

Suburb Profile Report
Liverpool NSW 2170

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





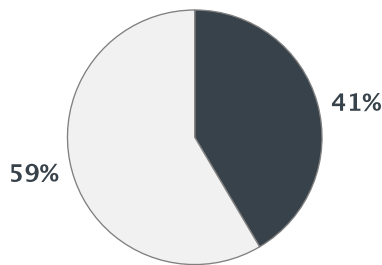
28km
 Distance from GPO



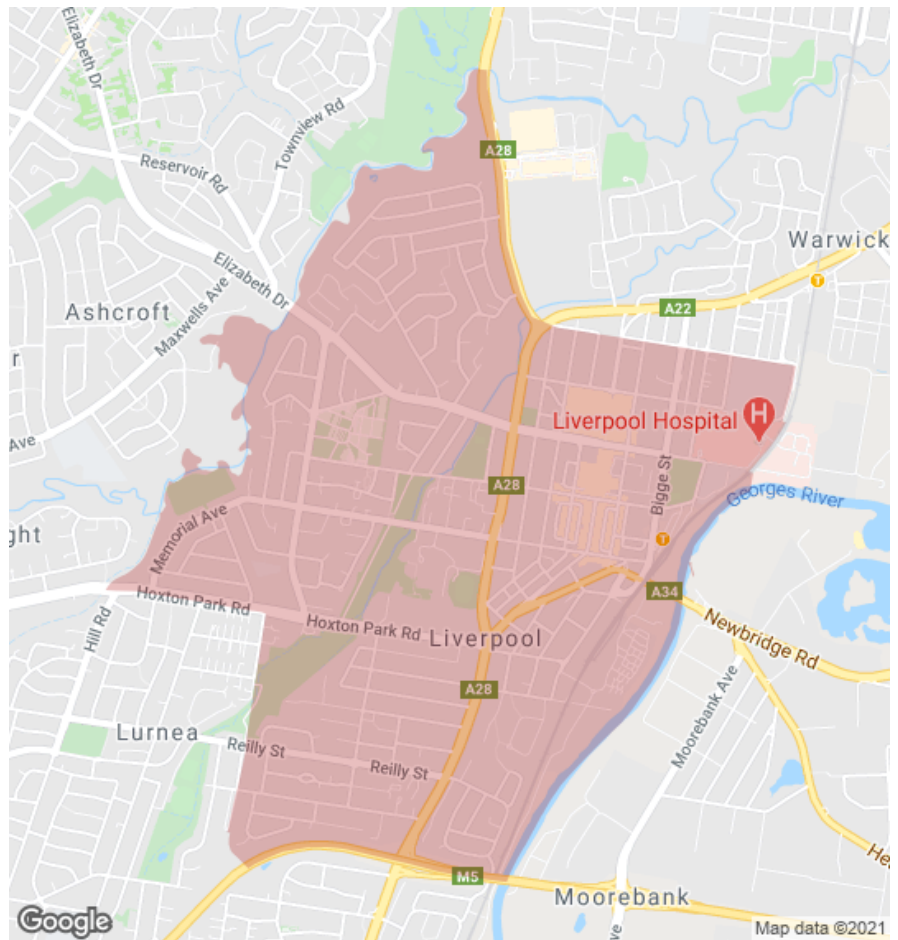
27.1k
 Population
↑12.4%
 5 year population change



12 years
 Average length of ownership



■ Owner Occupiers □ Renters



The size of Liverpool is approximately 6.4 square kilometres. It has 23 parks covering nearly 9.7% of total area. The population of Liverpool in 2011 was 24,094 people. By 2016 the population was 27,092 showing a population growth of 12.4% in the area during that time. The predominant age group in Liverpool is 30-39 years. Households in Liverpool are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Liverpool work in a professional occupation. In 2011, 45.2% of the homes in Liverpool were owner-occupied compared with 39.4% in 2016. Currently the median sales price of houses in the area is \$770,000.

