

# Suburb Report



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national**  
REAL ESTATE

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## Claremont TAS 7011

Prepared on:

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CoreLogic®

## CLAREMONT



**12km**

Distance from GPO



**7.8k**

Population

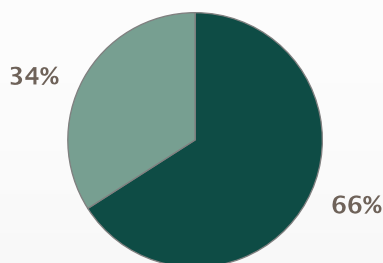
**↑0.9%**

5 year population change



**10 years**

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Claremont is approximately 17.9 square kilometres. It has 36 parks covering nearly 3.6% of total area. The population of Claremont in 2011 was 7,681 people. By 2016 the population was 7,753 showing a population growth of 0.9% in the area during that time. The predominant age group in Claremont is 50-59 years. Households in Claremont are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Claremont work in a trades occupation. In 2011, 66.6% of the homes in Claremont were owner-occupied compared with 63.2% in 2016. Currently the median sales price of houses in the area is \$348,750.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**2,402**

**141**

**\$352,351**

**23**



**801**

**62**

**\$262,052**

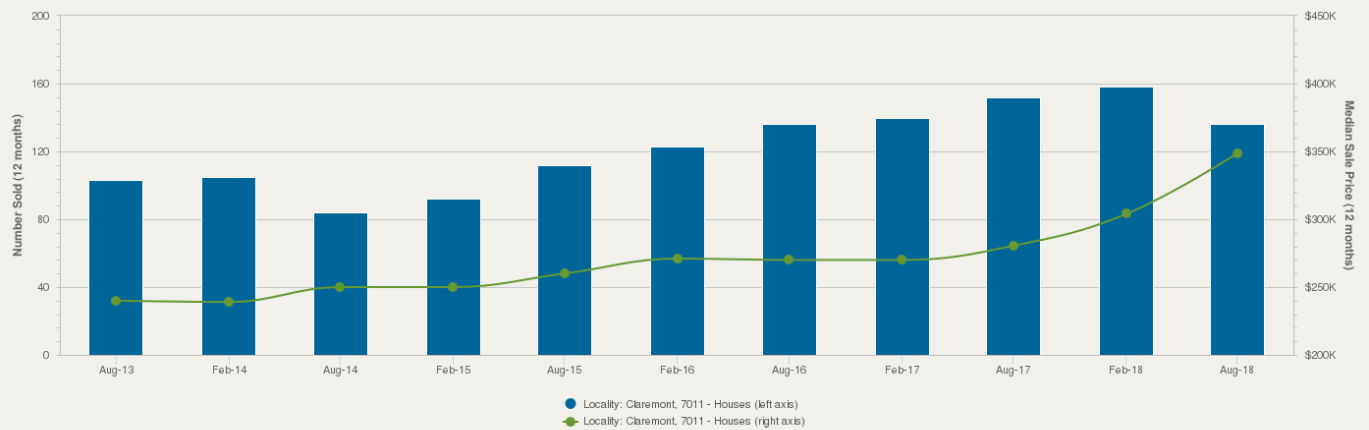
**19**

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

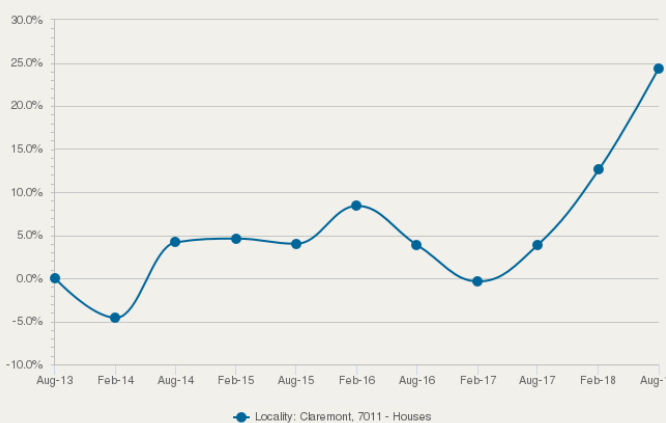


## HOUSES: FOR SALE

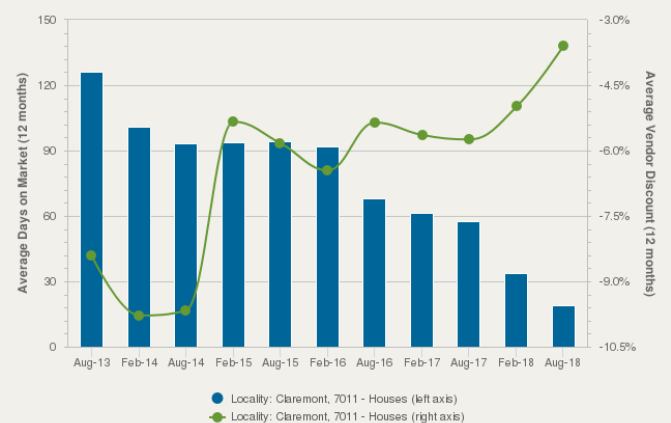
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



