

Suburb Profile Report

Chipping Norton NSW 2170

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





24km
Distance from GPO



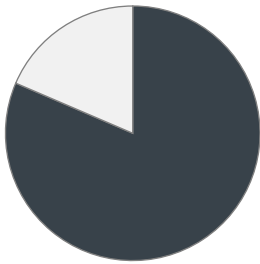
9.0k
Population

↑1.9%
5 year population change



12 years
Average length of ownership

19%



81%

■ Owner Occupiers □ Renters



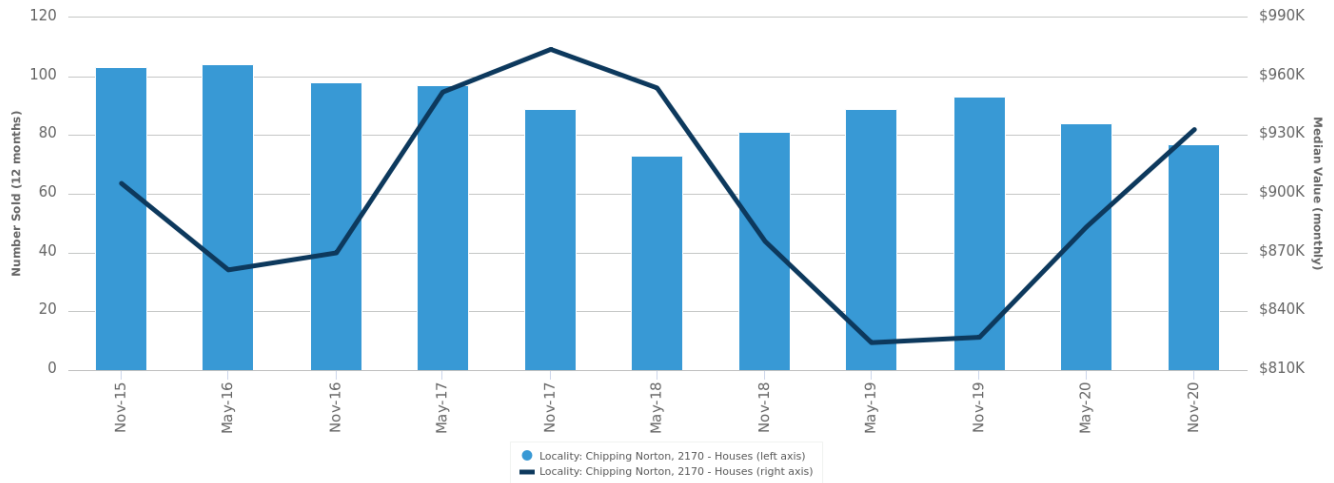
The size of Chipping Norton is approximately 7.2 square kilometres. It has 26 parks covering nearly 15.2% of total area. The population of Chipping Norton in 2011 was 8,836 people. By 2016 the population was 9,008 showing a population growth of 1.9% in the area during that time. The predominant age group in Chipping Norton is 30-39 years. Households in Chipping Norton are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Chipping Norton work in a professional occupation. In 2011, 81.1% of the homes in Chipping Norton were owner-occupied compared with 79.4% in 2016. Currently the median sales price of houses in the area is \$955,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,727	75	\$939,618	15
	613	26	\$568,290	10

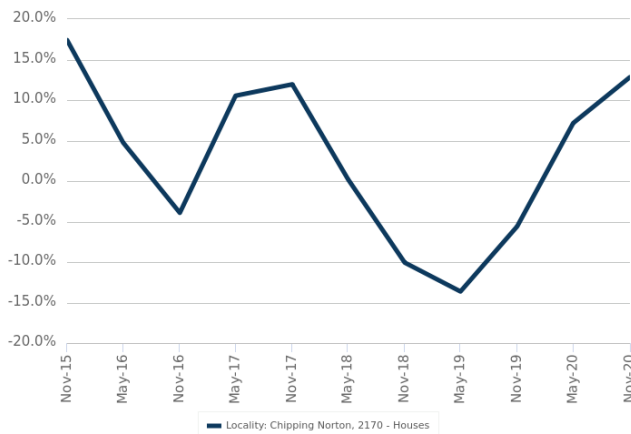
*Total number of unique properties listed for sale over the past 12 months.