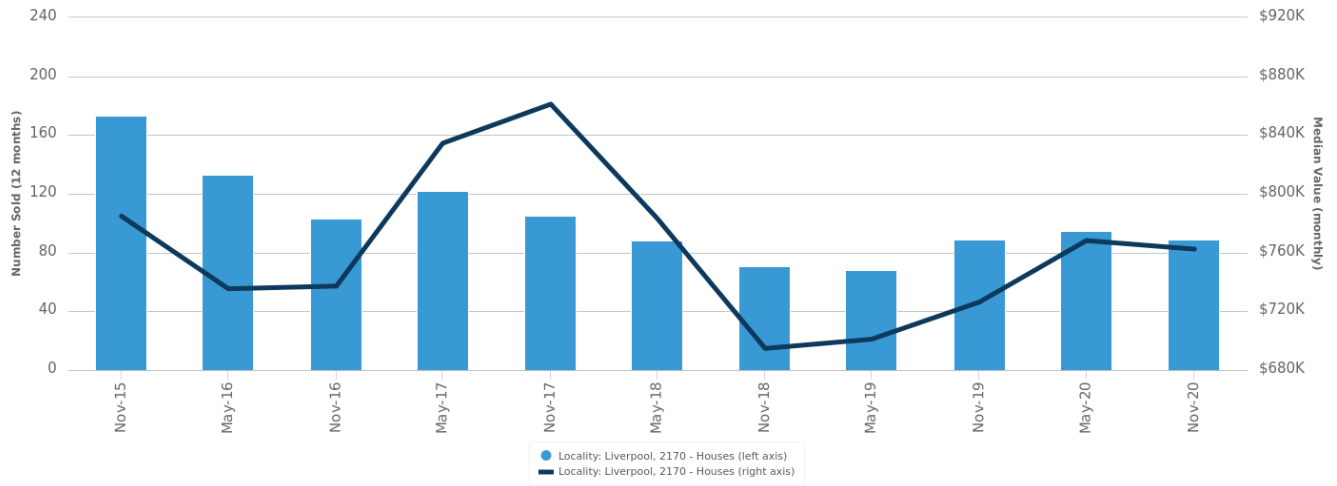
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,157	80	\$756,604	14
	8,264	274	\$398,487	152

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

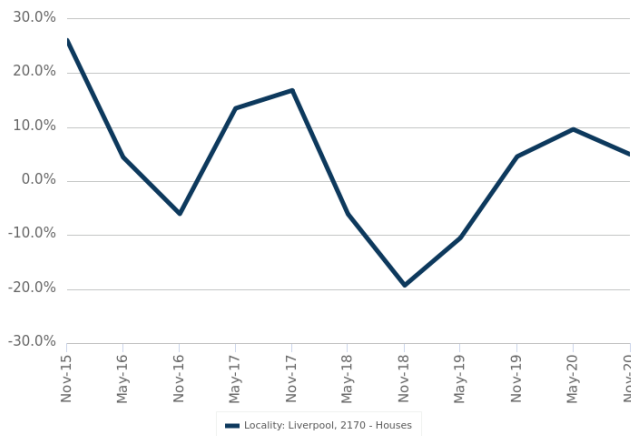


Houses: For Sale

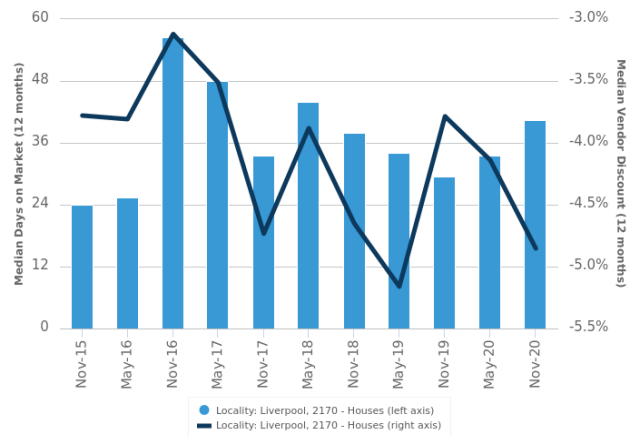
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$836,625

