



# KENT RENTAL ALLOWANCE MATRIX

## KEY RENTAL PROPERTY DATA, PERTH MARCH 2019

### PERTH- INNER CITY:

- The size of Inner City Perth is approximately 5 square kilometres
- It has 11 parks covering nearly 11% of total area
- The predominant age group in Inner City Perth is 25-34 years
- As of January 2019, the vacancy rate Inner City Perth for rental properties was at 4.4%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	173	\$465	\$330	\$321
2 bedroom	253	\$510	\$400	\$445
3 bedroom	54	\$844	\$550	\$577
4 bedroom	6	\$650	\$580	\$543

### EAST PERTH:

- The size of East Perth is approximately 3 square kilometres
- It has 12 parks covering nearly 26% of total area
- The predominant age group in East Perth is 25-34 years
- As of January 2019, the vacancy rate in East Perth for rental properties was at 4.9%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	161	\$574	\$257	\$277
2 bedroom	213	\$749	\$400	\$410
3 bedroom	108	\$975	\$525	\$549
4 bedroom	9	\$1,200	\$995	\$893

### WEST PERTH:

- The size of West Perth is approximately 3 square kilometres
- It has 30 parks covering nearly 16% of total area
- The predominant age group in West Perth is 25-34 years
- As of January 2019, the vacancy rate in West Perth for rental properties was at 4.4%.



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As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	136	\$759	\$300	\$298
2 bedroom	261	\$850	\$415	\$417
3 bedroom	80	\$1,700	\$490	\$558
4 bedroom	5	\$1,099	\$940	\$939

### NORTH- CITY BEACH:

- The size of City Beach is approximately 10 square kilometres
- It has 20 parks covering nearly 48% of total area
- The predominant age group in City Beach is 0-14 years
- As of January 2019, the vacancy rate in City Beach for rental properties was at 2.1%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	2	\$675	\$537	\$537
2 bedroom	2	\$500	\$497	\$497
3 bedroom	14	\$949	\$645	\$669
4 bedroom	33	\$1,999	\$850	\$934

### NORTH- SCARBOROUGH

- The size of Scarborough is approximately 6 square kilometres
- It has 8 parks covering nearly 4% of total area
- The predominant age group in Scarborough is 25-34 years
- As of January 2019, the vacancy rate in Scarborough for rental properties was at 2.3%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	37	\$325	\$250	\$248
2 bedroom	208	\$700	\$325	\$341
3 bedroom	214	\$899	\$450week	\$474
4 bedroom	29	\$1,099	\$690	\$730

### NORTH- WEMBLEY DOWNS

- The size of Wembley Downs is approximately 5 square kilometres
- It has 5 parks covering nearly 34% of total area
- The predominant age group in Wembley Downs is 0-14 years
- As of January 2019, the vacancy rate in Wembley Downs for rental properties was at 2.3%.



As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	-	\$	\$	\$
2 bedroom	16	\$500	\$300	\$321
3 bedroom	26	\$895	\$585	\$622
4 bedroom	22	\$1,474	\$825	\$834

### NORTH- CHURCHLANDS

- The size of Churchlands is approximately 2 square kilometres
- It has 1 parks covering nearly 1% of total area
- The predominant age group in Churchlands is 15-24 years
- As of January 2019, the vacancy rate in Churchlands for rental properties was at 2.2%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	4	\$350	\$340	\$336
2 bedroom	42	\$500	\$320	\$332
3 bedroom	14	\$749	\$420	\$487
4 bedroom	19	\$1,449	\$870	\$911

### SOUTH-SOUTH EAST COMO

- The size of Como is approximately 7 square kilometres
- It has 10 parks covering nearly 18% of total area
- The predominant age group in Como is 25-34 years
- As of January 2019, the vacancy rate in Como for rental properties was at 2.4%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	17	\$1,155	\$270	\$369
2 bedroom	221	\$494	\$300	\$301
3 bedroom	213	\$825	\$397	\$410
4 bedroom	38	\$1,494	\$650	\$730

### SOUTH- SOUTH EAST- EAST VICTORIA

- The size of East Victoria is approximately 4 square kilometres
- It has 8 parks covering nearly 3% of total area
- The predominant age group in East Victoria is 25-34 years
- As of January 2019, the vacancy rate in East Victoria for rental properties was at 2.5%.



As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	33	\$517	\$210	\$239
2 bedroom	86	\$599	\$310	\$321
3 bedroom	174	\$650	\$360	\$371
4 bedroom	30	\$819	\$535	\$525

## SOUTH- SOUTH EAST APPLECROSS

- The size of Applecross is approximately 4 square kilometres
- It has 8 parks covering nearly 14% of total area
- The predominant age group in Applecross is 0-14 years
- As of January 2019, the vacancy rate in Applecross for rental properties was at 3.7%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	9	\$949	\$275	\$378
2 bedroom	58	\$899	\$330	\$332
3 bedroom	77	\$1,083	\$500	\$560
4 bedroom	35	\$1,990	\$750	\$848

## NEDLANDS

- The size of Nedlands is approximately 6 square kilometres
- It has 6 parks covering nearly 9% of total area
- The predominant age group in Nedlands is 0-14 years
- As of January 2019, the vacancy rate in Nedlands for rental properties was at 3.4%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	7	\$555	\$340	\$467
2 bedroom	78	\$759	\$382	\$416
3 bedroom	87	\$899	\$550	\$575
4 bedroom	52	\$1,750	\$800	\$860



## HOUSEHOLD INCOME IN THE GREATER PERTH AREA

Income Range	City of Tasmania %
0 - 15K	6.9
15 - 33K	<b>8.9</b>
33 - 52K	8.0
52 - 78K	<b>12.9</b>
78 - 130K	26.2
130 - 182K	<b>9.1</b>
182K - +	19.1

For additional information, and to receive a comprehensive Kent City Guide for PERTH, speak to a Kent Relocation expert on **1300 141 746**.

Data Sourced: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date March 2019.

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