

Marsden Park NSW 2765

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Prepared for:

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Phone:

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Your local mortgage broker



Suburb Profile Report
Marsden Park NSW 2765



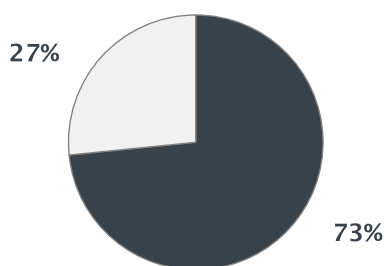
41km
 Distance from GPO



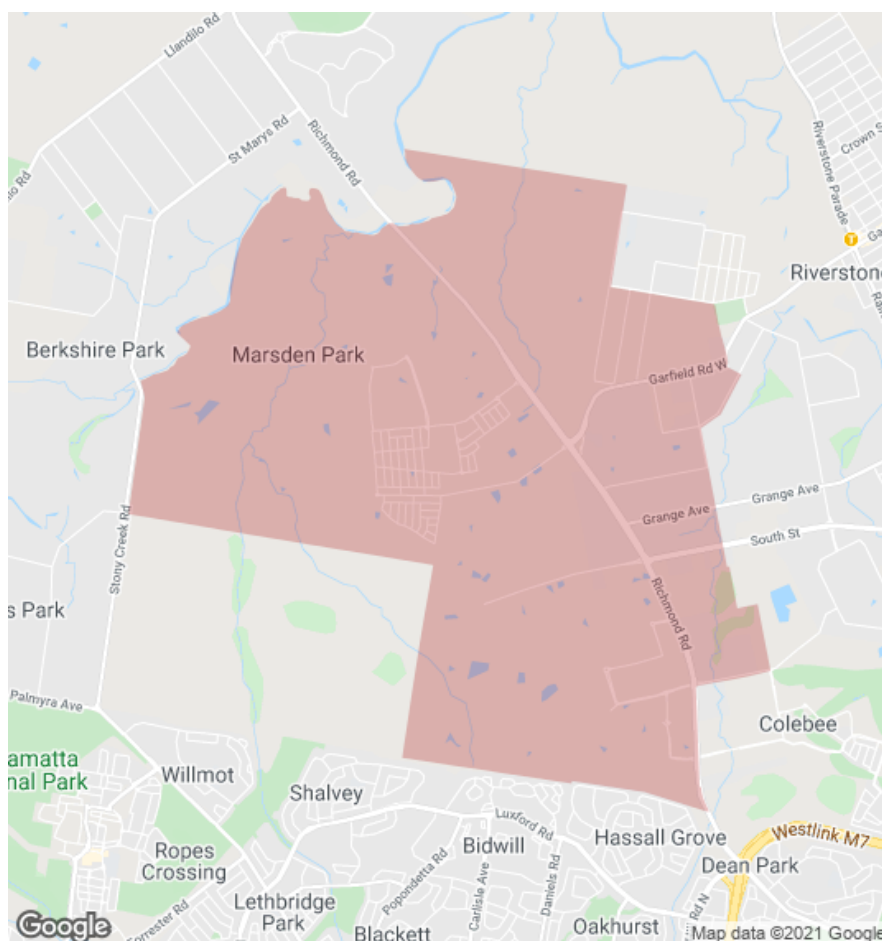
1.0k
 Population
4.2%
 5 year population change



