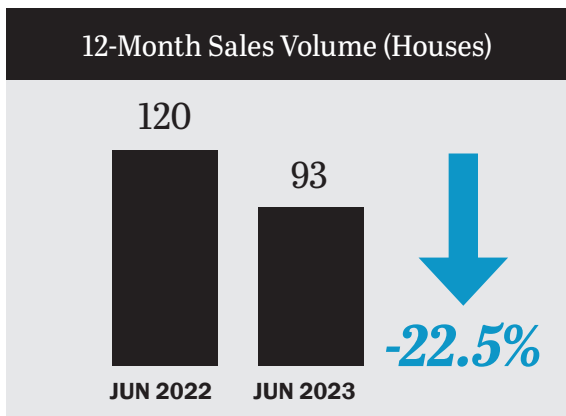
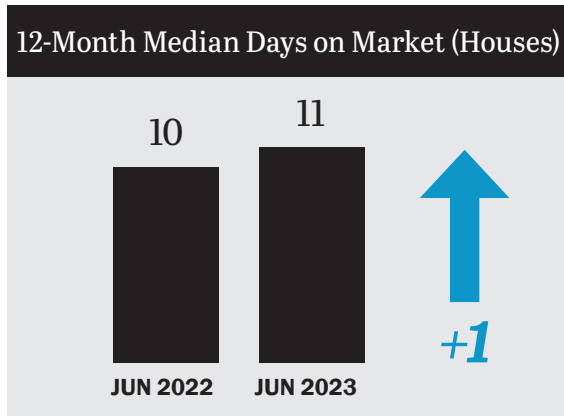
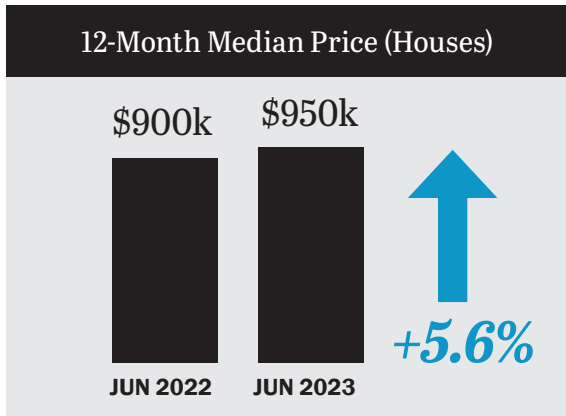
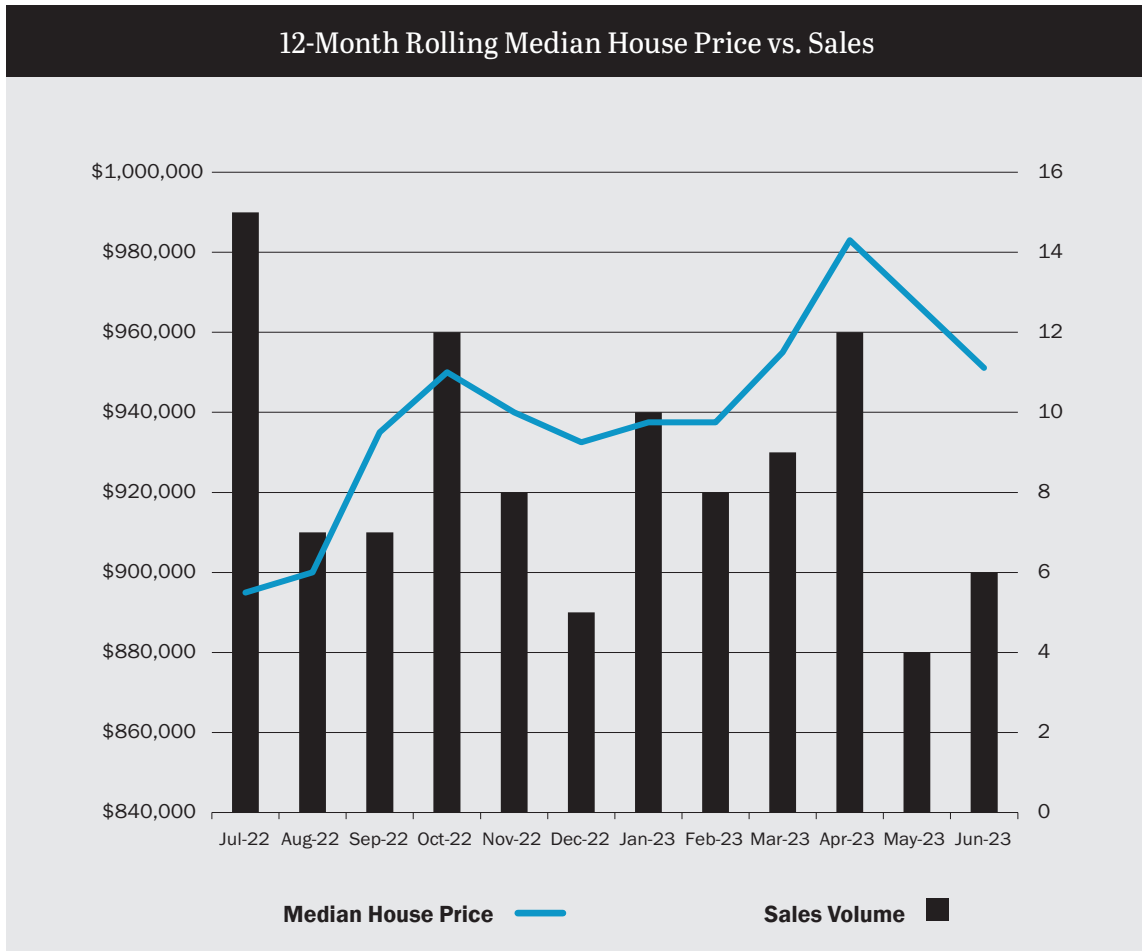
## Median Rent (Houses)