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

\$\$

Median Price*

\$770,000

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*

\$710,000

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

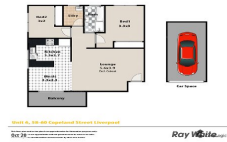
On The Market

Recently Sold

2

2
BEDROOMS

4



**6/58-60 Copeland Street
Liverpool NSW**

Listed on 10 Feb 2021
\$359,950



**269 Memorial Avenue
Liverpool NSW 2170**

Sold on 25 Nov 2020
\$720,000



**17 Bigge Street Liverpool
NSW 2170**

Listed on 05 Feb 2021
**Under offer by Billy Markovski
0424663522**



**35 Marsden Road Liverpool
NSW 2170**

Sold on 20 Nov 2020
\$345,000



4

3
BEDROOMS

24



**1 Macken Street Liverpool
NSW 2170**

Listed on 12 Feb 2021
AUCTION



**103 Atkinson Street
Liverpool NSW 2170**

Sold on 13 Feb 2021
Not Disclosed



**72 Medley Avenue
Liverpool NSW 2170**

Listed on 09 Feb 2021
**AUCTION - Price Guide -
\$699,950 to \$769,950**



**87 Congressional Drive
Liverpool NSW 2170**

Sold on 06 Feb 2021
\$795,000*



3

4
BEDROOMS

14



**86 Medley Avenue
Liverpool NSW 2170**

Listed on 13 Feb 2021
Auction



**16 Monteclair Avenue
Liverpool NSW 2170**

Sold on 30 Jan 2021
\$720,000*



**33C Maryvale Avenue
Liverpool NSW 2170**

Listed on 08 Feb 2021
Auction Guide \$650,000



**16 Wildman Avenue
Liverpool NSW 2170**

Sold on 19 Dec 2020
\$740,000

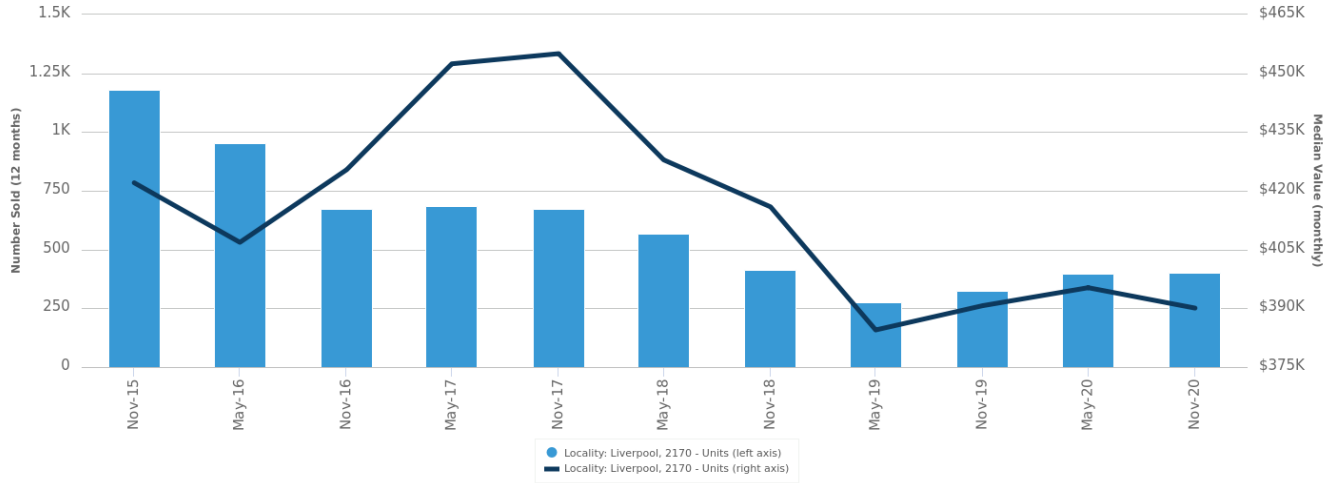


= number of houses currently On the Market or Sold within the last 6 months

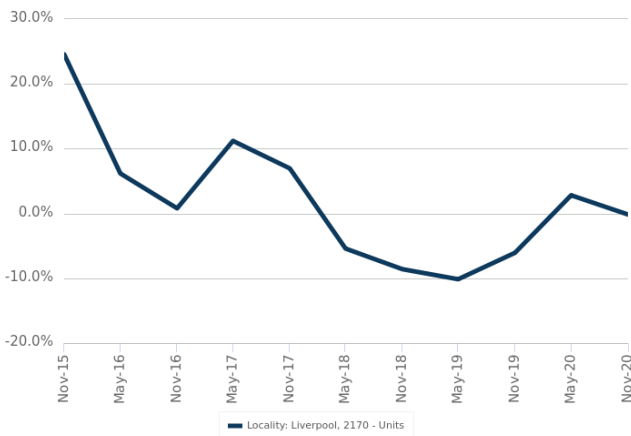
*Agent advised

Units: For Sale

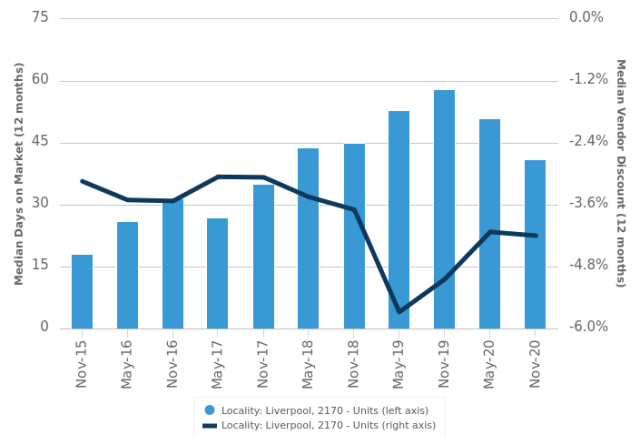
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$520,000