**\$\$\$**

Upper Quartile Price\*

**\$403,500**

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

**\$\$**

Median Price\*

**\$348,750**

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\*

**\$295,000**

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

**4**

**2**  
BEDROOMS

## RECENTLY SOLD

**7**



**75 Abbotsfield Road  
Claremont TAS 7011**

Listed on 27 Nov 2018  
Offers over \$260,000



2



1



641m<sup>2</sup>



**1/6 Bluegum Court  
Claremont TAS 7011**

Listed on 27 Nov 2018  
Offers Over \$260,000



2



1



262m<sup>2</sup>



**20/73 Main Road Claremont  
TAS 7011**

Sold on 30 Oct 2018  
Not Disclosed



1



1



169m<sup>2</sup>



**18 Bristol Road Claremont  
TAS 7011**

Sold on 06 Aug 2018  
\$270,000



1



1



488m<sup>2</sup>

**13**

**3**  
BEDROOMS

**36**



**4 Amber Street Claremont  
TAS 7011**

Listed on 27 Nov 2018  
Offers over \$360,000



3



1



399m<sup>2</sup>



**98 Branscombe Road  
Claremont TAS 7011**

Listed on 27 Nov 2018  
Offers Over \$359,000



2



1



609m<sup>2</sup>



**27 Chippendale Street  
Claremont TAS 7011**

Sold on 16 Nov 2018  
\$328,000\*



1



1



888m<sup>2</sup>



**138 Box Hill Road Claremont  
TAS 7011**

Sold on 12 Nov 2018  
Not Disclosed



2



1



625m<sup>2</sup>

**3**

**4**  
BEDROOMS

**10**



**155 Abbotsfield Road  
Claremont TAS 7011**

Listed on 27 Nov 2018  
Offers over \$419,000



2



1



837m<sup>2</sup>



**15 Dewbay Court Claremont  
TAS 7011**

Listed on 27 Nov 2018  
Best offer over \$560,000



6



1



2,401m<sup>2</sup>



**24 Spring Street Claremont  
TAS 7011**

Sold on 31 Oct 2018  
Not Disclosed



1



2



741m<sup>2</sup>



**15 Belgrave Street  
Claremont TAS 7011**

Sold on 15 Oct 2018  
\$415,000\*



2



2



847m<sup>2</sup>



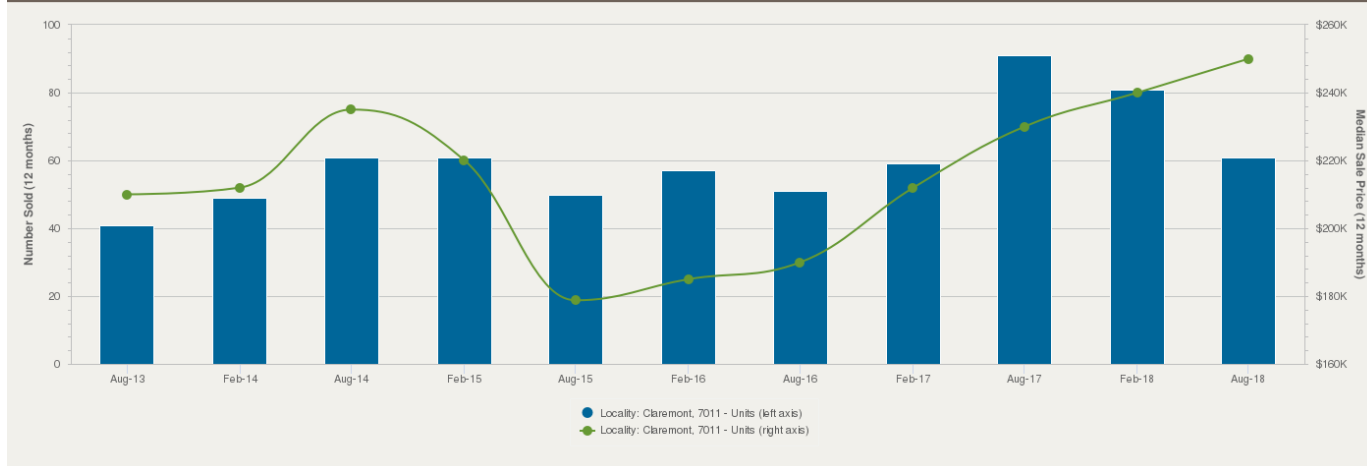
= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised

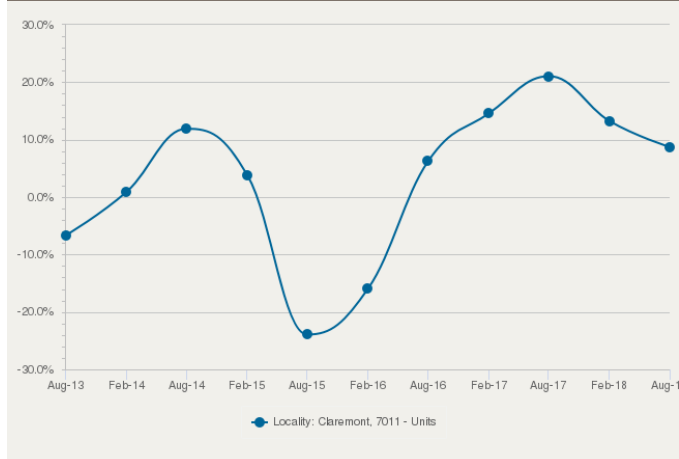


## UNITS: FOR SALE

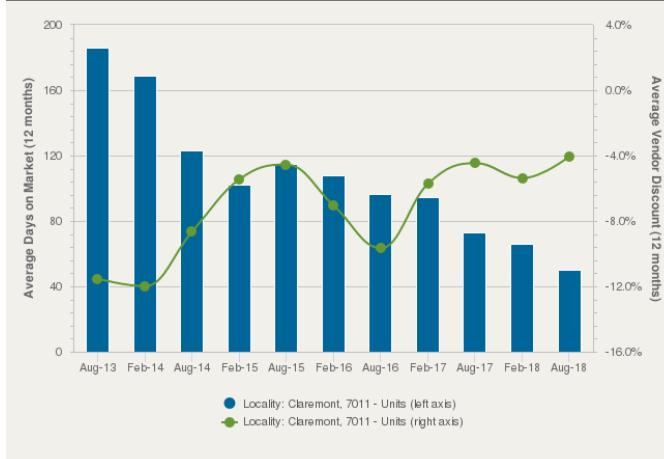
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$300,000