NYD: Not Yet Disclosed

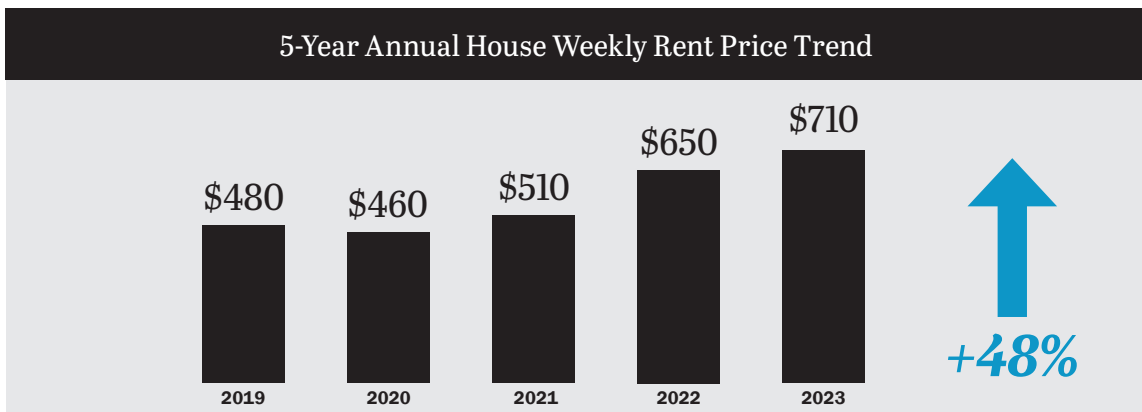
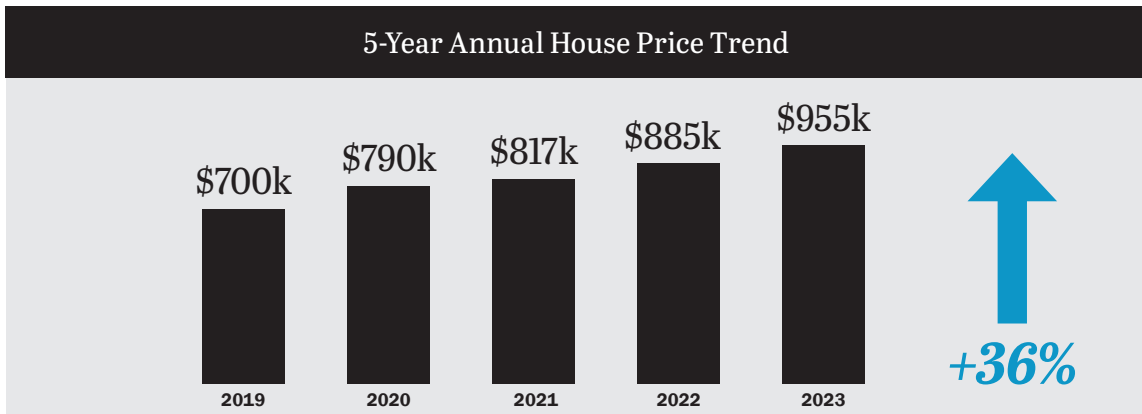
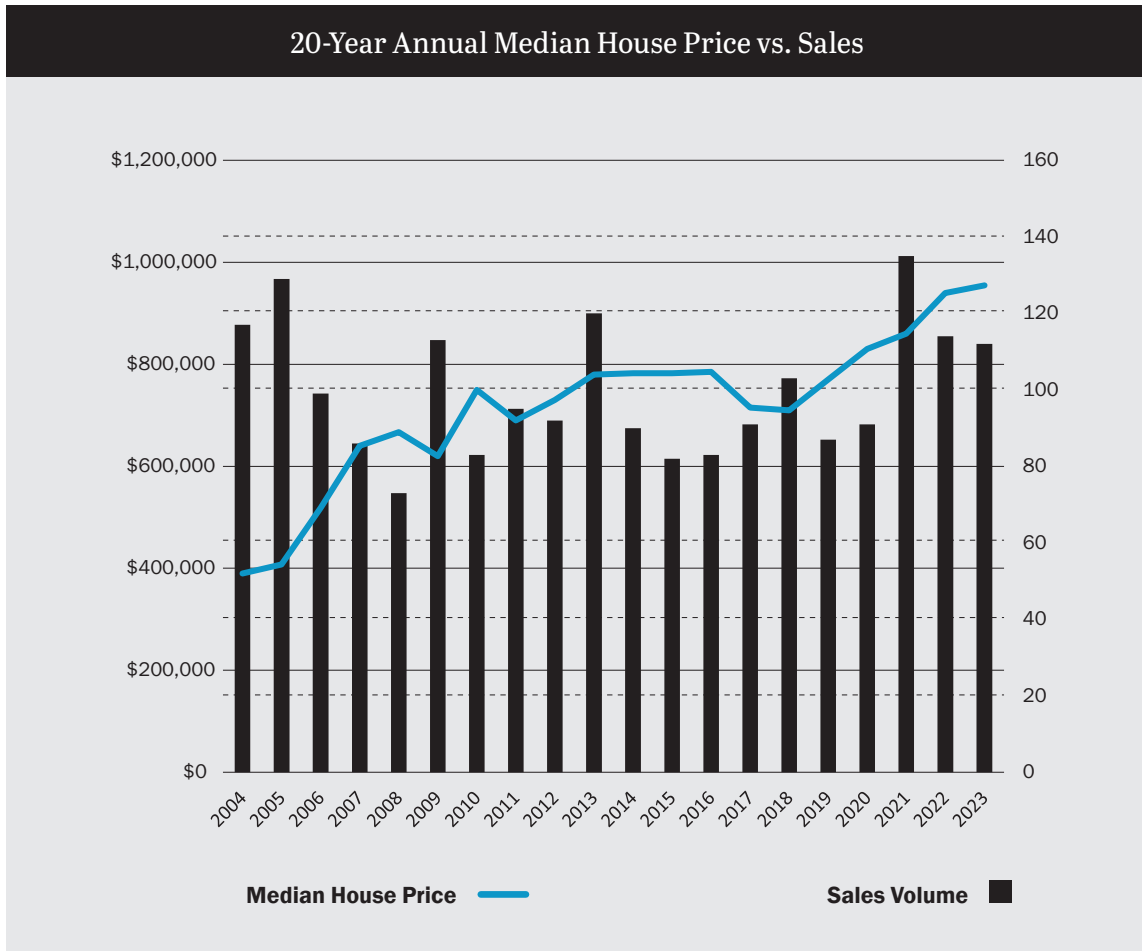
# Melville property *market update...*

