

62 GABELL WAY KOONDOOLA WA 6064

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CAPORN YOUNG ESTATE AGENTS PTY

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Subject Property

62 GABELL WAY KOONDOOLA WA 6064

4  1  1  748m²  128m² 



Your Property History

11 Mar, 1976 - Sold for \$22,155

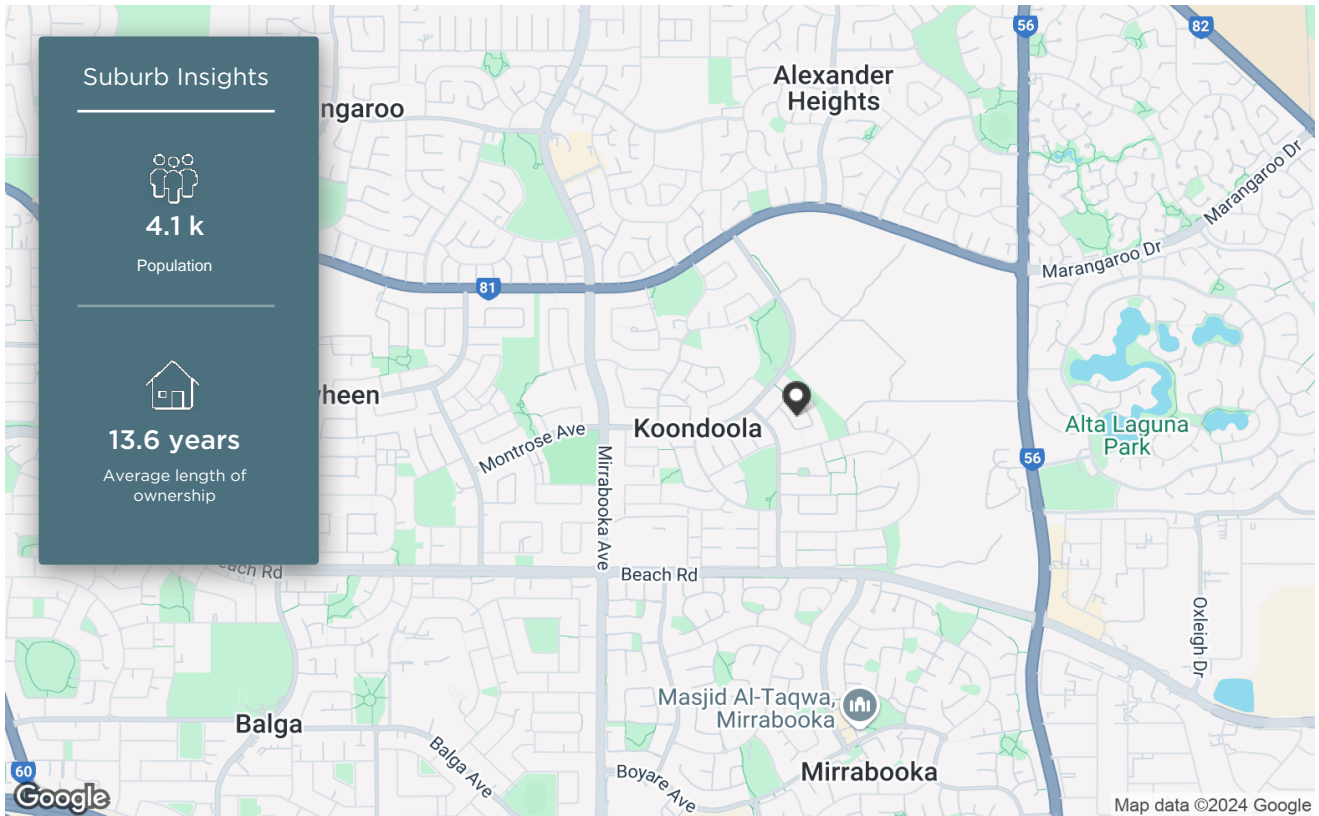


Introducing Patrick Leclezio

A natural relationship builder with a background in logistics, dentistry, and medical research, Patrick is passionate about helping people achieve their real estate goals. Working with enthusiasm and care in everything he does, Patrick has developed a reputation for exceptional results. He is fully committed to his clients and works strategically to get them the best possible outcome.

