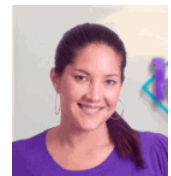


Suburb Statistics Report

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Area Profile

The size of Black Forest is approximately 0.7 square kilometres.

It has 2 parks covering nearly 2.1% of total area.

The population of Black Forest in 2011 was 1,998 people.

By 2016 the population was 1,925 showing a population decline of 3.7% in the area during that time.

The predominant age group in Black Forest is 20-29 years.

Households in Black Forest are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Black Forest work in a professional occupation.

In 2011, 61.2% of the homes in Black Forest were owner-occupied compared with 60.8% in 2016.

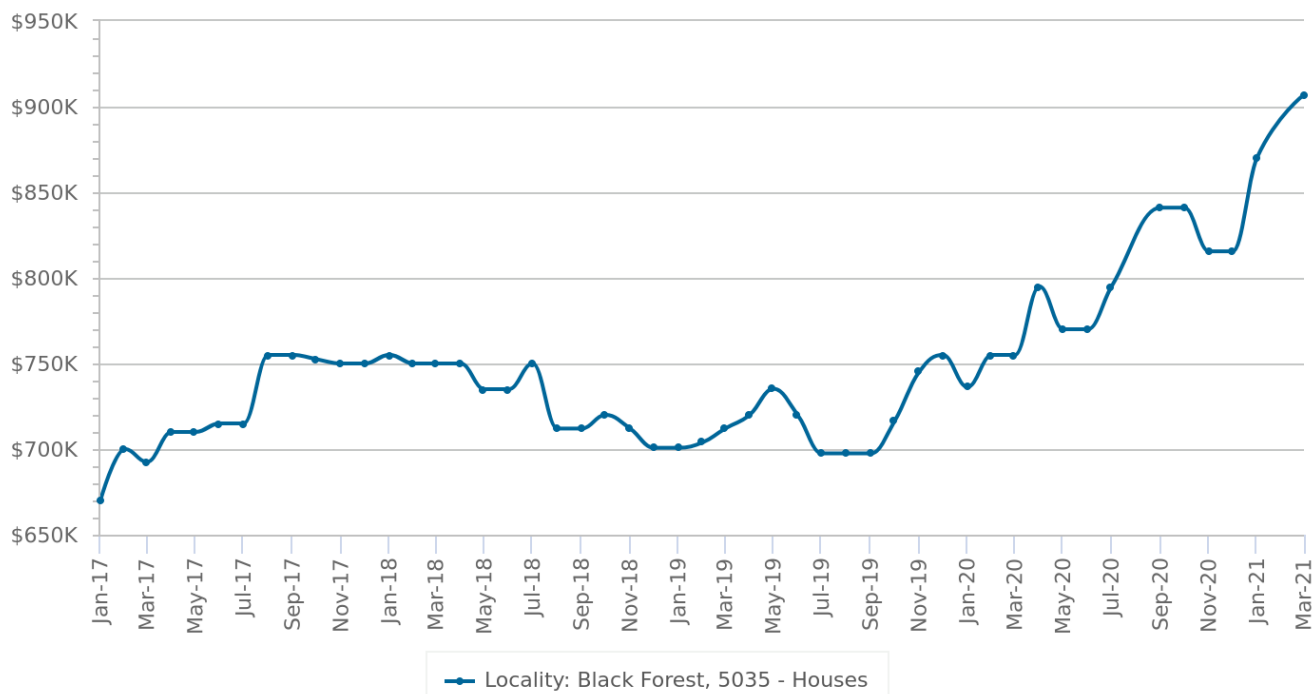
Currently the median sales price of houses in the area is \$907,000.

Median Sales Price

	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$670,000	\$755,000	\$700,750	\$736,250	\$870,500
February	\$700,000	\$750,000	\$704,000	\$755,000	\$0
March	\$692,500	\$750,000	\$712,000	\$755,000	\$907,000
April	\$710,000	\$750,000	\$720,000	\$795,000	n/a
May	\$710,000	\$735,000	\$735,200	\$770,000	n/a
June	\$715,000	\$735,000	\$719,600	\$770,000	n/a
July	\$715,000	\$750,000	\$697,500	\$795,000	n/a
August	\$755,000	\$712,000	\$697,500	\$0	n/a
September	\$755,000	\$712,000	\$697,500	\$841,000	n/a
October	\$752,500	\$720,000	\$716,350	\$841,000	n/a
November	\$750,000	\$712,000	\$745,100	\$815,500	n/a
December	\$750,000	\$700,750	\$755,000	\$815,500	n/a

Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

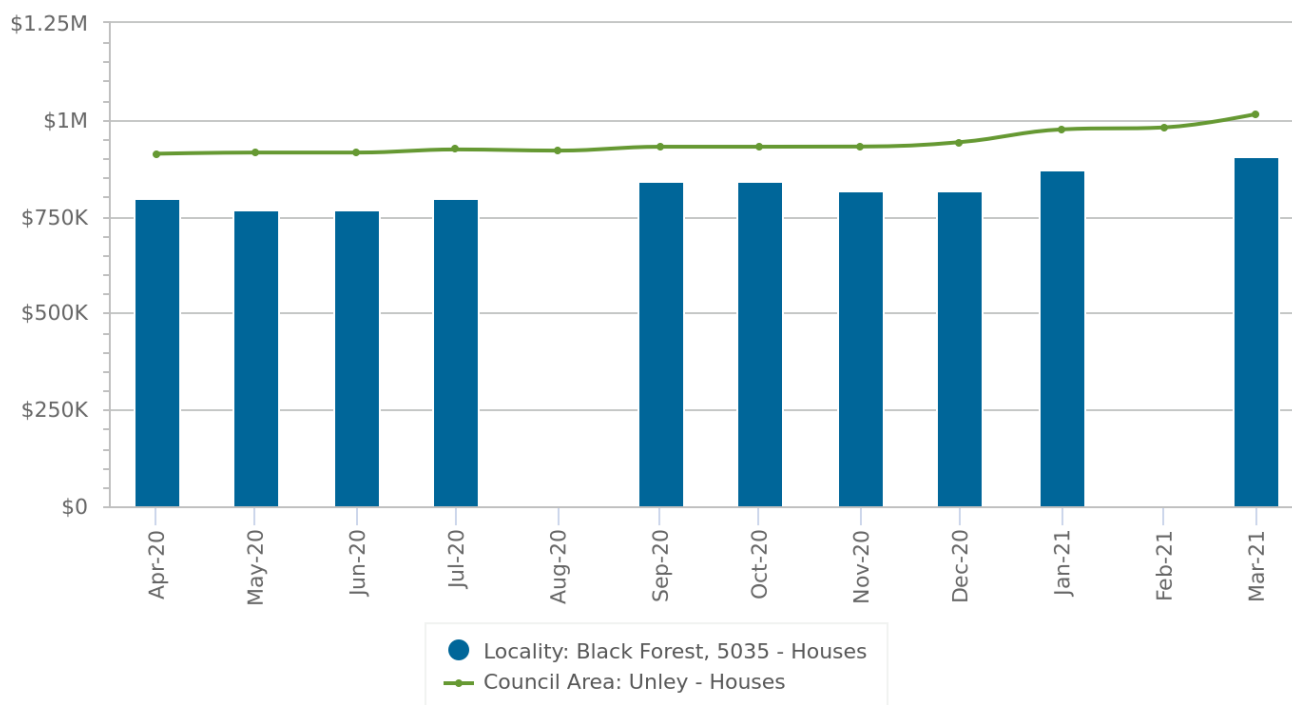
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Black Forest	Unley
	Median Price	Median Price
March 2021	\$907,000	\$1,015,000
February 2021	n/a	\$980,000
January 2021	\$870,500	\$975,000
December 2020	\$815,500	\$942,000
November 2020	\$815,500	\$930,500
October 2020	\$841,000	\$930,000
September 2020	\$841,000	\$930,000
August 2020	n/a	\$920,000
July 2020	\$795,000	\$923,000
June 2020	\$770,000	\$915,000
May 2020	\$770,000	\$915,000
April 2020	\$795,000	\$912,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