## 12-MONTH TRENDS



# Melville property *market update...*

## LONG-TERM TRENDS



# Mount Pleasant property *market update...*

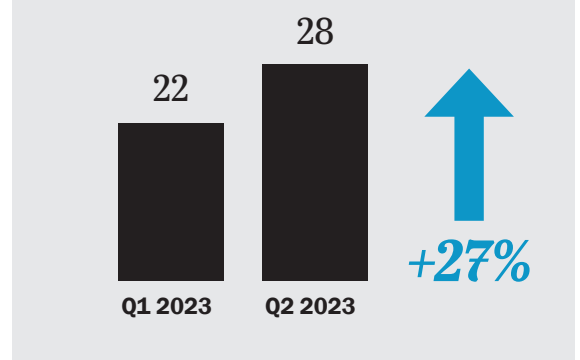
Q2 2023

## Sales Q2 2023 - All Property Types

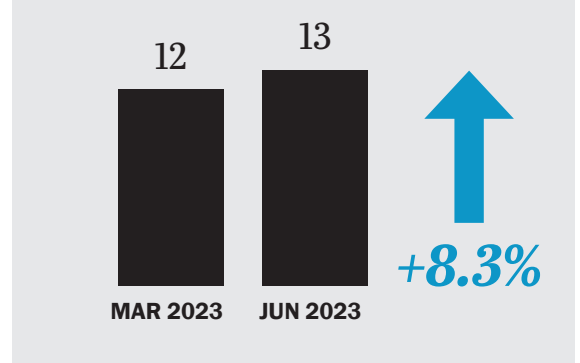
Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Ullapool Road	House	5 x 3 x 4	1039	\$4,500,000
Brian Avenue	House	4 x 3 x 2	506	\$2,150,000
The Promenade	House	5 x 2 x 2	1107	\$2,125,000
St Michael Terrace	House	3 x 1 x 3	1062	\$2,050,000
Cowrie Crescent	House	4 x 3 x 4	550	\$1,950,000
Rookwood Street	House	3 x 1 x 2	501	\$1,800,000
Bateman Road	House	4 x 2 x 2	511	\$1,700,000
View Road	House	3 x 2 x 2	515	\$1,670,000
Edgar Way	House	4 x 2 x 2	780	\$1,650,000
Ventnor Avenue	House	5 x 3 x 2	126	\$1,650,000
Reynolds Road	House	4 x 3 x 2	376	\$1,500,000
St Michael Terrace	House	3 x 2 x 2	510	\$1,435,000
Parkside Avenue	House	4 x 2 x 2	504	\$1,400,000
Ullapool Road	House	4 x 2 x 2	369	\$1,391,840
Edgar Way	House	4 x 2 x 2	419	\$1,350,000
View Road	Land	-	1069	\$1,350,000
St Michael Terrace	House	3 x 2 x 2	516	\$1,280,000
Park Road	Land	-	500	\$1,250,000
Kishorn Road	Apartment	3 x 2 x 3	280	\$1,235,000
Crest Avenue	House	3 x 1 x 2	679	\$1,176,200
Bateman Road	House	3 x 1 x 1	510	\$1,175,000
Raymond Street	House	4 x 2 x 2	532	\$1,170,000
Glenelg Street	House	4 x 3 x 2	295	\$1,125,000
Ardross Street	House	4 x 3 x 1	381	\$1,050,000
Gairloch Street	Townhouse	3 x 2 x 2	268	\$1,050,000
Bateman Road	House	3 x 2 x 2	426	\$1,020,000
Reynolds Road	House	3 x 2 x 2	350	\$962,000
Canning Highway	Apartment	3 x 2 x 2	157	\$939,000
Edgar Way	Townhouse	3 x 2 x 1	513	\$907,000
Kishorn Road	Unit	2 x 2 x 1	116	\$888,000
Mitchell Street	House	3 x 1 x 1	382	\$880,000
Raymond Street	Land	-	465	\$860,000
Hesford Avenue	Villa	3 x 1 x 2	390	\$851,000
Canning Highway	Apartment	2 x 2 x 1	144	\$850,000
Reynolds Road	House	3 x 1 x 1	475	\$830,000
Lisa Place	Land	-	407	\$808,000
Canning Highway	Apartment	2 x 2 x 1	124	\$795,000
Reynolds Road	Land	-	454	\$780,000
Gibson Street	Land	-	447	\$770,000
Ardross Street	Villa	3 x 2 x 3	119	\$765,000
Sleat Road	Townhouse	3 x 1 x 2	194	\$715,000
Reynolds Road	Villa	3 x 2 x 2	313	\$690,000
Canning Avenue	Villa	3 x 2 x 1	100	\$680,000
Reynolds Road	Duplex	2 x 1 x 1	95	\$675,000
Bateman Road	Villa	3 x 2 x 2	210	\$630,500
Canning Highway	Apartment	1 x 1 x 1	93	\$510,000
Ogilvie Road	Apartment	2 x 1 x 1	67	\$500,000
Bateman Road	House	2 x 1 x 2	501	NYD
Canning Highway	Apartment	3 x 2 x 2	164	NYD
Canning Highway	Apartment	3 x 2 x 2	185	NYD
Kishorn Road	Apartment	2 x 2 x 2	157	NYD
Lisa Place	Land	-	472	NYD
St Michael Terrace	House	4 x 2 x 2	440	NYD
Bateman Road	Land	-	1015	NYD
Cranford Avaneue	Villa	2 x 1 x 1	67	NYD
Park Road	House	4 x 4 x 2	508	NYD