Koondoola

Demographic

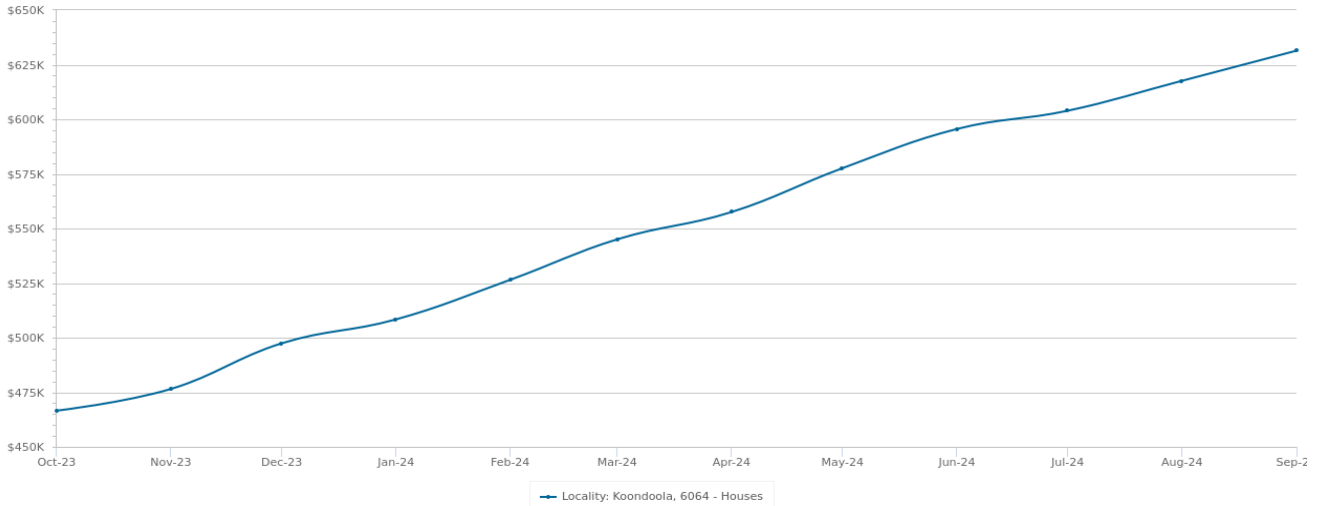


The size of Koondoola is approximately 3.5 square kilometres. It has 9 parks covering nearly 45.8% of total area. The population of Koondoola in 2011 was 3,897 people. By 2016 the population was 4,060 showing a population growth of 4.2% in the area during that time. The predominant age group in Koondoola is 0-9 years. Households in Koondoola are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Koondoola work in a labourer occupation. In 2011, 65.1% of the homes in Koondoola were owner-occupied compared with 62.6% in 2016. Currently the median sales price of houses in the area is \$540,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	26.4	Owns Outright	24.3	0-15.6K	7.3	0-9	15.6
Couples with Children	44.1	Purchaser	38.3	15.6-33.8K	18.4	10-19	14.4
Single Parents	27.3	Renting	34.2	33.8-52K	18.1	20-29	14.0
Other	2.0	Other	0.5	52-78K	17.0	30-39	15.2
		Not Stated	2.4	78-130K	19.9	40-49	12.3
				130-182K	6.5	50-59	10.9
				182K+	1.8	60-69	9.9
						70-79	6.0
						80-89	1.8
						90-99	0.1

Recent Market Trends

Median Value - 12 Months (House)

