

# Suburb Profile Report

## Warwick Farm NSW 2170

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





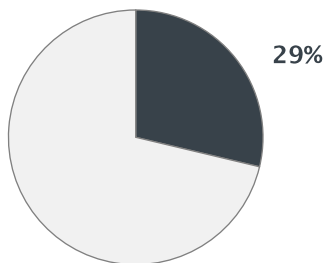
**26km**  
Distance from GPO



**5.9k**  
Population  
**↑30.5%**  
5 year population change



**12 years**  
Average length of ownership



■ Owner Occupiers □ Renters



The size of Warwick Farm is approximately 4.6 square kilometres. It has 14 parks covering nearly 39.5% of total area. The population of Warwick Farm in 2011 was 4,492 people. By 2016 the population was 5,862 showing a population growth of 30.5% in the area during that time. The predominant age group in Warwick Farm is 30-39 years. Households in Warwick Farm are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Warwick Farm work in a professional occupation. In 2011, 29.9% of the homes in Warwick Farm were owner-occupied compared with 27.8% in 2016. Currently the median sales price of houses in the area is \$700,500.

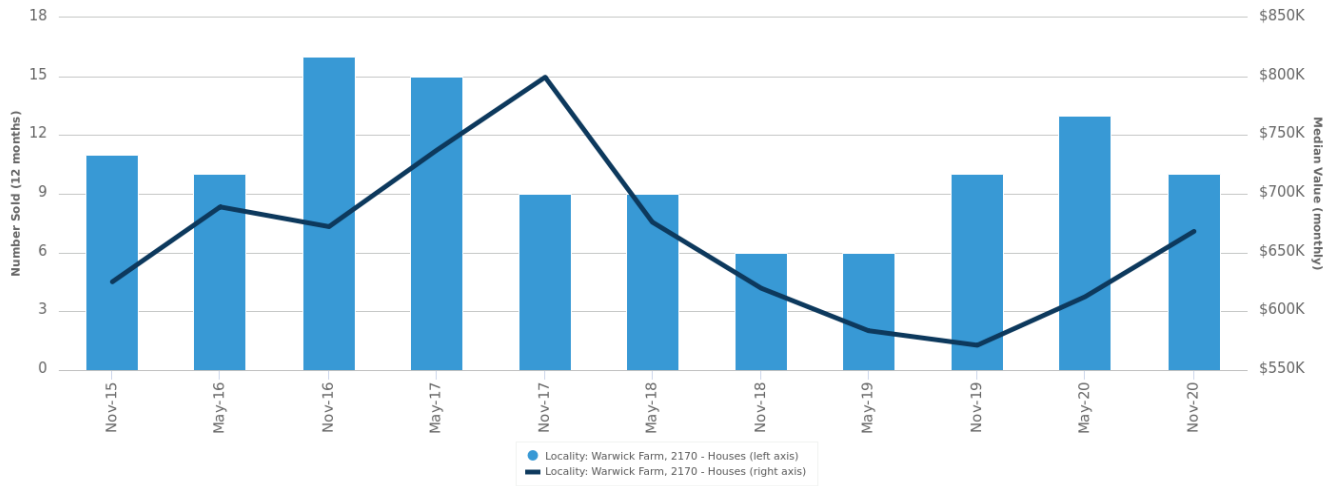
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	599	12	\$673,154	6
	1,856	70	\$386,403	37