NYD: Not Yet Disclosed

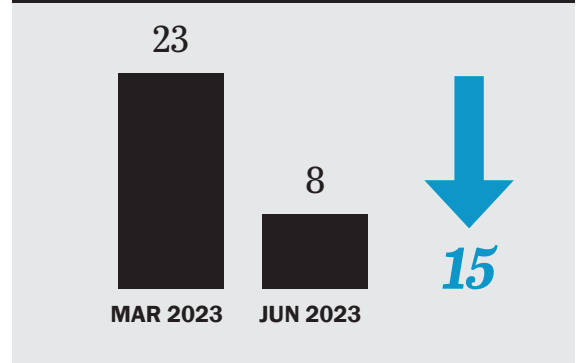
## Total Sales per Quarter (Houses)



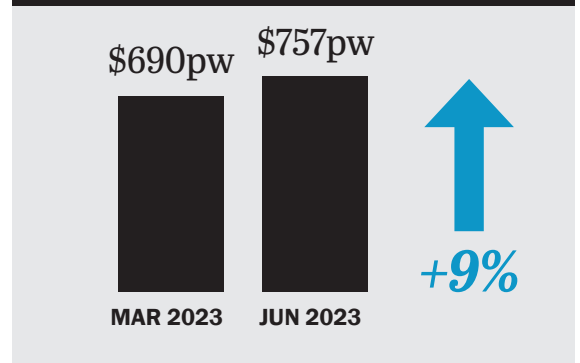
## Listings for Sale (Houses)