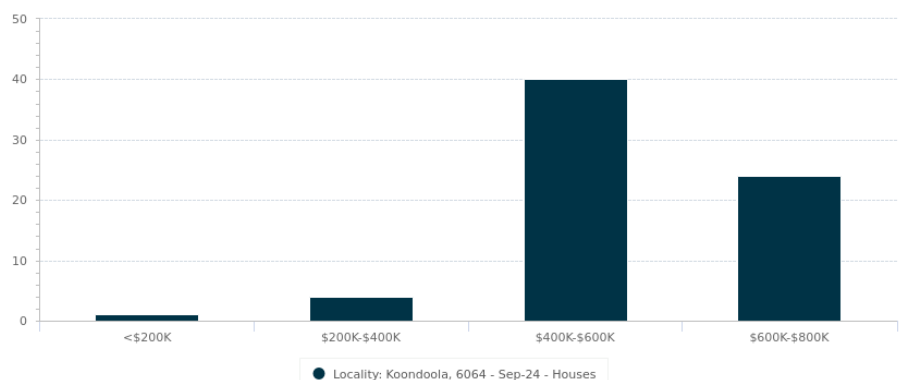


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2024	6	\$631,428	2.2% ▲	13	9	\$550
Aug 2024	3	\$617,653	2.3% ▲	12	7	\$550
Jul 2024	2	\$603,933	1.4% ▲	12	7	\$550
Jun 2024	5	\$595,577	3.1% ▲	12	9	\$550
May 2024	4	\$577,646	3.6% ▲	12	13	\$550
Apr 2024	10	\$557,596	2.3% ▲	11	13	\$530
Mar 2024	10	\$545,086	3.5% ▲	11	12	\$522
Feb 2024	9	\$526,563	3.6% ▲	11	14	\$520
Jan 2024	3	\$508,395	2.2% ▲	11	11	\$500
Dec 2023	8	\$497,426	4.4% ▲	11	13	\$500
Nov 2023	7	\$476,540	2.1% ▲	11	16	\$475
Oct 2023	2	\$466,576	1.8% ▲	14	11	\$460

Sales by Price - 12 months (House)

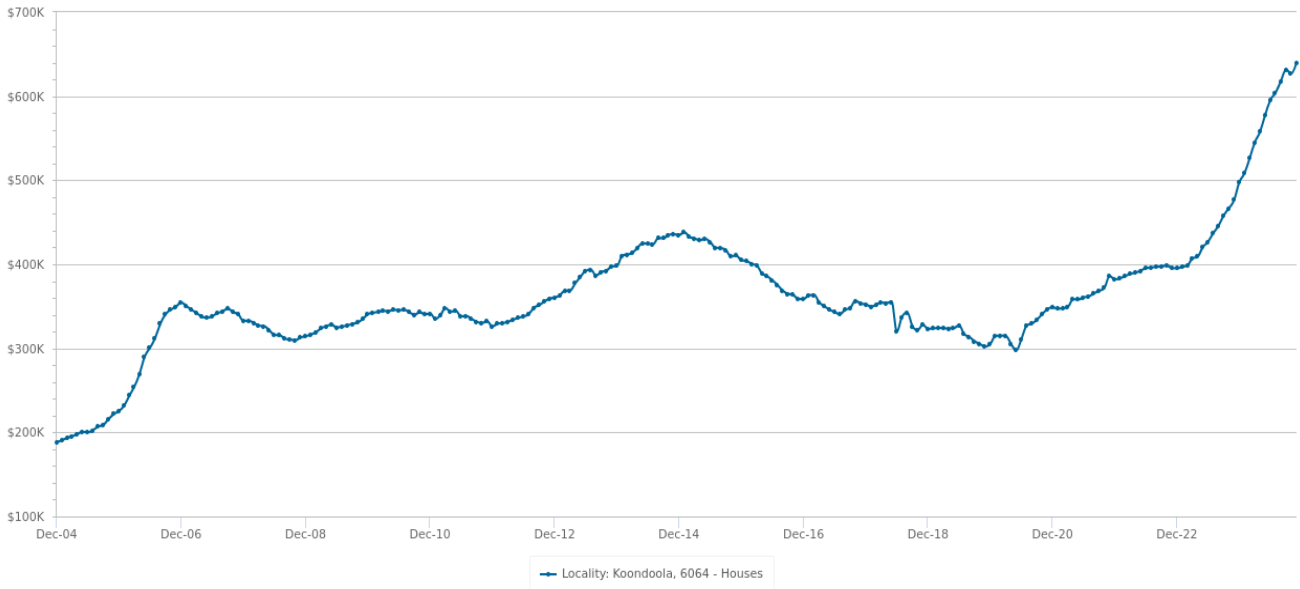
PRICE	NUMBER
<\$200K	1
\$200K-\$400K	4
\$400K-\$600K	40
\$600K-\$800K	24
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