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

\$\$

Median Price*

\$465,000

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*

\$370,000

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: Market Activity Snapshot

On The Market

Recently Sold

16

1
BEDROOMS

8



**707B/6B Atkinson Street
 Liverpool NSW**

Listed on 15 Feb 2021
 \$430,000 to \$450,000



**707/100 Castlereagh
 Street Liverpool NSW**

Sold on 15 Jan 2021
 \$38,000



**LOT 76/1 Bathurst Street
 Liverpool NSW 2170**

Listed on 12 Feb 2021
 \$440,000



**54/1 Bathurst Street
 Liverpool NSW 2170**

Sold on 14 Dec 2020
 \$392,500



107

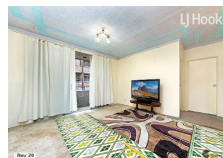
2
BEDROOMS

125



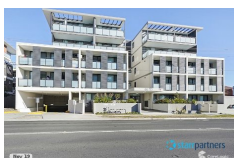
**77 Memorial Avenue
 Liverpool NSW 2170**

Listed on 15 Feb 2021
 \$349,000 to \$399,000



**25/20 Speed Street
 Liverpool NSW 2170**

Sold on 15 Feb 2021
 Not Disclosed



**6/50 Hoxton Park Road
 Liverpool NSW 2170**

Listed on 13 Feb 2021
 \$459,000



**96/3 Riverpark Drive
 Liverpool NSW 2170**

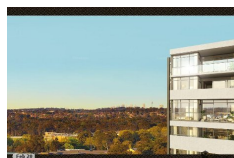
Sold on 11 Feb 2021
 Not Disclosed



22

3
BEDROOMS

23



**BG04/19-25 Bigge Street
 Liverpool NSW**

Listed on 12 Feb 2021
 \$628,888



**18/83-85 Campbell Street
 Liverpool NSW**

Sold on 11 Feb 2021
 \$560,000*



**18/83 Campbell Street
 Liverpool NSW 2170**

Listed on 12 Feb 2021
 Deposit Taken in 1 Week



**2/23-25 St Pauls Crescent
 Liverpool NSW**

Sold on 06 Feb 2021
 \$697,000*

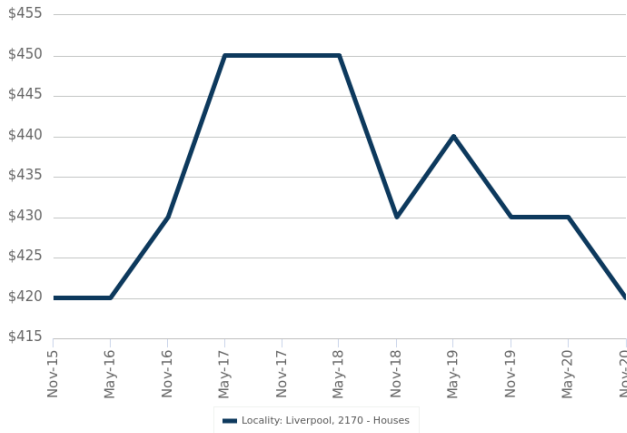


= number of units currently On the Market or Sold within the last 6 months

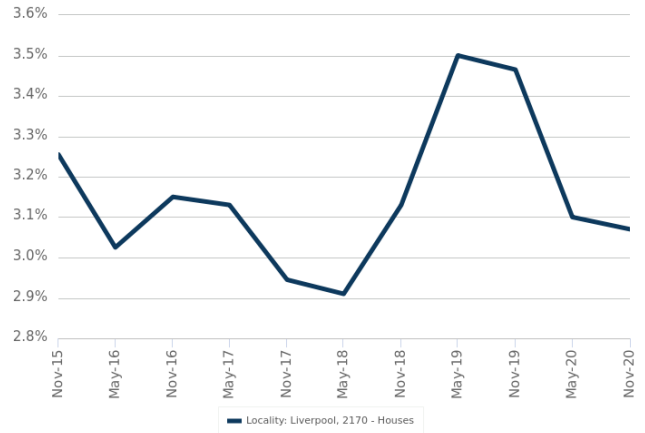
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