## Median Days to Sell (Houses)

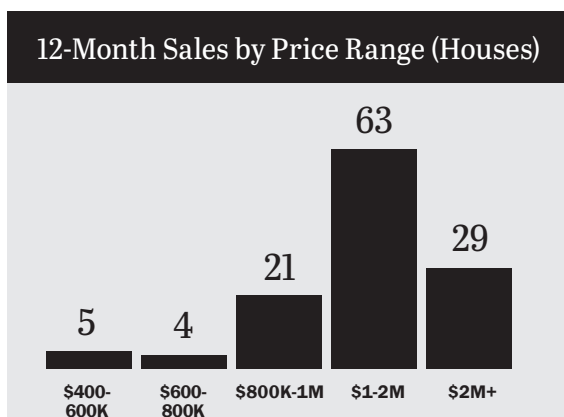
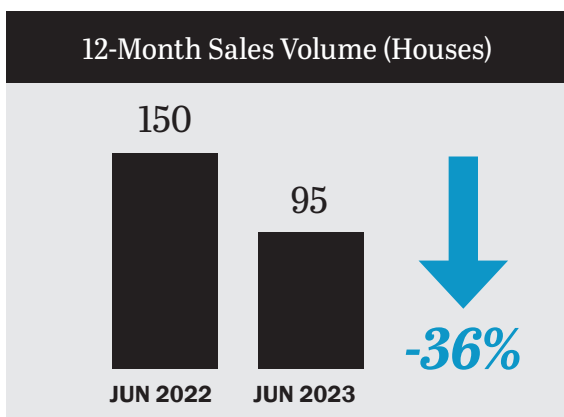
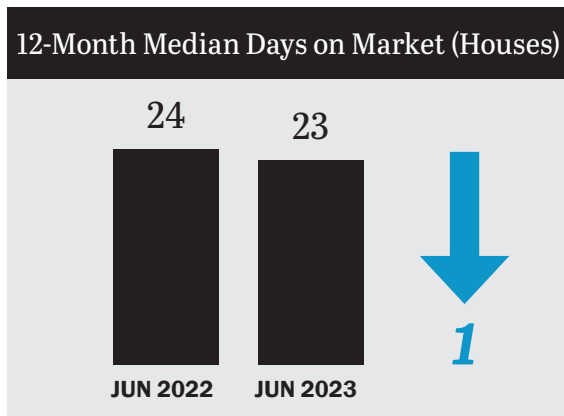
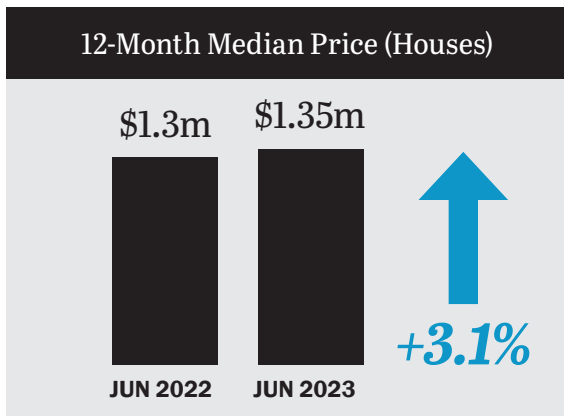
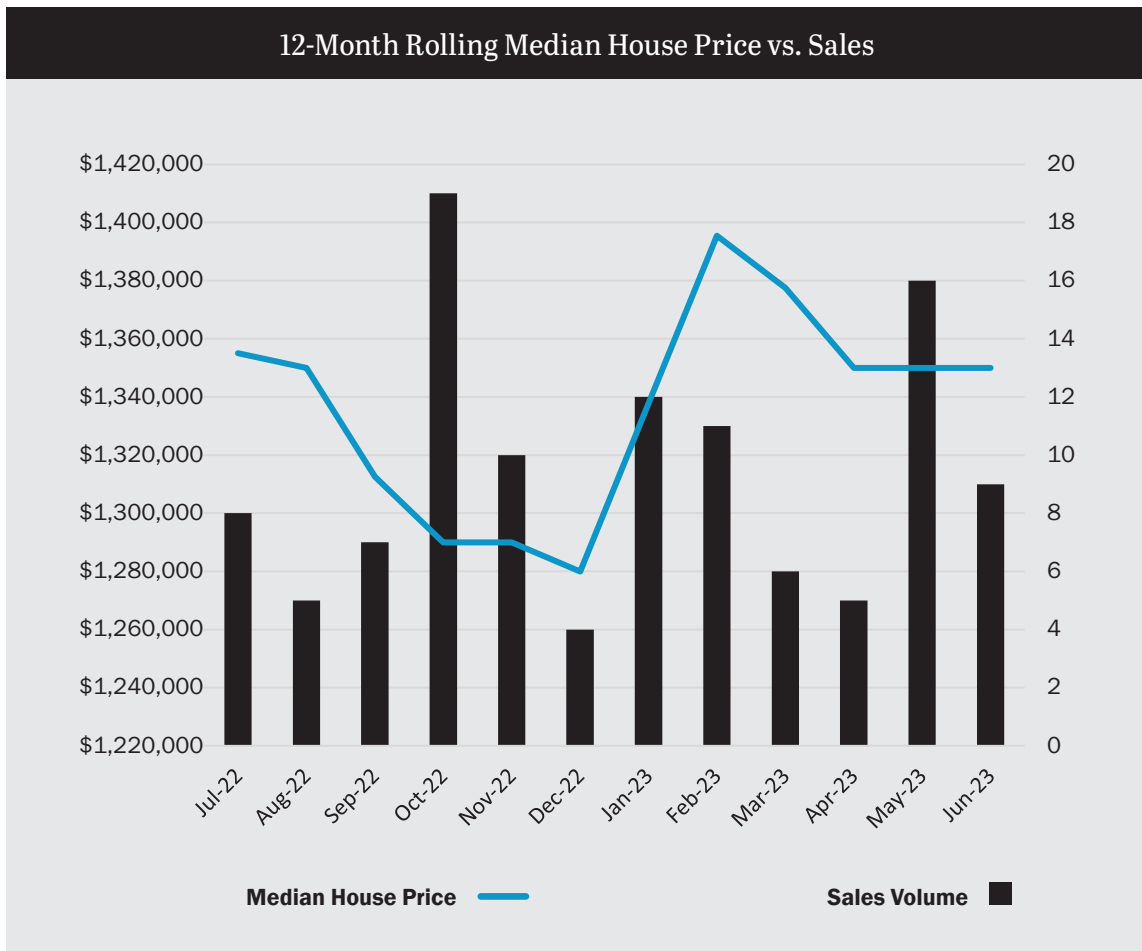