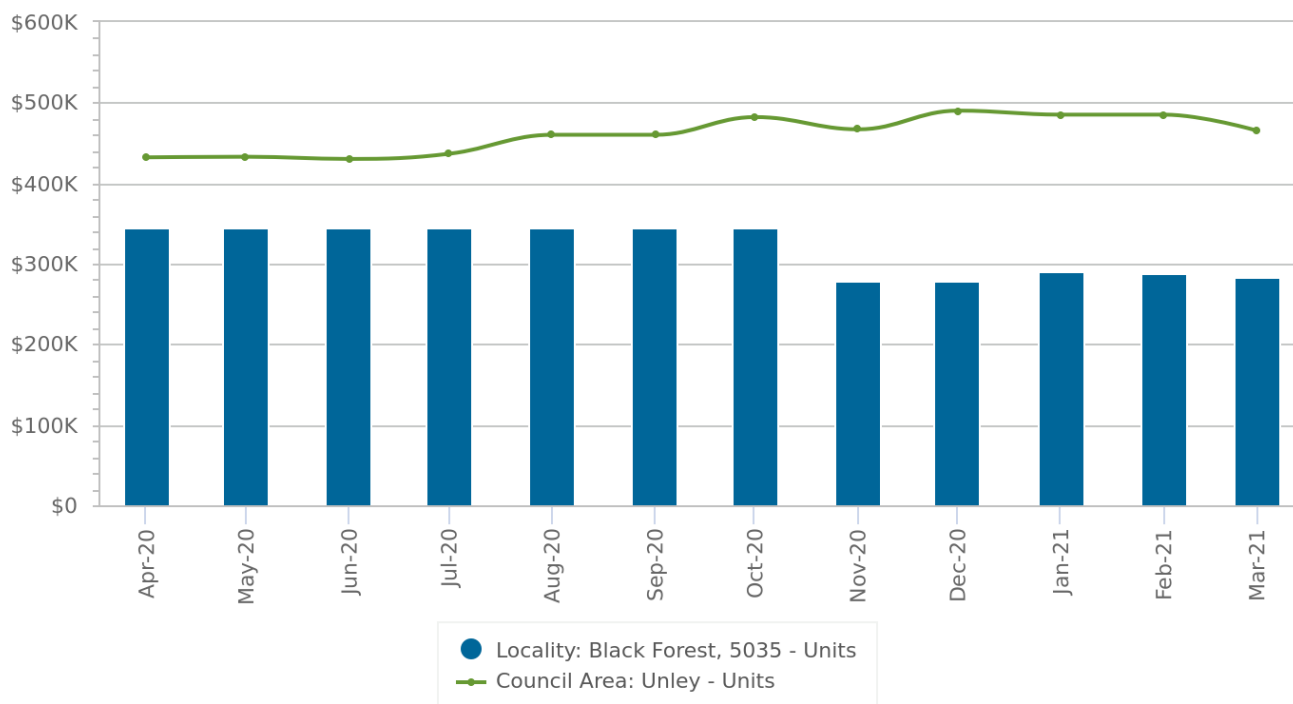
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Black Forest Median Price	Unley Median Price
March 2021	\$283,750	\$465,000
February 2021	\$287,500	\$485,000
January 2021	\$290,000	\$485,000
December 2020	\$278,750	\$490,000
November 2020	\$278,750	\$466,750
October 2020	\$345,000	\$482,000
September 2020	\$345,000	\$460,000
August 2020	\$345,000	\$460,000
July 2020	\$345,000	\$436,500
June 2020	\$345,000	\$430,000
May 2020	\$345,000	\$432,750
April 2020	\$345,000	\$432,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