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

\$\$

Median Price\*

\$250,000

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\*

\$205,000

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



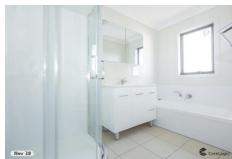



 <p><b>7/36 Abbotsfield Road Claremont TAS 7011</b></p> <p>Listed on 28 Nov 2018 <b>Offers Over \$149,000</b></p> <p>2 1 270m<sup>2</sup></p>	 <p><b>4/78 Box Hill Road Claremont TAS 7011</b></p> <p>Sold on 05 Jul 2018 <b>\$130,000</b></p> <p>2 1 63m<sup>2</sup></p>
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 <p><b>12/123A Abbotsfield Road Claremont TAS 7011</b></p> <p>Listed on 27 Nov 2018 <b>Offers Over \$245,000</b></p> <p>2 1 386m<sup>2</sup></p>	 <p><b>2/36 Main Road Claremont TAS 7011</b></p> <p>Sold on 14 Nov 2018 <b>\$223,000*</b></p> <p>1 1 134m<sup>2</sup></p>
 <p><b>2/16 Lesdelle Street Claremont TAS 7011</b></p> <p>Listed on 24 Nov 2018 <b>Offers Over \$280,000</b></p> <p>1 1 341m<sup>2</sup></p>	 <p><b>5/1-3 Leighland Road Claremont TAS 7011</b></p> <p>Sold on 26 Oct 2018 <b>\$265,000*</b></p> <p>1 1 239m<sup>2</sup></p>



 <p><b>20B Bristol Road Claremont TAS 7011</b></p> <p>Listed on 27 Nov 2018 <b>Offers Over \$275,000</b></p> <p>2 1 618m<sup>2</sup></p>	 <p><b>2/26 Aldridge Court Claremont TAS 7011</b></p> <p>Sold on 05 Nov 2018 <b>\$350,000*</b></p> <p>1 2 306m<sup>2</sup></p>
 <p><b>11B Brodie Street Claremont TAS 7011</b></p> <p>Listed on 22 Nov 2018 <b>O/O \$310,000</b></p> <p>- 2 297m<sup>2</sup></p>	 <p><b>2/175 Branscombe Road Claremont TAS 7011</b></p> <p>Sold on 19 Oct 2018 <b>Not Disclosed</b></p> <p>1 1 255m<sup>2</sup></p>

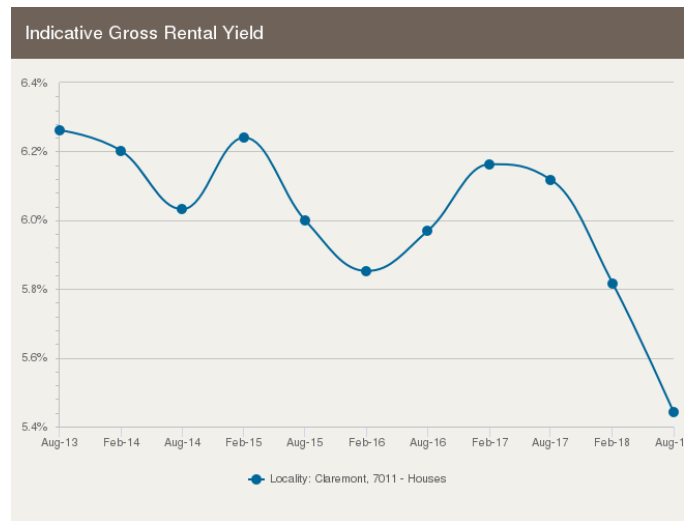
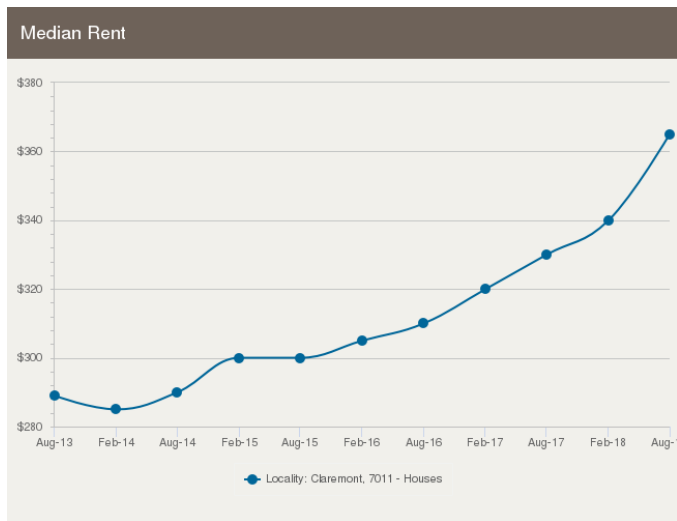