## Median Rent (Houses)



# Mount Pleasant property *market update...*

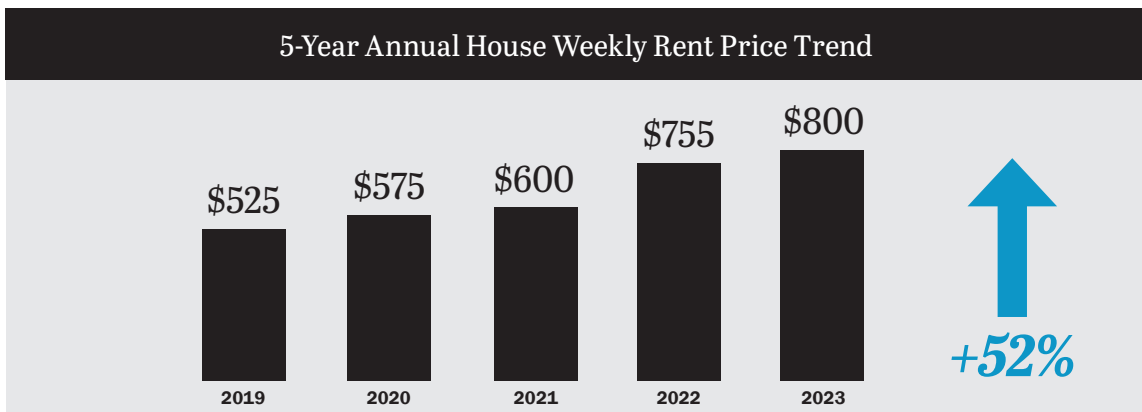
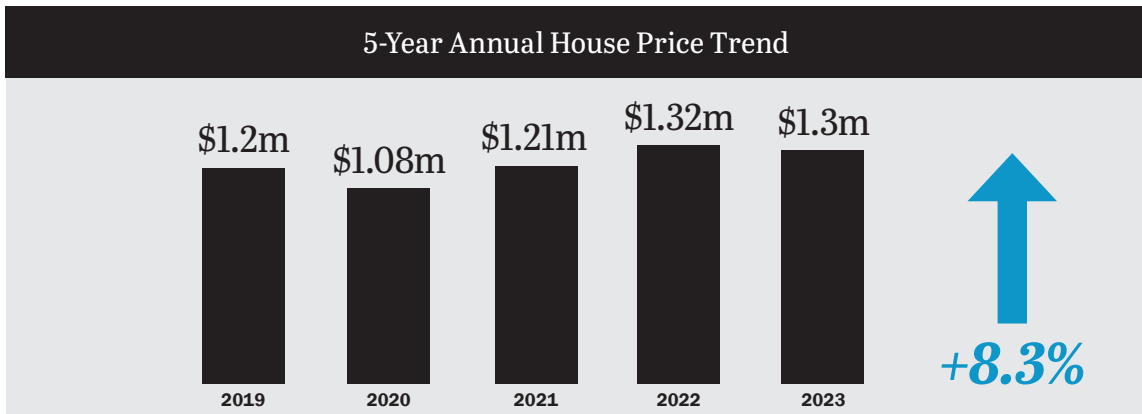
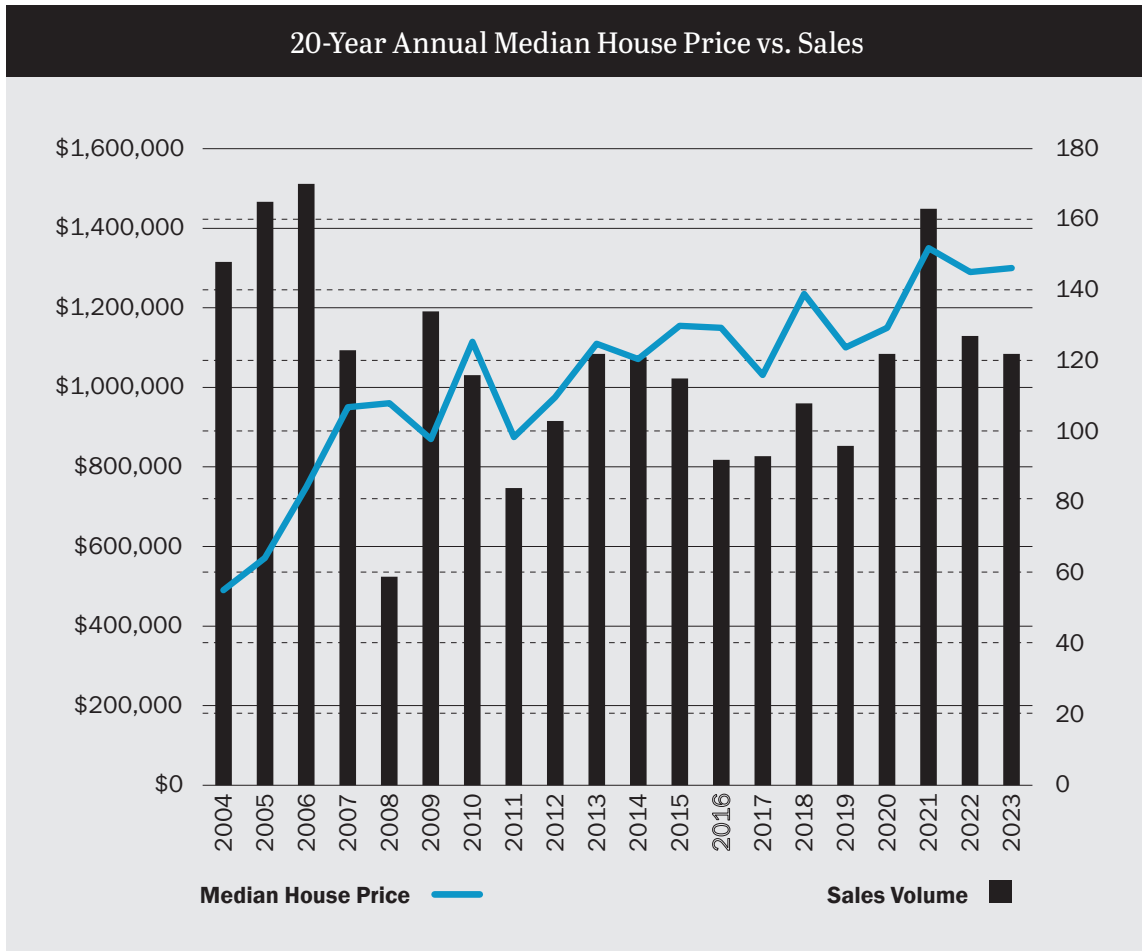
## 12-MONTH TRENDS