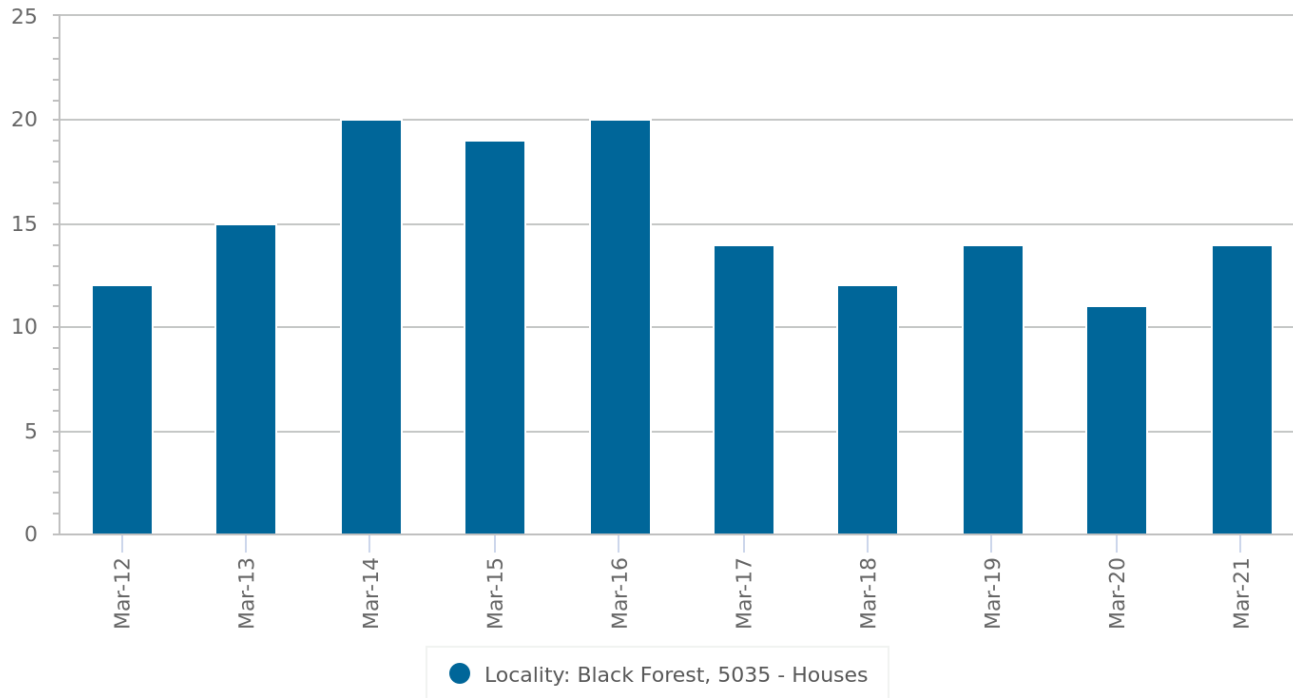
Sales Per Annum

Sales Per Annum (House)

Period Ending	Black Forest
	Number
Mar 2021	14
Mar 2020	11
Mar 2019	14
Mar 2018	12
Mar 2017	14
Mar 2016	20
Mar 2015	19
Mar 2014	20
Mar 2013	15
Mar 2012	12

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



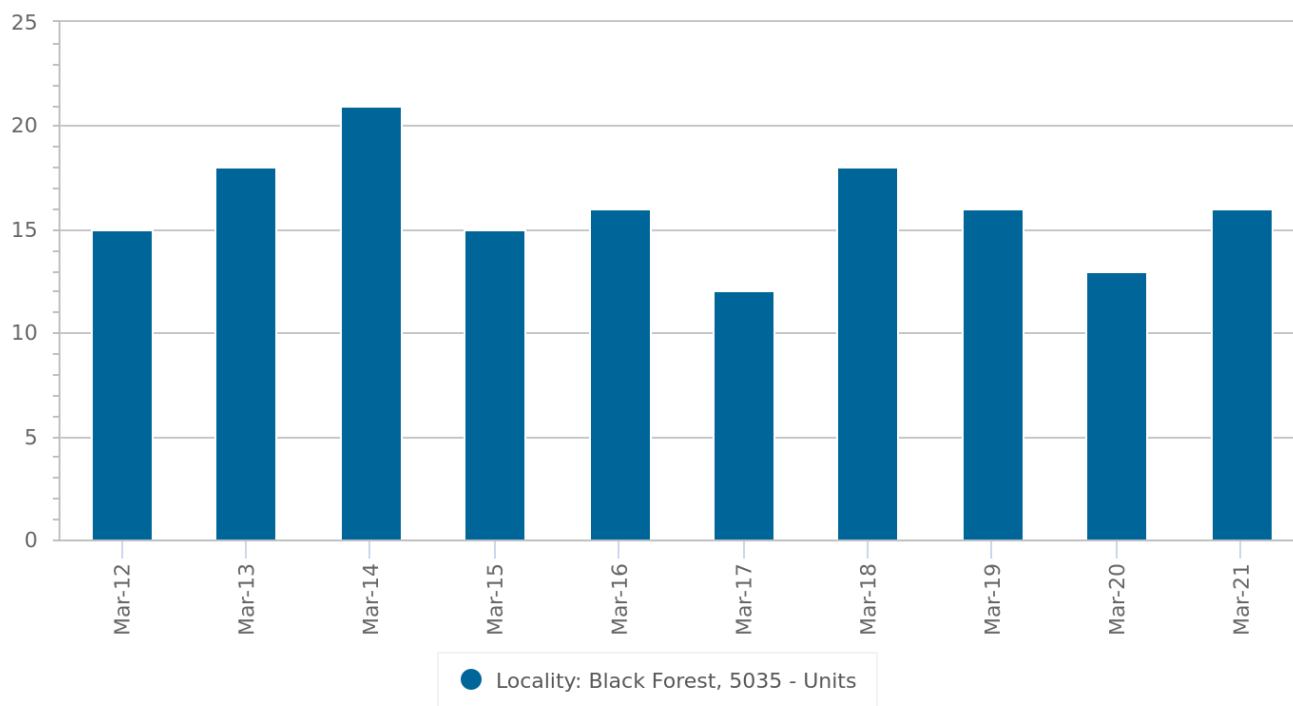
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Black Forest Number
Mar 2021	16
Mar 2020	13
Mar 2019	16
Mar 2018	18
Mar 2017	12
Mar 2016	16
Mar 2015	15
Mar 2014	21
Mar 2013	18
Mar 2012	15