Houses: For Sale

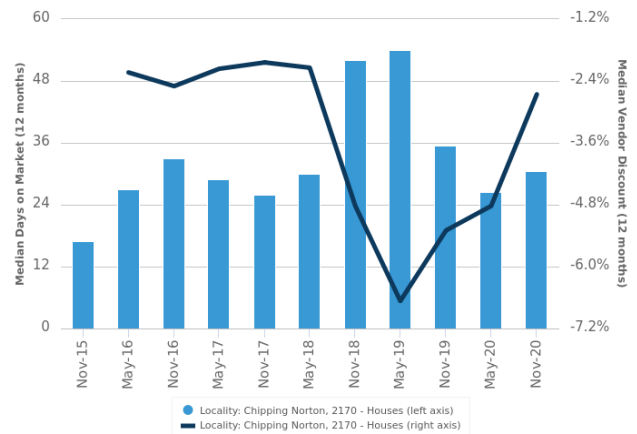
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,104,000

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

\$\$

Median Price*

\$955,000

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*

\$900,000

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

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

1

2
BEDROOMS

1



167 Epsom Road Chipping Norton NSW

Listed on 15 Jan 2021
\$619,000



1/167 Epsom Road Chipping Norton NSW

Sold on 27 Jan 2021
\$617,500*



3

3
BEDROOMS

9



291 Newbridge Road Chipping Norton NSW

Listed on 08 Feb 2021
By Negotiation



31 Bangalow Avenue Chipping Norton NSW

Sold on 23 Dec 2020
\$0



39 Rugby Crescent Chipping Norton NSW

Listed on 03 Feb 2021
INSPECTION CANCELLED



75 Longstaff Avenue Chipping Norton NSW

Sold on 21 Dec 2020
\$950,000



4

4
BEDROOMS

22



34 Bangalla Avenue Chipping Norton NSW

Listed on 12 Feb 2021
\$1,050,000



74 Longstaff Avenue Chipping Norton NSW