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

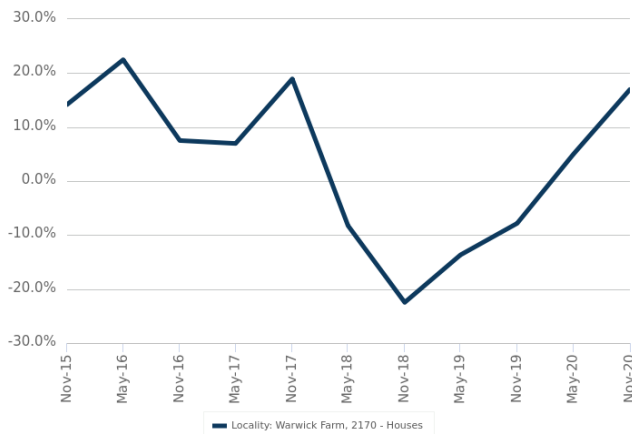


## Houses: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price\*

\$767,500

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

\$\$

Median Price\*

\$700,500

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\*

\$654,000

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

3



**27/1-3 Bigge Street  
Warwick Farm NSW**

Listed on 12 Feb 2021  
**FOR SALE NOW**



**16 Drummond Street  
Warwick Farm NSW**

Listed on 05 Feb 2021  
**385,000**

1



**10 Sydney Road Warwick  
Farm NSW**

Listed on 12 Feb 2021  
**Contact Agent**

1



**29 Williamson Crescent  
Warwick Farm NSW**

Listed on 05 Feb 2021  
**Expression Of Interest**

2  
**BEDROOMS**



3  
**BEDROOMS**



4  
**BEDROOMS**

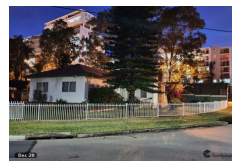


## Recently Sold

0

There are no recently sold 2 bedroom Houses in this suburb

5



**54 Hinkler Avenue  
Warwick Farm NSW**

Sold on 24 Dec 2020  
**\$735,000**



**17 Homepride Avenue  
Warwick Farm NSW**

Sold on 19 Dec 2020  
**\$801,000**



0

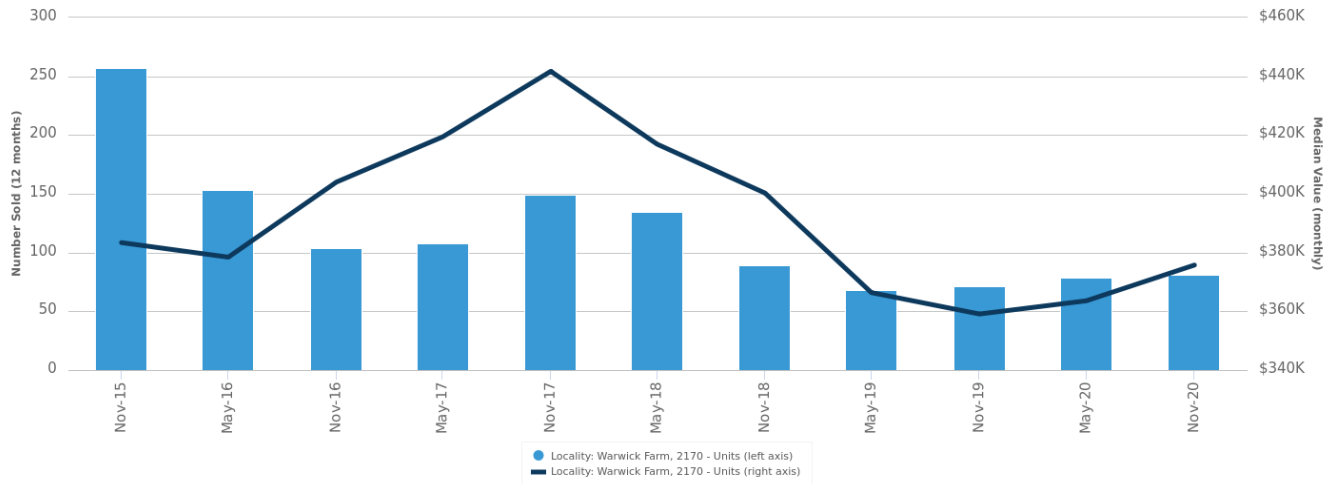
There are no recently sold 4 bedroom Houses in this suburb



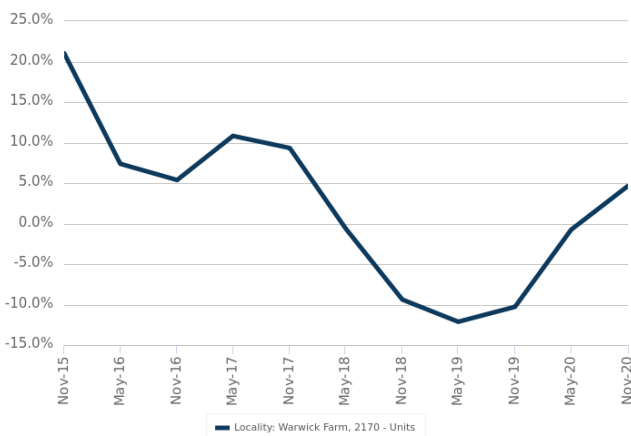
= number of houses currently On the Market or Sold within the last 6 months