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



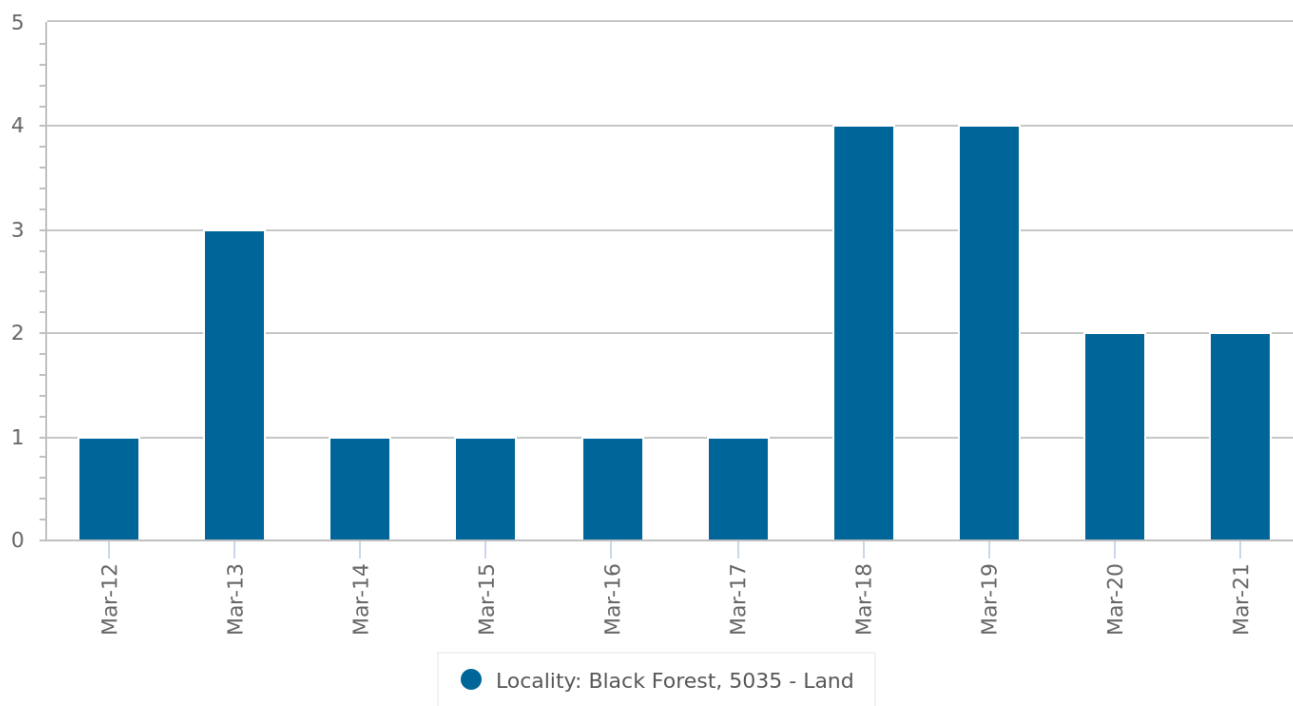
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Black Forest Number
Mar 2021	2
Mar 2020	2
Mar 2019	4
Mar 2018	4
Mar 2017	1
Mar 2016	1
Mar 2015	1
Mar 2014	1
Mar 2013	3
Mar 2012	1