# Mount Pleasant property *market update...*

## LONG-TERM TRENDS

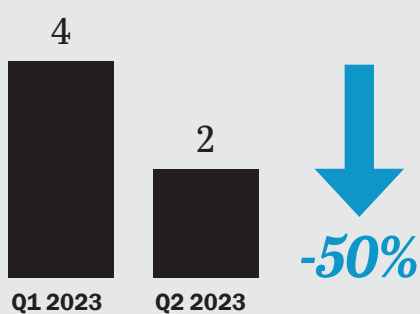


# Myaree property *market update...*

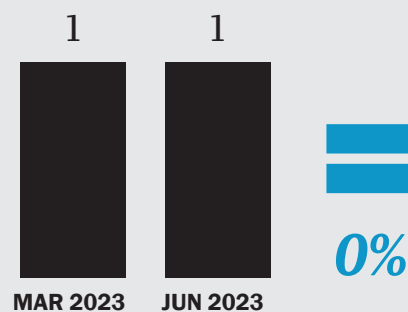
Q2 2023

Sales Q2 2023 - All Property Types				
Address	Type	Bed/Bath/Car	Size m <sup>2</sup>	Price
Widdicombe Street	House	4 x 2 x 2	414	\$890,000
Marr Street	House	3 x 1 x 2	462	\$830,000
Schacht Court	Land	3 x 1 x 1	441	\$600,000
Schacht Court	Land	3 x 1 x 2	442	\$580,000
Love Street	Land	2 x 1 x 1	475	\$540,000
North Lake Road	Land	2 x 1 x 1	237	Not Disclosed

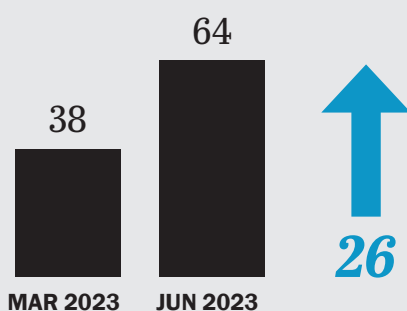
Total Sales per Quarter (Houses)



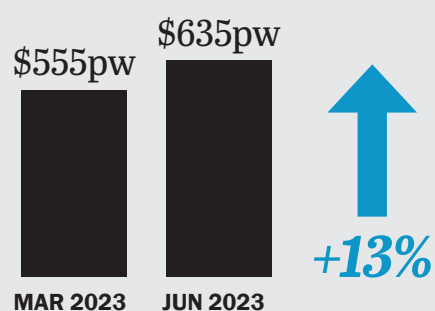
Listings for Sale (Houses)



Median Days to Sell (Houses)