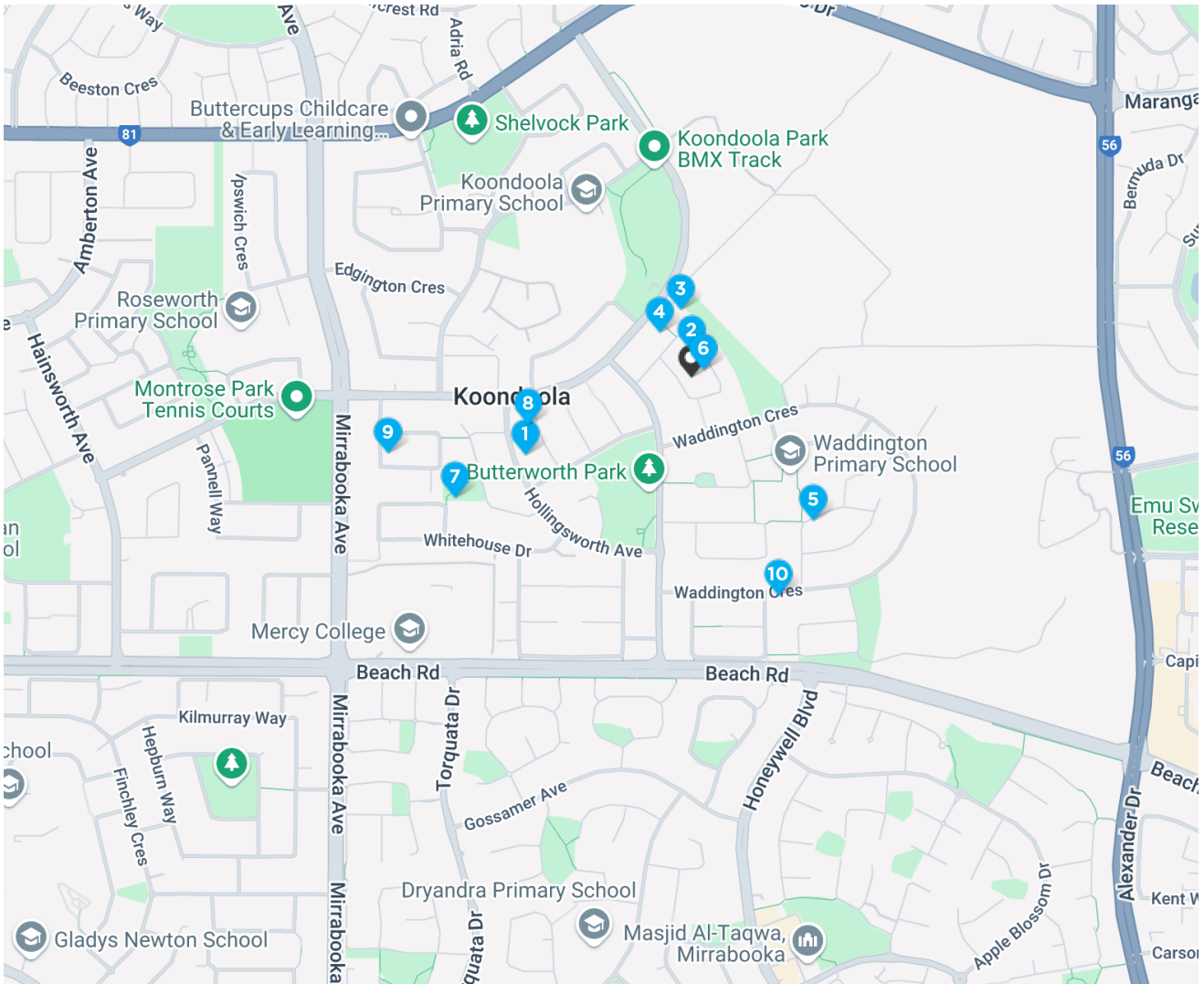
Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month






PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	69	\$639,655	34.2% ▲	13	67	\$565
2023	80	\$476,540	20.5% ▲	14	81	\$475
2022	90	\$395,387	2.5% ▲	37	120	\$395
2021	63	\$385,908	11.3% ▲	40	104	\$365
2020	24	\$346,614	14.7% ▲	66	61	\$300
2019	31	\$302,296	-7.8% ▼	33	60	\$262
2018	34	\$327,964	-7.1% ▼	40	57	\$270
2017	29	\$353,216	-1.5% ▼	36	59	\$297
2016	47	\$358,623	-12.6% ▼	56	65	\$310
2015	55	\$410,328	-5.8% ▼	28	56	\$360
2014	44	\$435,650	9.6% ▲	21	57	\$380
2013	66	\$397,405	10.6% ▲	24	72	\$380
2012	53	\$359,325	8.2% ▲	35	63	\$350
2011	42	\$332,103	-2.4% ▼	83	55	\$320
2010	41	\$340,416	1.7% ▲	31	62	\$310
2009	68	\$334,787	7.0% ▲	41	69	\$300
2008	62	\$312,994	-8.1% ▼	70	88	\$280
2007	81	\$340,503	-2.5% ▼	52	111	\$240
2006	129	\$349,370	57.5% ▲	14	106	\$200
2005	98	\$221,821	19.0% ▲	37	88	-

Map: Comparable Sales








1 18 HOLLINGSWORTH AVENUE KOONDOOLA WA 6064	5	1	4	\$635,000
2 30 GABELL WAY KOONDOOLA WA 6064	3	1	1	\$640,000
3 19 GABELL WAY KOONDOOLA WA 6064	4	1	-	\$650,000
4 11 GABELL WAY KOONDOOLA WA 6064	3	1	2	\$660,000
5 14B GRATWICK WAY KOONDOOLA WA 6064	3	2	-	\$665,000
6 36 GABELL WAY KOONDOOLA WA 6064	4	2	2	\$671,000
7 7 NANKIVELL WAY KOONDOOLA WA 6064	3	1	3	\$680,000
8 11 PUGLIA PLACE KOONDOOLA WA 6064	4	1	2	\$685,000
9 14 ELLERBY WAY KOONDOOLA WA 6064	3	1	1	\$697,500
10 24 WADDINGTON CRESCENT KOONDOOLA WA 6064	3	2	2	\$700,000

Comparable Sales

1	18 HOLLINGSWORTH AVENUE KOONDOOLA WA 6064	Sold \$635,000
	<p> 🏠 5 🚿 1 🚗 4 📏 726m² 🏠 126m² Year Built 1978 DOM 101 Sold Date 09-Jun-24 Distance 0.49km First Listing Best Offer Over \$649,000 Last Listing UNDER OFFER!!! </p>	
2	30 GABELL WAY KOONDOOLA WA 6064	Sold \$640,000
	<p> 🏠 3 🚿 1 🚗 1 📏 774m² 🏠 124m² Year Built 1972 DOM 10 Sold Date 11-Mar-24 Distance 0.06km First Listing Expressions Of Interest Last Listing mid 600s </p>	
3	19 GABELL WAY KOONDOOLA WA 6064	Sold \$650,000
	<p> 🏠 4 🚿 1 🚗 - 📏 839m² 🏠 140m² Year Built 1976 DOM 15 Sold Date 07-Jun-24 Distance 0.17km First Listing - Last Listing - </p>	
4	11 GABELL WAY KOONDOOLA WA 6064	Sold \$660,000
	<p> 🏠 3 🚿 1 🚗 2 📏 769m² 🏠 120m² Year Built 1981 DOM - Sold Date 21-Jul-24 Distance 0.14km First Listing - Last Listing - </p>	
5	14B GRATWICK WAY KOONDOOLA WA 6064	Sold \$665,000
	<p> 🏠 3 🚿 2 🚗 - 📏 331m² 🏠 141m² Year Built 2024 DOM 19 Sold Date 02-Sep-24 Distance 0.51km First Listing Offers Invited Last Listing Offers Invited </p>	