Sold on 29 Jan 2021
\$1,370,000*



109 Central Avenue Chipping Norton NSW

Listed on 05 Feb 2021
\$ 779,000 - \$ 799,000



109A Central Avenue Chipping Norton NSW

Sold on 12 Jan 2021
\$0

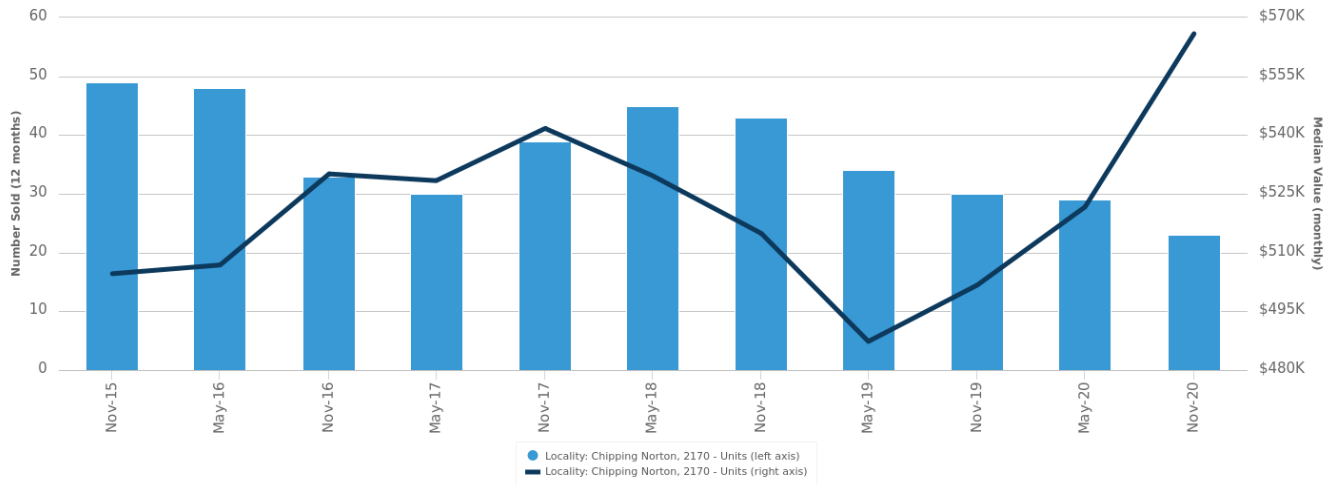


= number of houses currently On the Market or Sold within the last 6 months

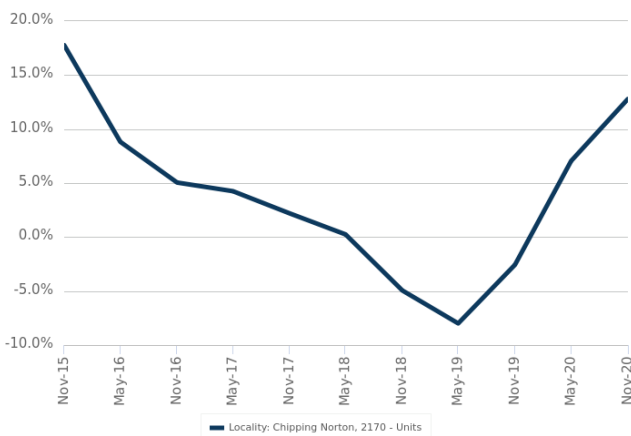
*Agent advised

Units: For Sale

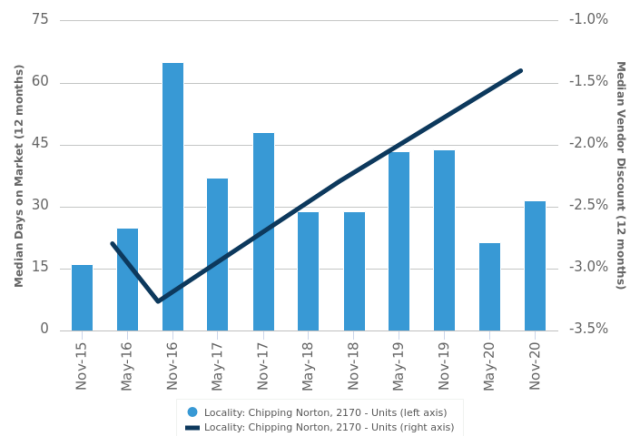
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$730,000

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

\$\$

Median Price*

\$650,000

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*

\$512,500

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: Market Activity Snapshot

On The Market

0

1
BEDROOMS

0

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

There are no recently sold 1 bedroom Units in this suburb

1

2
BEDROOMS

8



**5/224 Epsom Road
Chipping Norton NSW**

Listed on 01 Feb 2021
For sale - offers invited!