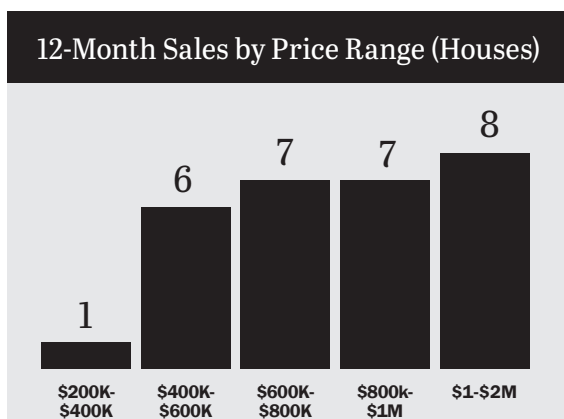
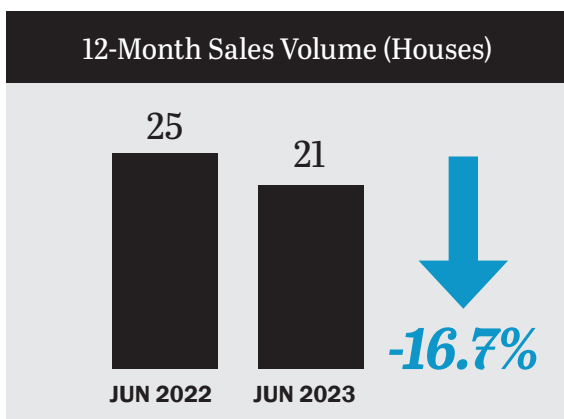
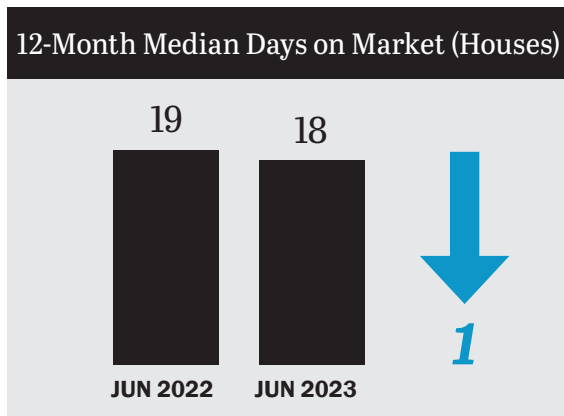
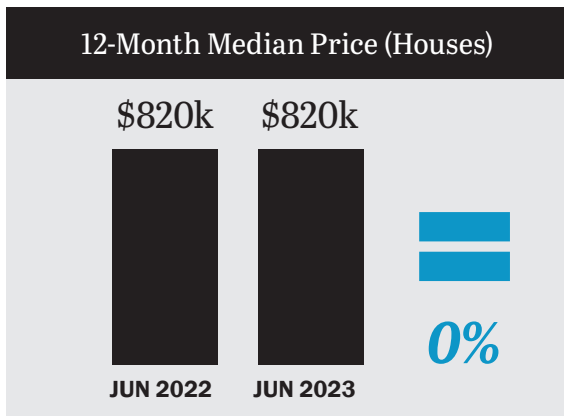
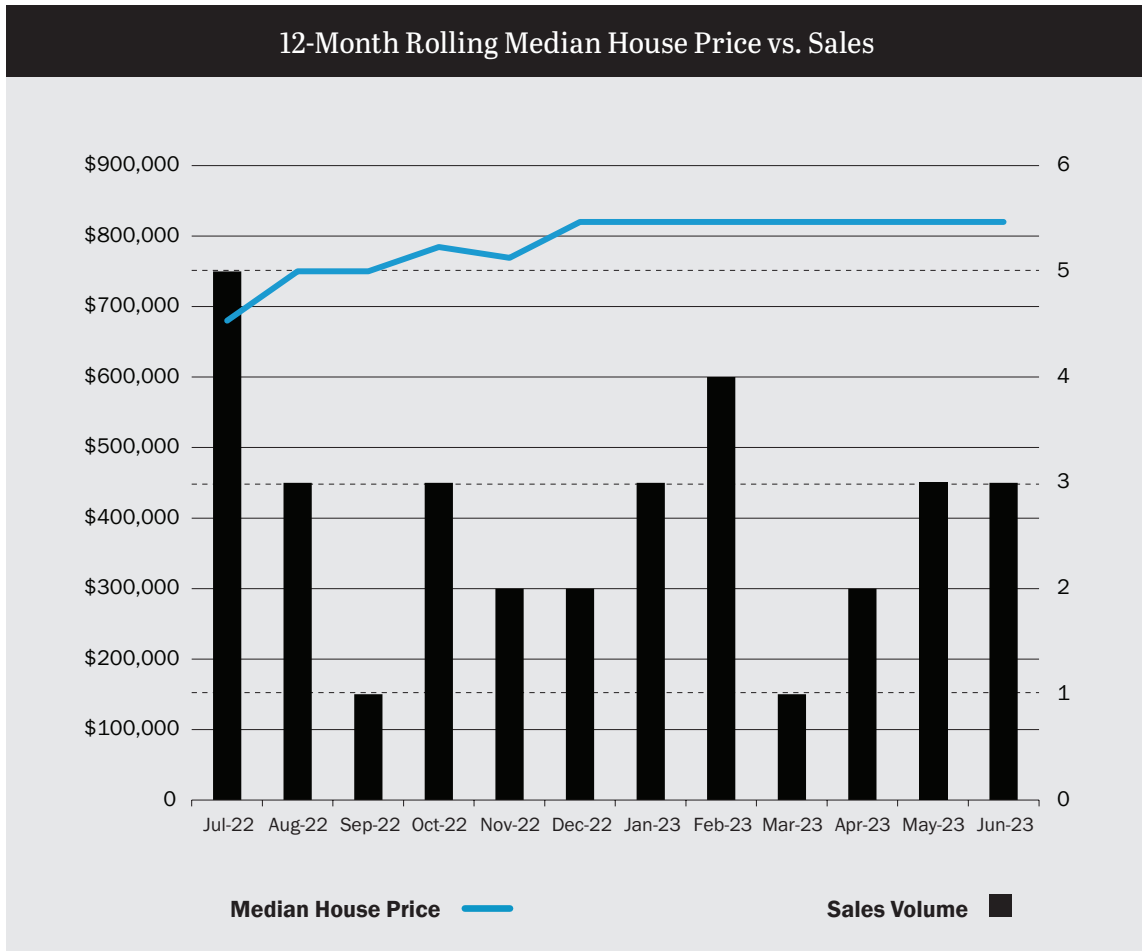


Median Rent (Houses)



# Myaree property *market update...*

## 12-MONTH TRENDS



# Myaree property *market update...*

## LONG-TERM TRENDS