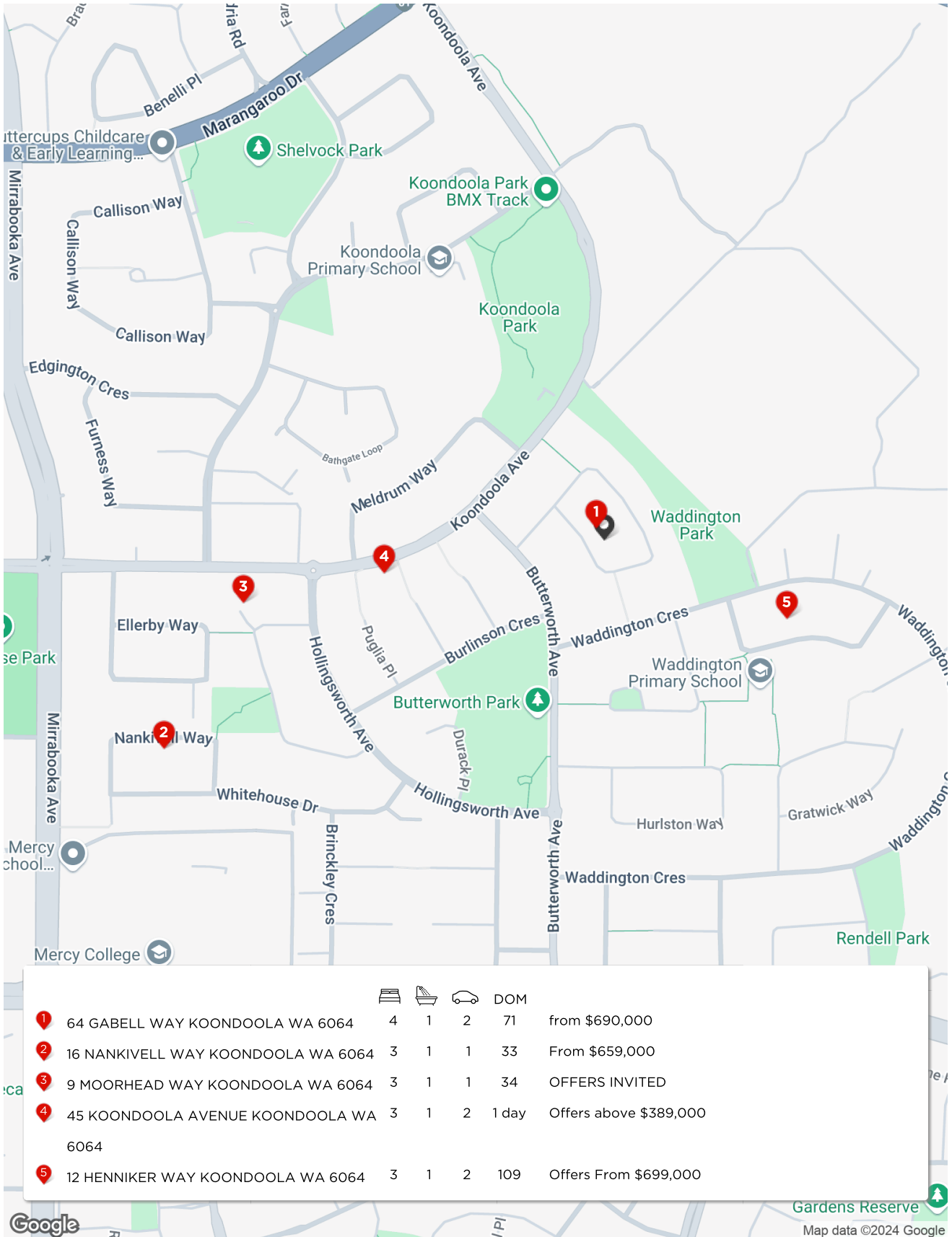
DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

