

Suburb Profile Report

Cabramatta West NSW 2166

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





27km
Distance from GPO

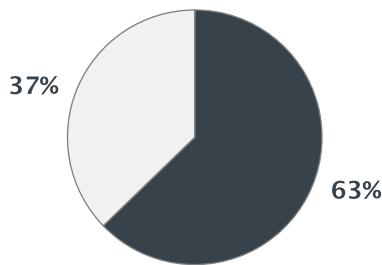


7.2k
Population

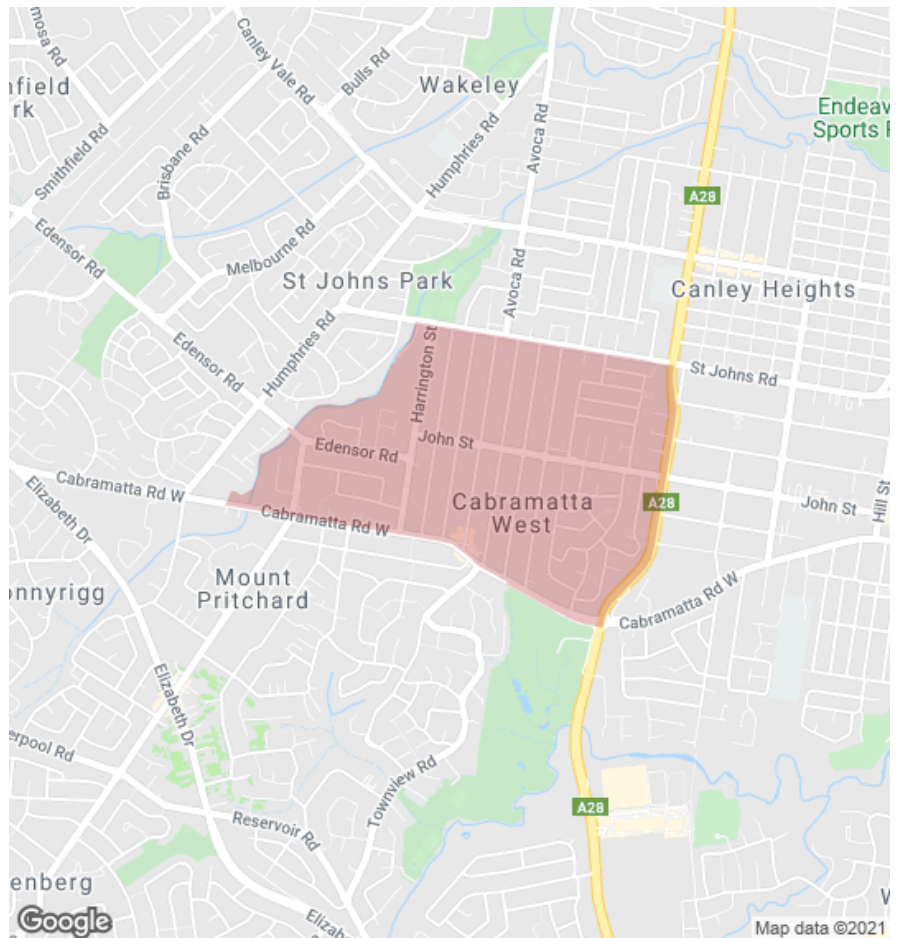
↑ 6.6%
5 year population change



-
Average length of ownership



■ Owner Occupiers □ Renters



The size of Cabramatta West is approximately 1.8 square kilometres. It has 4 parks covering nearly 4.3% of total area. The population of Cabramatta West in 2011 was 6,767 people. By 2016 the population was 7,211 showing a population growth of 6.6% in the area during that time. The predominant age group in Cabramatta West is 10-19 years. Households in Cabramatta West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Cabramatta West work in a labourer occupation. In 2011, 63.9% of the homes in Cabramatta West were owner-occupied compared with 59.4% in 2016. Currently the median sales price of houses in the area is \$830,000.