↓
 Average length of ownership



■ Owner Occupiers □ Renters



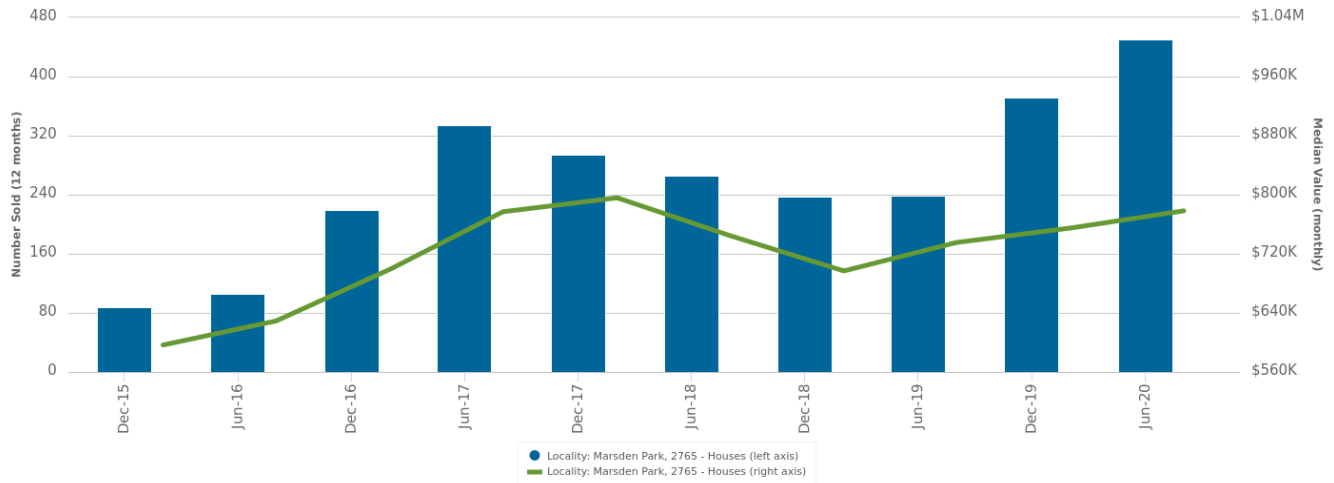
The size of Marsden Park is approximately 23.3 square kilometres. It has 1 park covering nearly 0.1% of total area. The population of Marsden Park in 2011 was 1,049 people. By 2016 the population was 1,005 showing a population decline of 4.2% in the area during that time. The predominant age group in Marsden Park is 60-69 years. Households in Marsden Park are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Marsden Park work in a clerical occupation. In 2011, 56.8% of the homes in Marsden Park were owner-occupied compared with 70% in 2016. Currently the median sales price of houses in the area is

| | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|--|-----------------|---------------------|------------------|-------------------------------|
| | 2,971 | 229 | \$778,246 | 81 |
| | 150 | 11 | \$703,369 | 5 |

*Total number of unique properties listed for sale over the past 12 months.

HOUSES: FOR SALE

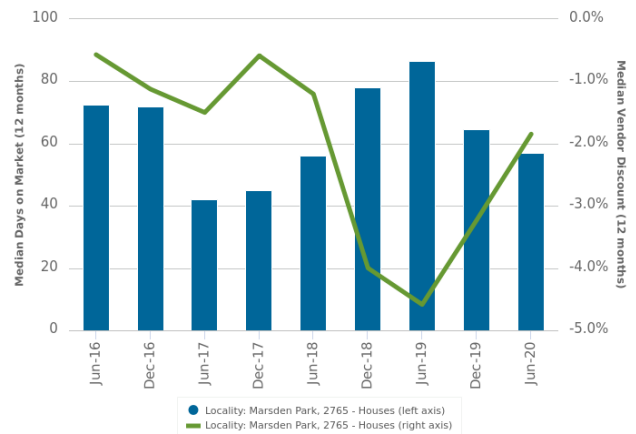
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$830,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$715,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

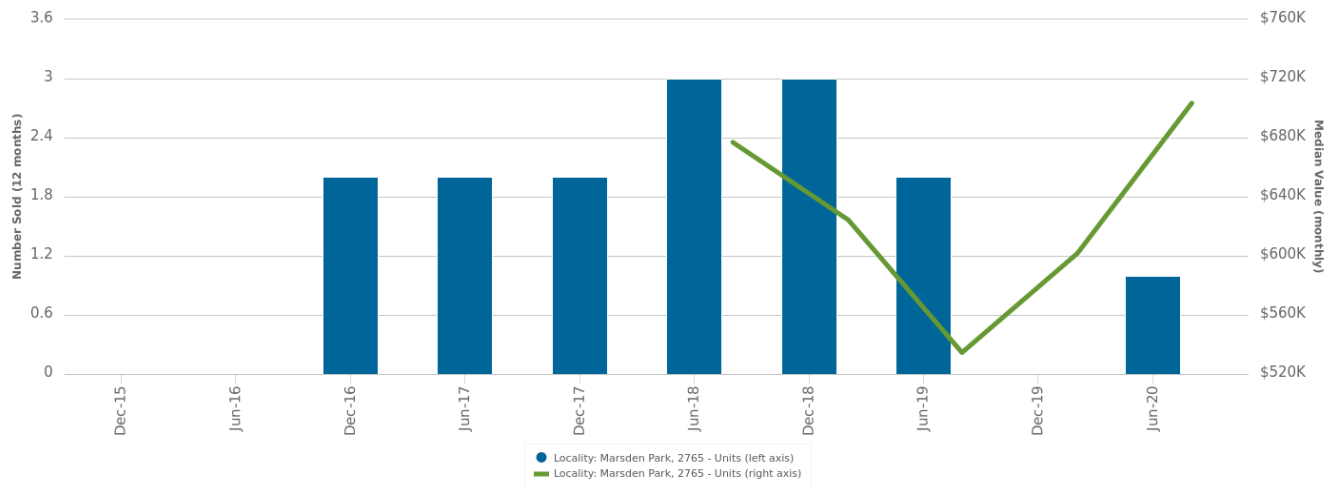
\$459,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