14

2
BEDROOMS



24 Lewis Road Liverpool NSW 2170

Listed on 15 Feb 2021
 \$320/W



2/98 Copeland Street Liverpool NSW 2170

Listed on 13 Feb 2021
 \$250/W



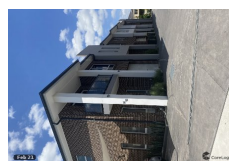
15

3
BEDROOMS



80 Medley Avenue Liverpool NSW 2170

Listed on 12 Feb 2021
 \$2,123/M



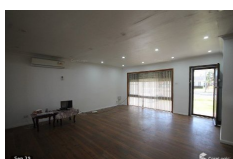
2/60 Passefield Street Liverpool NSW 2170

Listed on 11 Feb 2021
 \$500/W



6

4
BEDROOMS



24 O'Brien Parade Liverpool NSW 2170

Listed on 11 Feb 2021
 \$520/W



9 Woodlands Road Liverpool NSW 2170

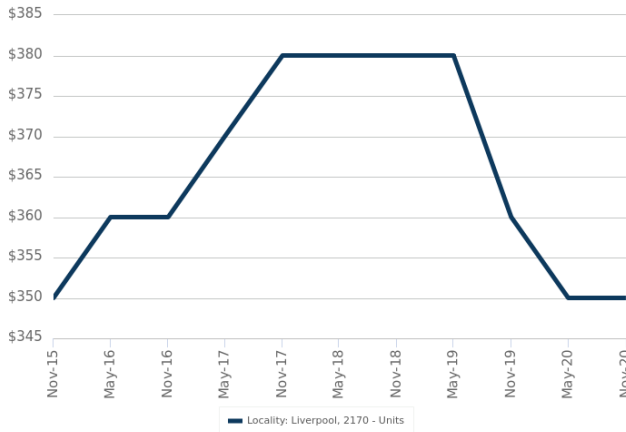
Listed on 04 Feb 2021
 \$520/W



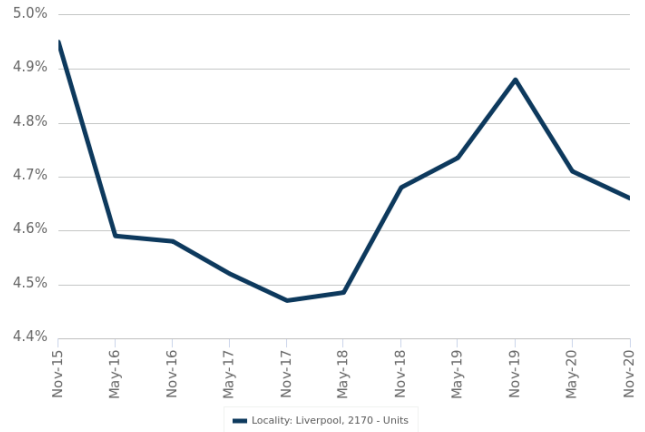
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

29 **1**
 BEDROOMS



**32/15-17 Castlereagh Street
 Liverpool NSW**

Listed on 15 Feb 2021
 \$360/W



**17/42-44 Hoxton Park
 Road Liverpool NSW**

Listed on 13 Feb 2021
 \$300/W



258 **2**
 BEDROOMS



**3/82 Castlereagh Street
 Liverpool NSW 2170**

Listed on 15 Feb 2021
 \$280/W



**4 Riverpark Drive Liverpool
 NSW 2170**

Listed on 15 Feb 2021
 \$300/W



49 **3**
 BEDROOMS



**2507/420 Macquarie
 Street Liverpool NSW**

Listed on 13 Feb 2021
 \$470/W



**17/25-27 Castlereagh
 Street Liverpool NSW**

Listed on 12 Feb 2021
 \$455/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.

State and Territory Data

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