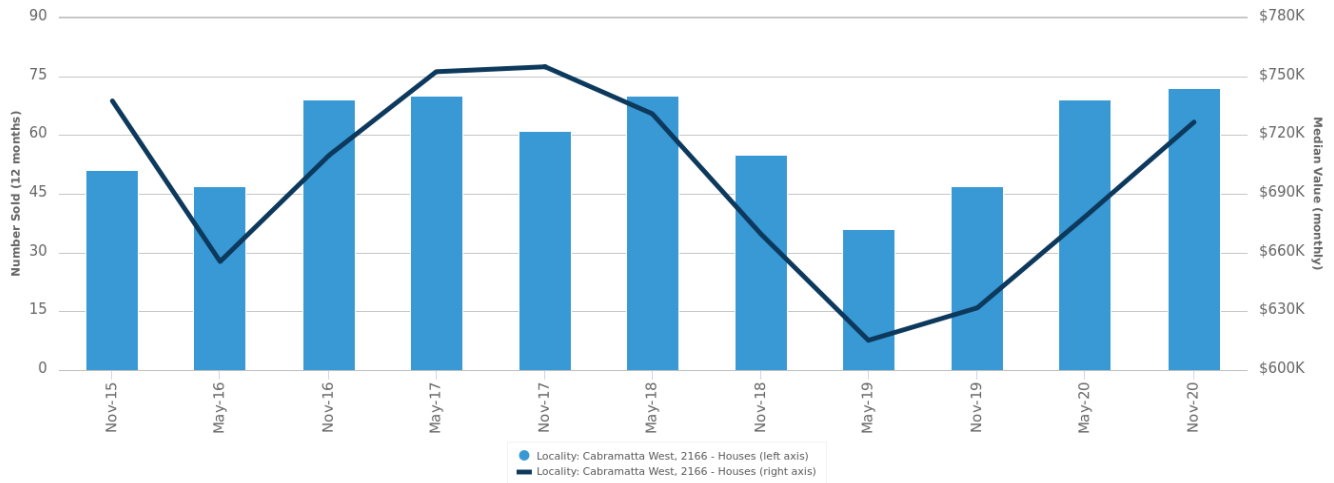
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,001	54	\$742,618	12
	43	2	-	1

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

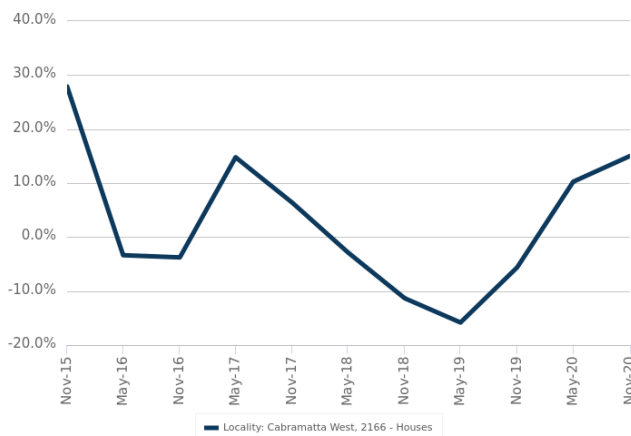


Houses: For Sale

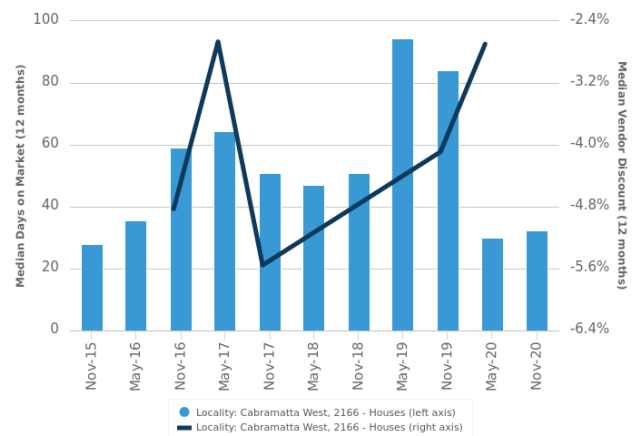
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$962,250