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

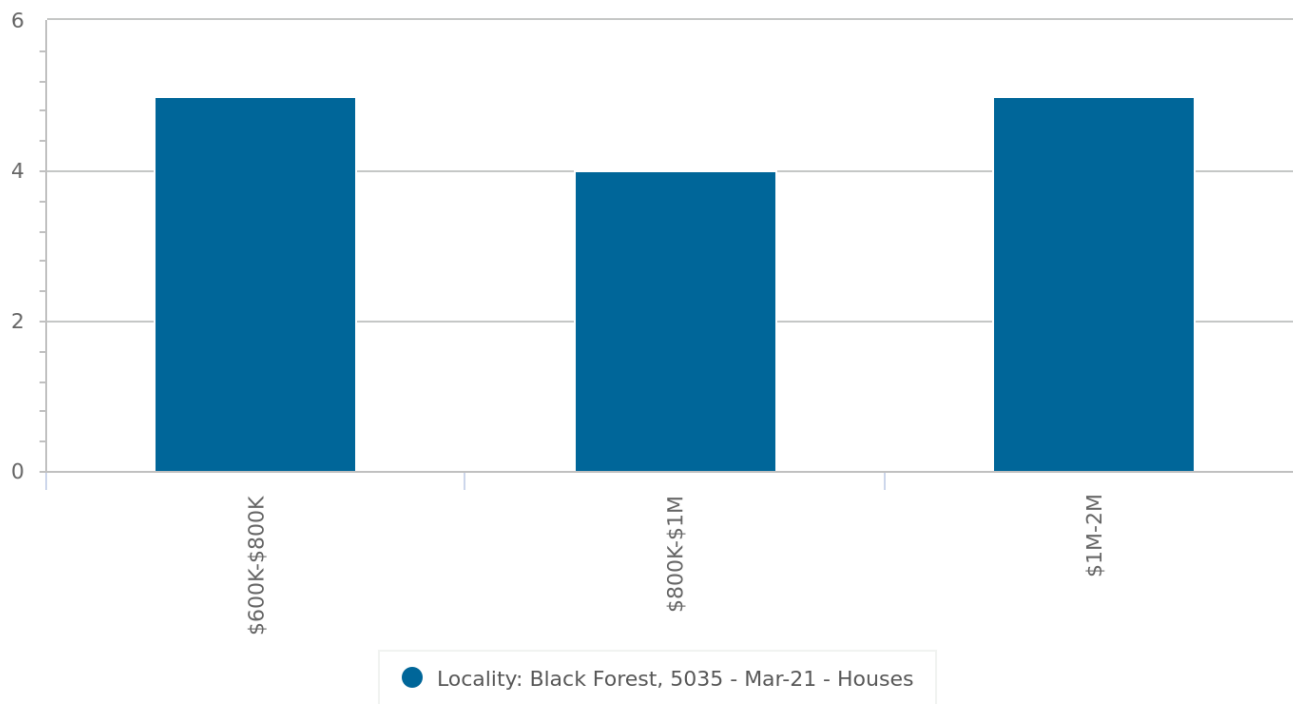
Sales By Price

Sales By Price - 12 months (House)

Price	Black Forest	
	Number	
\$600K-\$800K	5	
\$800K-\$1M	4	
\$1M-\$2M	5	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