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised



## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

9

3  
BEDROOMS



**38 Battersby Drive**  
**Claremont TAS 7011**

Listed on 27 Nov 2018  
**\$390/W**

2

1

745m<sup>2</sup>



**8 Spring Street Claremont**  
**TAS 7011**

Listed on 27 Nov 2018  
**\$380/W**

2

1

658m<sup>2</sup>

0

4  
BEDROOMS

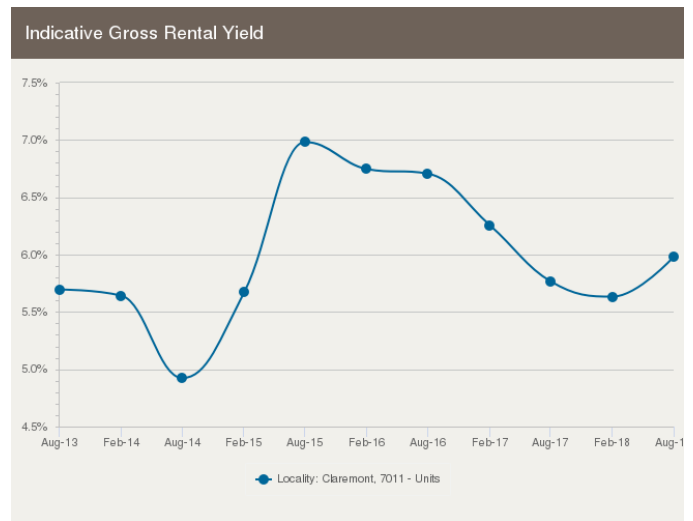
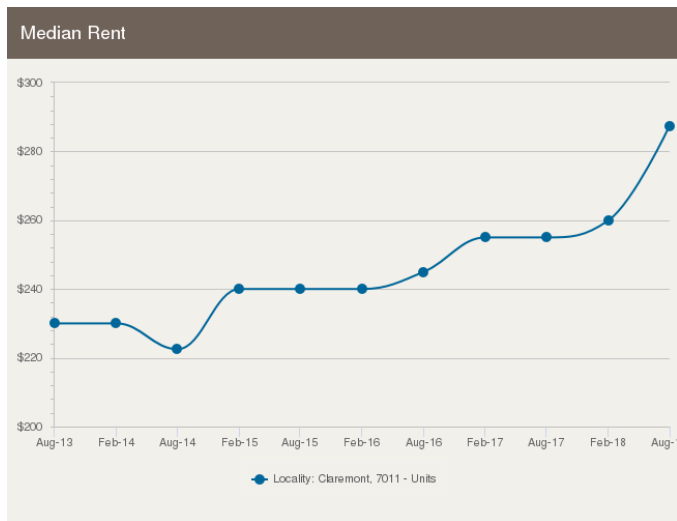
There are no 4 bedroom Houses for rent in this suburb



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



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

7

2  
BEDROOMS



**1/10 Ironbark Drive  
Claremont TAS 7011**

Listed on 27 Nov 2018  
**\$370/W**

3

1

344m<sup>2</sup>



**15/19 Cadbury Road  
Claremont TAS 7011**

Listed on 20 Nov 2018  
**\$355/W**

1

1

142m<sup>2</sup>

1

3  
BEDROOMS



**1/29 Dempster Street  
Claremont TAS 7011**

Listed on 06 Nov 2018  
**- /W**

1

1

489m<sup>2</sup>



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



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