1
 1
 1,290m²



**20/7 Mead Drive Chipping
Norton NSW**

Sold on 20 Jan 2021
\$507,000*

1
 1
 3,954m²



**17/12 Frank Oliveri Drive
Chipping Norton NSW**

Sold on 16 Dec 2020
\$492,500

1
 1
 4,883m²

4

3
BEDROOMS

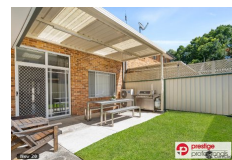
1



**10/125 Epsom Road
Chipping Norton NSW**

Listed on 10 Feb 2021
Contact Agent

2
 2
 2,551m²



**2/159 Epsom Road
Chipping Norton NSW**

Sold on 15 Sep 2020
\$670,000

2
 2
 1,441m²



**18/5 Mead Drive Chipping
Norton NSW**

Listed on 08 Feb 2021
UNDER OFFER

1
 2
 2,015m²

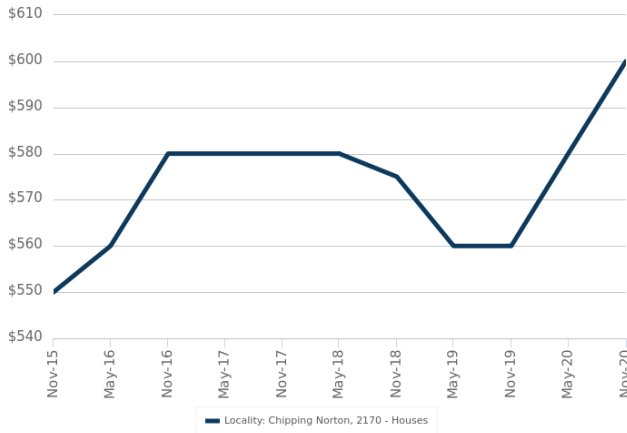


= number of units currently On the Market or Sold within the last 6 months

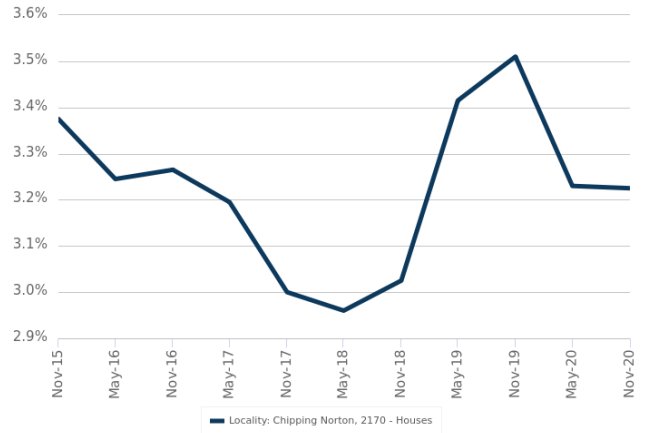
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

8

3
BEDROOMS



112 Alfred Road Chipping Norton NSW 2170

Listed on 09 Feb 2021
\$2,556/M



1



1



667m²



39 Bungarra Crescent Chipping Norton NSW

Listed on 08 Feb 2021
\$440/W



1



1



664m²

3

4
BEDROOMS



19 Bangalow Avenue Chipping Norton NSW

Listed on 04 Feb 2021
\$730/W



2



3



664m²



6 Yachtsman Drive Chipping Norton NSW

Listed on 29 Jan 2021
\$780/W



2



2



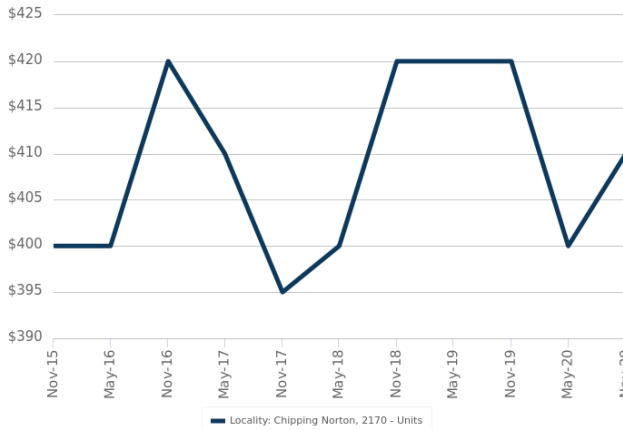
602m²



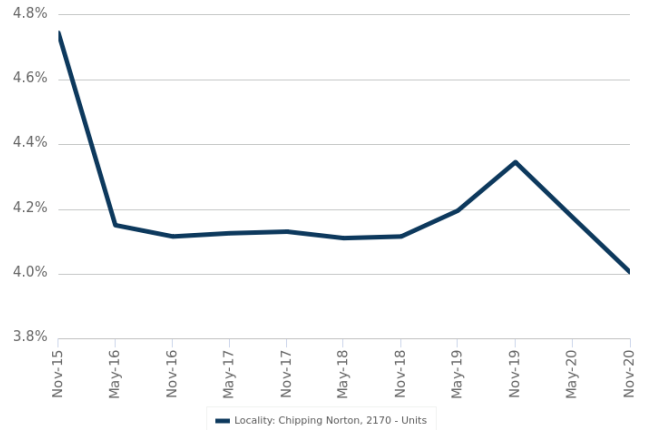
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

2

1
BEDROOMS



215 Epsom Road Chipping Norton NSW

Listed on 09 Feb 2021
\$420/W



826m²



3/271-273 Newbridge Road Chipping Norton

Listed on 20 Jan 2021
\$300/W



671m²

4

2
BEDROOMS



4/4 Mead Drive Chipping Norton NSW

Listed on 02 Feb 2021
\$400/W



2,629m²



17/12 Frank Oliveri Drive Chipping Norton NSW

Listed on 25 Jan 2021
\$420/W



4,883m²

3

3
BEDROOMS



15/6 Mead Drive Chipping Norton NSW

Listed on 02 Feb 2021
\$460/W



2,123m²



39/8 Mead Drive Chipping Norton NSW

Listed on 19 Jan 2021
- /W



-



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

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Mapping Data

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

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