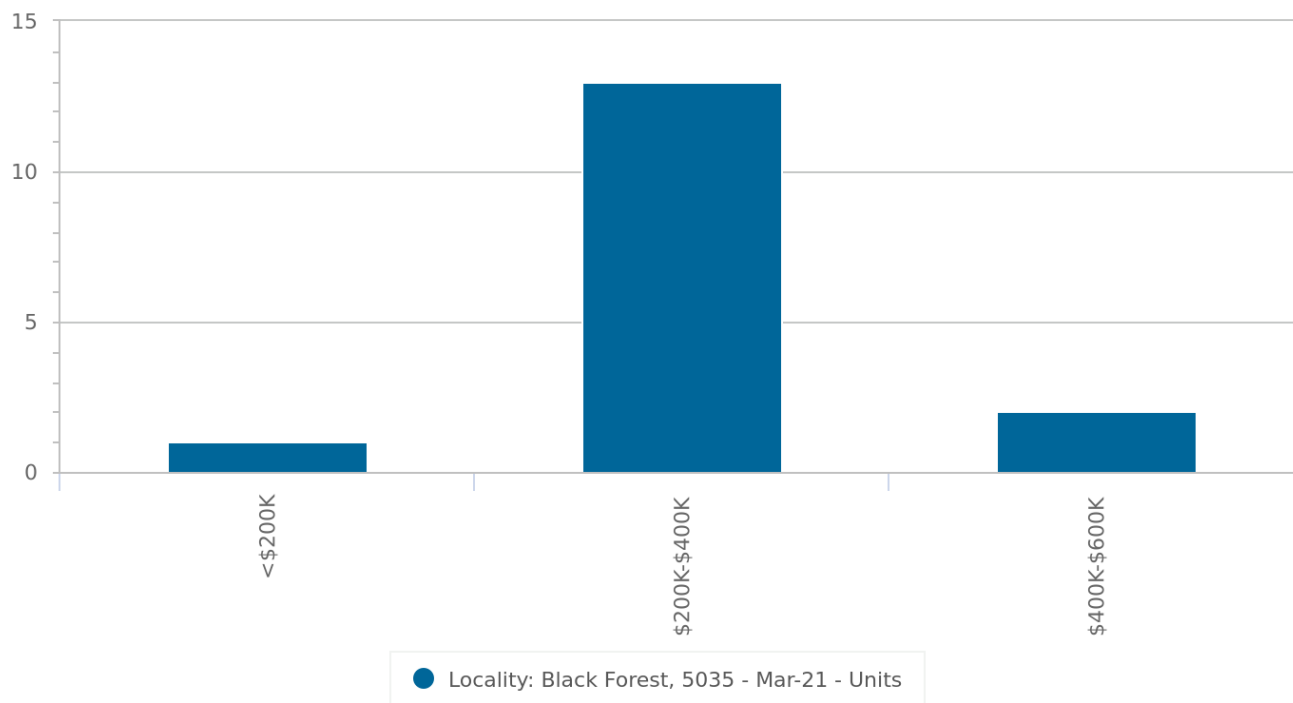
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Black Forest	
	Number	
<\$200K	1	
\$200K-\$400K	13	
\$400K-\$600K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



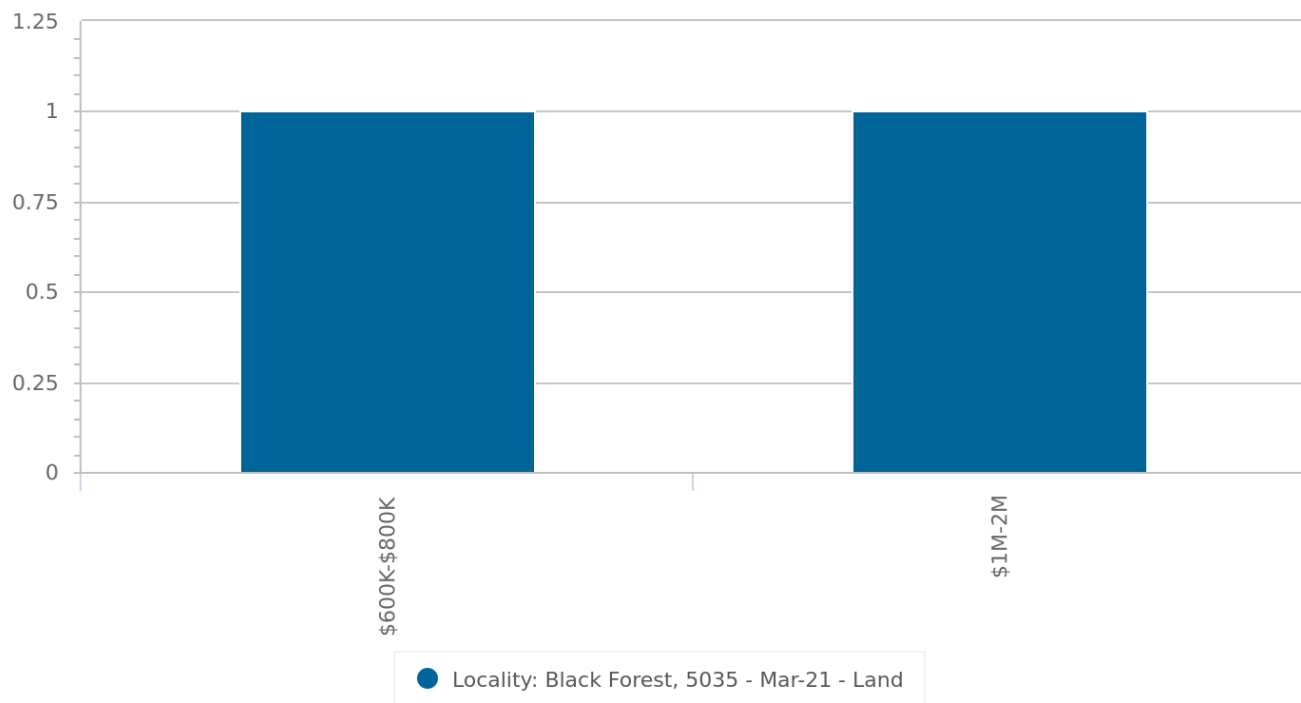
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Black Forest	
	Number	
\$600K-\$800K	1	
\$1M-\$2M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