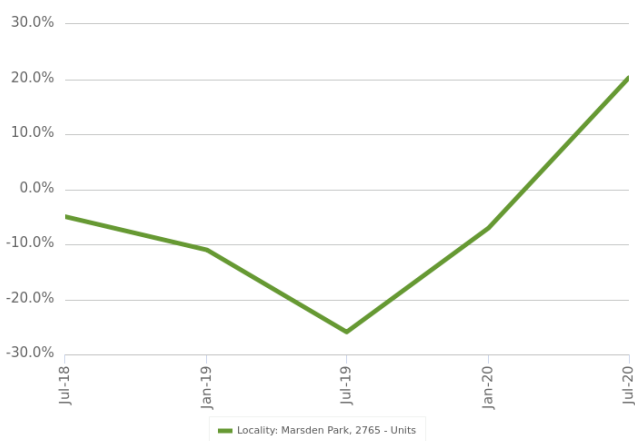
*Statistics are calculated over a rolling 12 month period

UNITS: FOR SALE

Number Sold vs. Median Value (monthly)

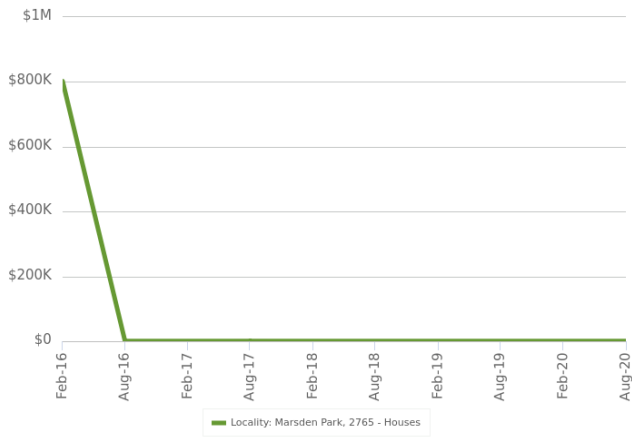


Change in Median Value



HOUSES: FOR RENT

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



HOUSES: RENTAL ACTIVITY SNAPSHOT

For Rent

1

2
BEDROOMS



63 Frontier Avenue
 Marsden Park NSW 2765

Listed on 03 Nov 2020
\$370/W



2



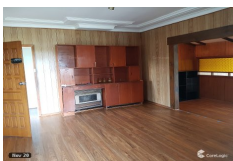
1



469m²

3

3
BEDROOMS



220 Grange Avenue
 Marsden Park NSW 2765

Listed on 05 Nov 2020
\$420/W



-



1



1.09Ha



33 Penrose Street Marsden
 Park NSW 2765

Listed on 27 Oct 2020
\$520/W



2



2



287m²

17

4
BEDROOMS



5 Avocet Circuit Marsden
 Park NSW 2765

Listed on 07 Nov 2020
\$575/W



2



2



225m²



30 Dunlin Circuit Marsden
 Park NSW 2765

Listed on 07 Nov 2020
\$570/W



2



2



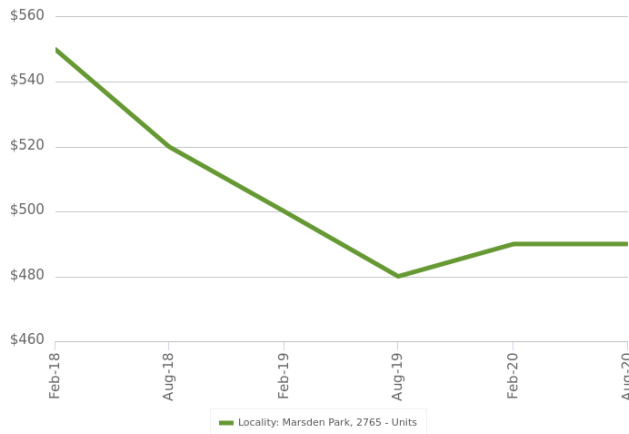
327m²



= number of houses observed as On the Market for Rent within the last month

UNITS: FOR RENT

Median Asking Rent (12 months)



UNITS: RENTAL ACTIVITY SNAPSHOT

For Rent

 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 0

 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

 0

 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

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