## Units: For Sale

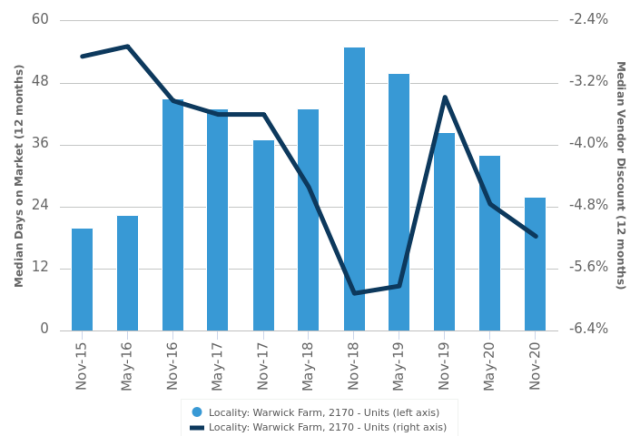
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$515,000

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

\$\$

Median Price\*

\$377,000

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\*

\$337,000

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

**6**

**1**  
BEDROOMS

**6**



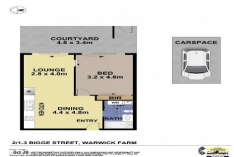
**26/4-6 Browne Parade  
Warwick Farm NSW**

Listed on 12 Feb 2021  
\$420,000



**6/3 Drummond Street  
Warwick Farm NSW**

Sold on 21 Jan 2021  
\$260,000\*



**2/1-3 Bigge Street  
Warwick Farm NSW**

Listed on 05 Feb 2021  
\$349,999



**1/2 Forbes Street  
Warwick Farm NSW**

Sold on 23 Dec 2020  
\$0



**24**

**2**  
BEDROOMS

**35**



**33/1-3 Bigge Street  
Warwick Farm NSW**

Listed on 12 Feb 2021  
\$510,000



**2/5 Lachlan Street  
Warwick Farm NSW**

Sold on 11 Feb 2021  
Not Disclosed



**53/1 Browne Parade  
Warwick Farm NSW**

Listed on 12 Feb 2021  
Expressions Of Interest



**8/14 Forbes Street  
Warwick Farm NSW**

Sold on 21 Jan 2021  
Not Disclosed



**5**

**3**  
BEDROOMS

**4**



**21/5 Lachlan Street  
Warwick Farm NSW**

Listed on 12 Feb 2021  
\$355,000



**706/3 George Street  
Warwick Farm NSW**

Sold on 01 Feb 2021  
\$560,000\*



**154/2 Browne Parade  
Warwick Farm NSW**

Listed on 05 Feb 2021  
\$565,000



**18/49 Lachlan Street  
Warwick Farm NSW**

Sold on 20 Jan 2021  
Not Disclosed

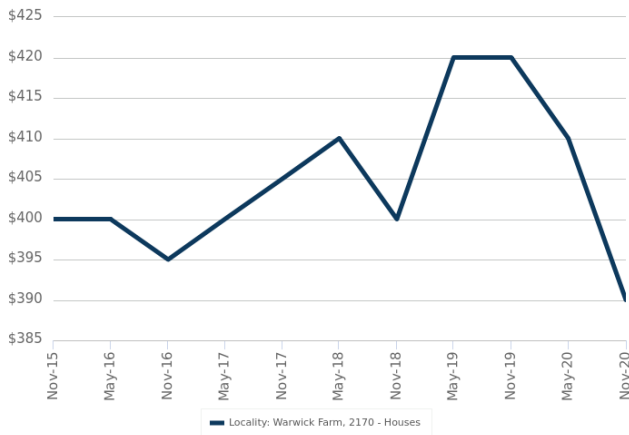


= number of units currently On the Market or Sold within the last 6 months

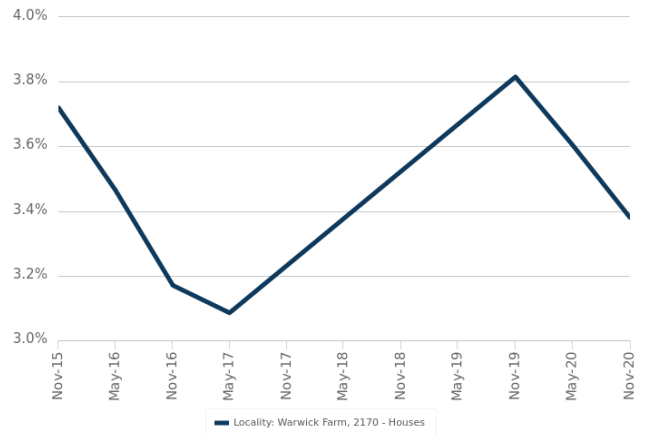
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

