

SNAPSHOT WA

SALES

TOP TEN SALES

1	119 Princess Rd, Doubleview	\$2,280,000
2	29 Second Ave, Mount Lawley	\$1,775,000
3	4 Leven Pl, Winthrop	\$1,508,888
4	69/100 Terrace Rd, East Perth	\$1,428,000
5	161 George St, East Fremantle	\$1,350,000
6	14 Cooper St, Nedlands	\$1,350,000
7	30 Burt St, Mount Lawley	\$1,250,000
8	5 Cavello View, Iluka	\$1,240,000
9	17 Stratford St, East Fremantle	\$1,220,000
10	42 Alderbury St, Floreat	\$1,200,000

MEDIAN PRICES
HOUSES / \$530,000 UNITS / \$403,000

ON THE MARKET

NUMBER OF PROPERTIES

\$0-\$299,999	Houses	2816
\$0-\$299,999	Units	1053
\$300,000-\$499,999	Houses	8178
\$300,000-\$499,999	Units	2529
\$500,000-\$699,999	Houses	5261
\$500,000-\$699,999	Units	921
\$700,000-\$999,999	Houses	2768
\$700,000-\$999,999	Units	330
\$1million+	Houses	1548
\$1million+	Units	200

TOP PRICE
\$2,280,000

119 Princess Rd, Doubleview

MEDIAN
\$457,000

33 Wundu Ent, South Guildford

BARGAIN
\$80,000

8 Yorrell Way Merredin, Merredin

NEW LISTING



FROM \$439,000

53 DAWSON AVE, FORRESTFIELD

3 1 3

Antony Doolin 0417 011 699, Real Estate Plus Midland 9274 5000.

EASYCARE and neat as a pin this Forrestfield property on 496sq m features a renovated kitchen and a pleasing internal ambience. The big covered alfresco is the ideal entertaining zone and provides another option for relaxed family living.

PRIVATE TREATY 17896 LAST WEEK 17884 AUCTIONS 146 LAST WEEK 134 NEW LISTINGS 1060 GENERAL TIME ON MARKET 80 DAYS

CoreLogic
RP Data

TOP 10 SUBURBS FOR UNIT GROWTH

AREA	MEDIAN PRICE	GROWTH 12MTHS
1 Crawley	\$750,000	20.0%
2 Kensington	\$499,000	17.1%
3 Morley	\$405,000	14.1%
4 Langford	\$385,000	13.9%
5 Nedlands	\$712,500	13.1%
6 West Leederville	\$507,000	12.5%
7 Armadale	\$309,000	12.4%
8 Carlisle	\$530,000	12.2%
9 Rockingham	\$330,000	10.9%
10 Inglewood	\$392,500	10.6%

SOURCE: CORELOGIC-RP DATA



Apartment hot spots revealed



THE MARKET
MARA FOX

EVEN in the middle of a buyer's market, many Perth suburbs continue to record median price growth in the past year.

The last time we peeked into the stats from CoreLogic-RP Data, we looked at house medians. Today, I decided to take a look at median unit price growth, and a very interesting list came up indeed.

With exclusive, up-to-the-

minute monthly data here at *Realestate*, the list for unit median growth in the past 12 months shows an array of suburbs north, south, east and west of the city performing with 10-plus per cent median movement – which is not a bad indicator of demand as a rule.

But what did the suburbs have in common?

Well, none of them were the city itself or its traditional near-city neighbours, which is an interesting fact on its own.

All the Top 10 unit growth suburbs were established, long-standing areas and quite

possibly, a percentage of them represent suburbs where there may have been existing pent-up demand for units – for instance, areas where the majority of real estate stock is houses.

Locationally, they all have something going for them – from Crawley's old-world luxury and proximity to the University of WA, river and western suburbs, through to Rockingham's beachside appeal.

As was correctly pointed out by commentators in our magazine earlier this year, new apartment stock, including off-

the-plan, seems to have put downward pressure on the existing apartment market, leading to opportunities for astute buyers. And perhaps also, this has seen the medians bounce forward.

According to executive director of Investwise (Builton Group) Daniel McQuillan, apartments still also offer an affordable entry point to high-growth suburbs. "One key factor that has not changed over the past 15 years in the medium to high density market is that when you are investing in an apartment development in Perth, location is king," Mr McQuillan said. "Apartment developments in good locations that are built to a high standard and competitively priced continue to sell very well in Perth."

"Investors need to be very selective where they purchase, if they are to acquire a long-lasting performing asset to their portfolio."

Happy house hunting!

UN REAL ESTATE



Dutch Dalkeith didn't exist until this home, **ANNABEL HENNESSY** writes.

THERE'S a reason the windows on this Dalkeith home look like they could belong to a windmill.

Built 17 years ago by architect Alfred Naude, this Watkins Rd house has been designed in a unique "Cape Dutch" style, inspired by homes built by Dutch settlers in South Africa.

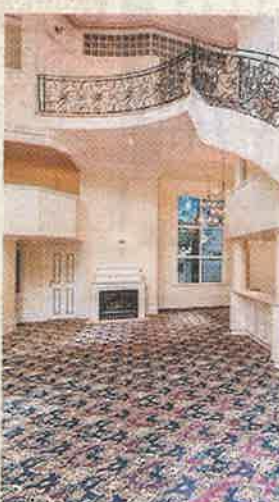
On the market for the first time, the quirky home features two mezzanine studies, a large elevated lawn area and living rooms with triple height ceilings and ornate hand-painted plaster.

Probably the only home in Dalkeith with a Dutch inspiration, the house has been attracting a range of interest since it was first listed.

"The home is very private and has been shrouded by trees from the street, so a lot of people have been very interested to see what it looks like," agent Jody Fewster said. "On the first opening, we had 21 groups walk through the house so there's been a lot of interest."

"It hasn't been lived in for some time and needs a bit of tender loving care, but it's certainly not like any other home I've represented or seen in Perth."

Also featuring an in-ground pool and a sunroom, the home's 1316sq m block has been appealing to those with a renovation mindset.



62 WATKINS RD,
DALKEITH

4 3 3

PRICE
Offers

LAND
1316sq m

CONTACT
Jody Fewster 0414 688 988, Acton Cottlesloe-Peppermint Grove.

FEATURES
"Cape Dutch" design, ornate carpets and triple height ceilings.

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