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

\$\$

Median Price*

\$830,000

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*

\$738,750

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

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

1

2
BEDROOMS

3



20 High Street Cabramatta West NSW

Listed on 12 Feb 2021
\$1,199,000



95 Water Street Cabramatta West NSW

Sold on 24 Dec 2020
\$945,000*



7 Elva Street Cabramatta West NSW

Sold on 21 Nov 2020
\$730,000



3

3
BEDROOMS

11



4 Deller Avenue Cabramatta West NSW

Listed on 12 Feb 2021
Contact Agent



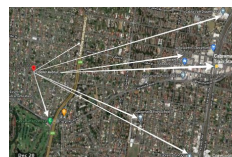
26 Lister Avenue Cabramatta West NSW

Sold on 22 Jan 2021
\$860,000



605A Cabramatta Road West Cabramatta West

Listed on 05 Feb 2021
CONTACT AGENT | PHILIP NGUYEN 0404 165 042



7 Deller Avenue Cabramatta West NSW

Sold on 23 Dec 2020
\$760,000



3

4
BEDROOMS

13



37 Bold Street Cabramatta West NSW

Listed on 05 Feb 2021
CONTACT AGENT | PHILIP NGUYEN 0404 165 042



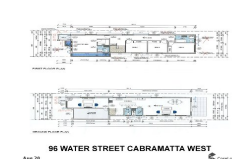
5 Deller Avenue Cabramatta West NSW

Sold on 27 Jan 2021
\$840,000*



54A Boyd Street Cabramatta West NSW

Listed on 05 Feb 2021
Contact Helena Mai on 0433 389 389



96 Water Street Cabramatta West NSW

Sold on 15 Jan 2021
\$0

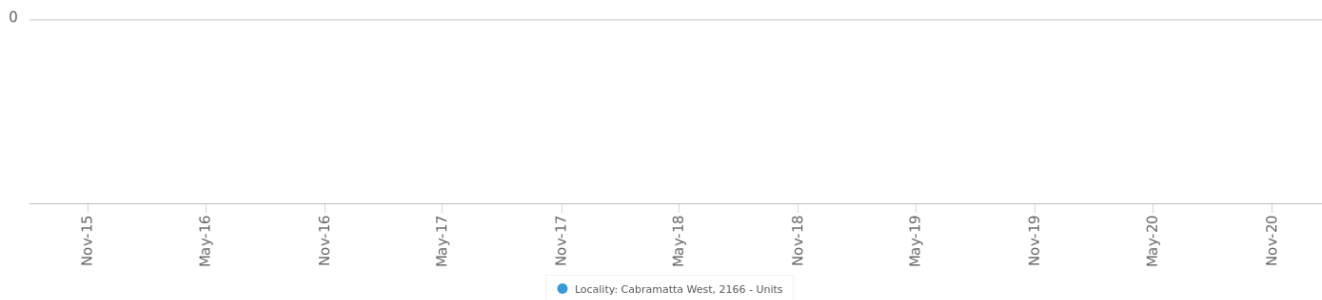


= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Units: Market Activity Snapshot

On The Market



There are no 1 bedroom Units on the market in this suburb



Recently Sold



There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb



There are no recently sold 2 bedroom Units in this suburb



3/13 Joseph Street
Cabramatta West NSW

Listed on 05 Feb 2021
\$629,000



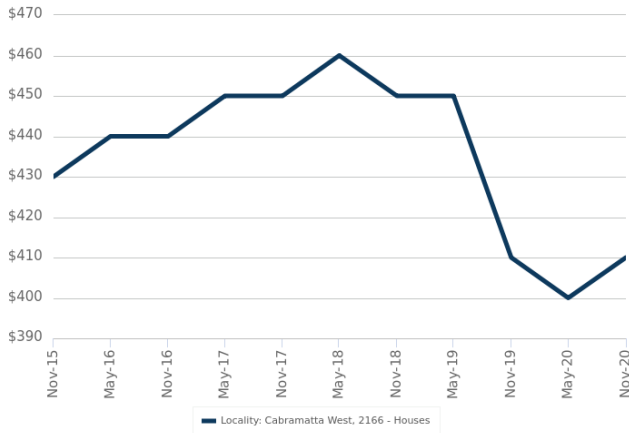
There are no recently sold 3 bedroom Units in this suburb



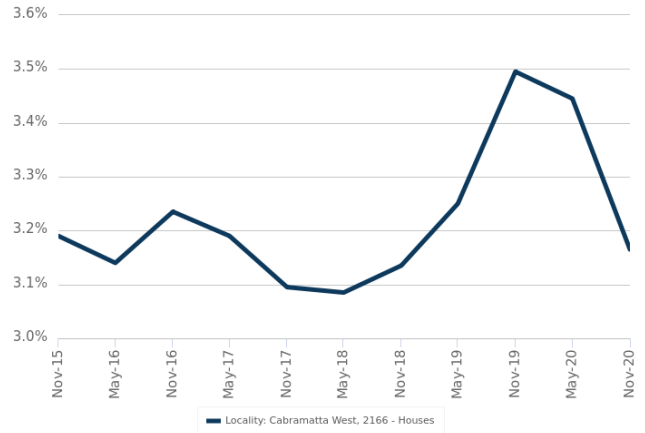
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)

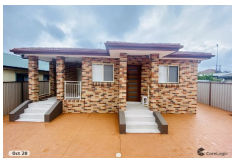


Houses: Rental Activity Snapshot

For Rent

5

2
BEDROOMS



**7A Cayley Place
Cabramatta West NSW**

Listed on 04 Feb 2021
\$425/W



**40C/40D High Street
Cabramatta West NSW**

Listed on 04 Feb 2021
\$350/W



13

3
BEDROOMS



**2/539-541 Cabramatta
Road West Cabramatta**

Listed on 12 Feb 2021
\$450/W



**18 Cayley Place
Cabramatta West NSW**

Listed on 10 Feb 2021
\$480/W



1

4
BEDROOMS



**4 Holford Road
Cabramatta West NSW**

Listed on 10 Feb 2021
\$440/W



= 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

1

2
BEDROOMS



26 High Street Cabramatta West NSW

Listed on 04 Feb 2021
\$360/W



797m²

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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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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