4

2  
BEDROOMS



**3/15 Lachlan Street  
Warwick Farm NSW**

Listed on 13 Feb 2021  
\$270/W



659m<sup>2</sup>



**3/6 Forbes Street Warwick  
Farm NSW**

Listed on 06 Feb 2021  
\$300/W



1,505m<sup>2</sup>

2

3  
BEDROOMS



**8 Freeman Street Warwick  
Farm NSW**

Listed on 04 Feb 2021  
\$425/W



607m<sup>2</sup>



**8 Lawrence Hargrave Road  
Warwick Farm**

Listed on 25 Jan 2021  
\$370/W



784m<sup>2</sup>

0

4  
BEDROOMS

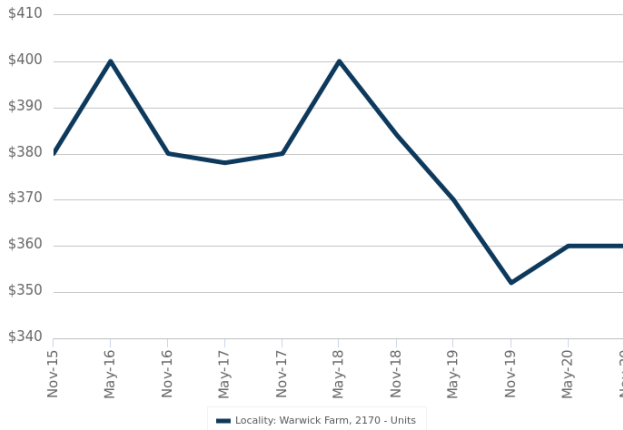
There are no 4 bedroom Houses for rent in this suburb



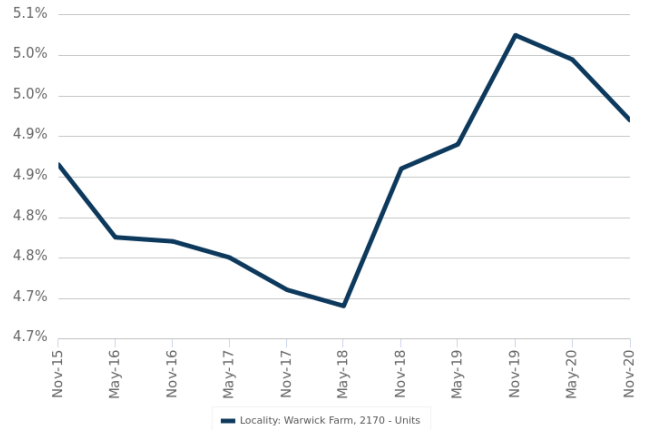
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

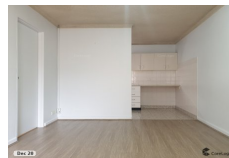
11

1  
BEDROOMS



**3/6 Drummond Street  
Warwick Farm NSW**

Listed on 13 Feb 2021  
\$220/W



**7/2 Forbes Street Warwick  
Farm NSW**

Listed on 12 Feb 2021  
\$260/W



1,039m<sup>2</sup>

65

2  
BEDROOMS



**11/2 Bigge Street Warwick  
Farm NSW**

Listed on 12 Feb 2021  
\$450/W



1,069m<sup>2</sup>



**7/13 Drummond Street  
Warwick Farm NSW**

Listed on 12 Feb 2021  
\$250/W



916m<sup>2</sup>

5

3  
BEDROOMS



**4/10 Hume Highway  
Warwick Farm NSW**

Listed on 09 Feb 2021  
\$280/W



1,525m<sup>2</sup>



**1/3-5 Browne Parade  
Warwick Farm NSW**

Listed on 08 Feb 2021  
\$480/W



124m<sup>2</sup>



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



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