6	36 GABELL WAY KOONDOOLA WA 6064	Sold	\$671,000	
				4 2 2 726m ² 151m ²
Year Built 1976 DOM 133				
Sold Date 12-Apr-24 Distance 0.04km				
First Listing \$399 - 419,000				
Last Listing FROM \$395,000				
7	7 NANKIVELL WAY KOONDOOLA WA 6064	Sold	\$680,000	
				3 1 3 769m ² 91m ²
Year Built 1977 DOM 39				
Sold Date 05-Nov-24 Distance 0.71km				
First Listing Offers from \$699,000				
Last Listing -				
8	11 PUGLIA PLACE KOONDOOLA WA 6064	Sold	\$685,000	
				4 1 2 830m ² 100m ²
Year Built 1976 DOM 24				
Sold Date 11-Nov-24 Distance 0.45km				
First Listing All Offers Presented				
Last Listing Under Offer!				
9	14 ELLERBY WAY KOONDOOLA WA 6064	Sold	\$697,500	
				3 1 1 771m ² 90m ²
Year Built 1976 DOM 38				
Sold Date 02-Sep-24 Distance 0.83km				
First Listing CONTACT AGENT				
Last Listing CONTACT AGENT				
10	24 WADDINGTON CRESCENT KOONDOOLA WA 6064	Sold	\$700,000	
				3 2 2 688m ² 152m ²
Year Built 1984 DOM 16				
Sold Date 20-Oct-24 Distance 0.64km				
First Listing End Date Process				
Last Listing \$700,000				

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Map: Surrounding Listings



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Surrounding Listings

1 64 GABELL WAY KOONDOOLA WA 6064



4 1 2 738m² 164m²
 Year Built 1976 DOM 71 days
 Listing Date 14-Oct-24 Distance 0.02km
 Listing Price from \$690,000

Notes from your agent

swimming pool, partially renovated. 10sqm smaller block.

2 16 NANKIVELL WAY KOONDOOLA WA 6064



3 1 1 730m² 79m²
 Year Built 1976 DOM 33 days
 Listing Date 21-Nov-24 Distance 0.82km
 Listing Price From \$659,000

Notes from your agent

zoned R20/R40, currently tenanted at \$540 per week until January with long-term tenants who are looking to remain in the property

3 9 MOORHEAD WAY KOONDOOLA WA 6064



3 1 1 945m² 89m²
 Year Built 1976 DOM 34 days
 Listing Date 20-Nov-24 Distance 0.62km
 Listing Price OFFERS INVITED

Notes from your agent

Under Offer, subdivisible, zoned R20/60

4 45 KOONDOOLA AVENUE KOONDOOLA WA 6064



3 1 2 707m² 108m²
 Year Built 1986 DOM 1 day
 Listing Date 15-Aug-23 Distance 0.37km
 Listing Price Offers above \$389,000

Notes from your agent






Currently advertised "FROM \$700,000" (as at 24/12/2024), zoned R20-R60

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Surrounding Listings

5 12 HENNIKER WAY KOONDOOLA WA 6064



 3  1  2  729m²  107m²
 Year Built 1975 DOM 109 days
 Listing Date 06-Sep-24 Distance 0.34km
 Listing Price Offers From \$699,000

Notes from your agent

R20/R40 Zoning (Retain and Subdivision potentials)

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