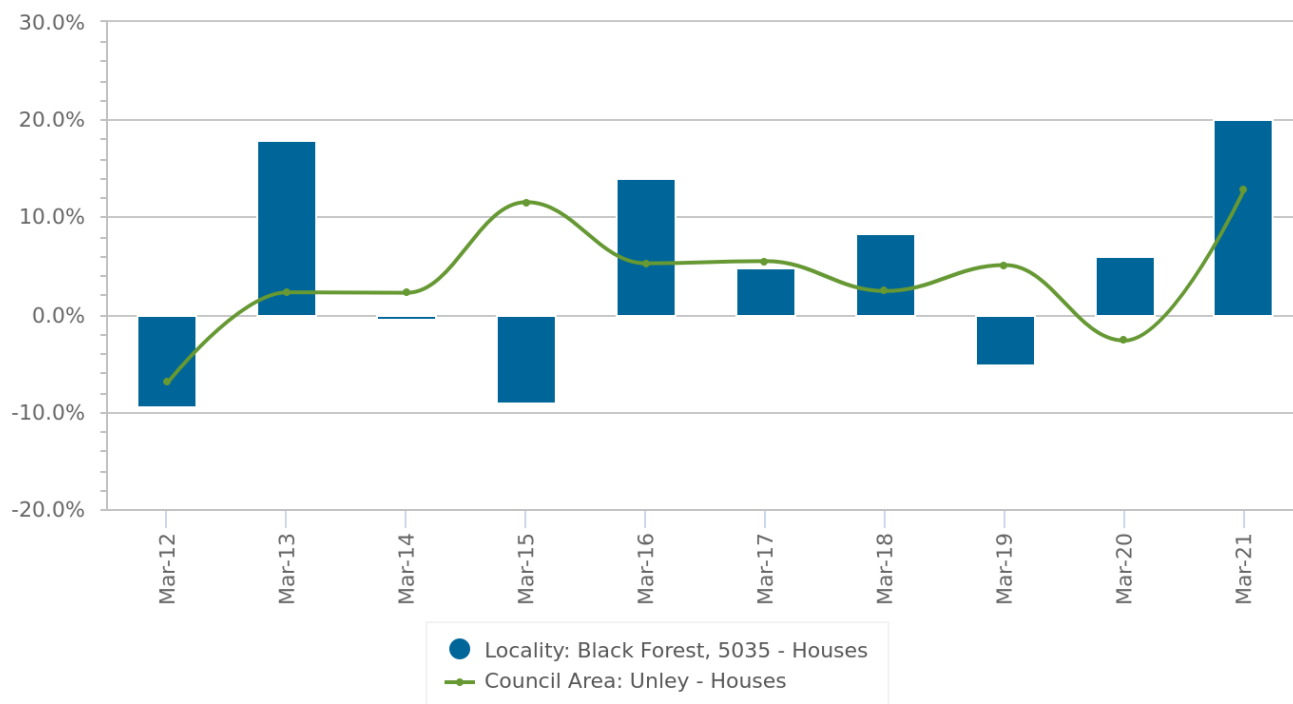
Change in Median Price

Change in Median Price (House)

Period	Black Forest	Unley
	% Change	% Change
Mar 2021	20.13%	12.78%
Mar 2020	6.04%	-2.7%
Mar 2019	-5.07%	5.05%
Mar 2018	8.3%	2.38%
Mar 2017	4.77%	5.46%
Mar 2016	13.97%	5.23%
Mar 2015	-9.02%	11.51%
Mar 2014	-0.39%	2.21%
Mar 2013	17.86%	2.26%
Mar 2012	-9.5%	-6.99%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



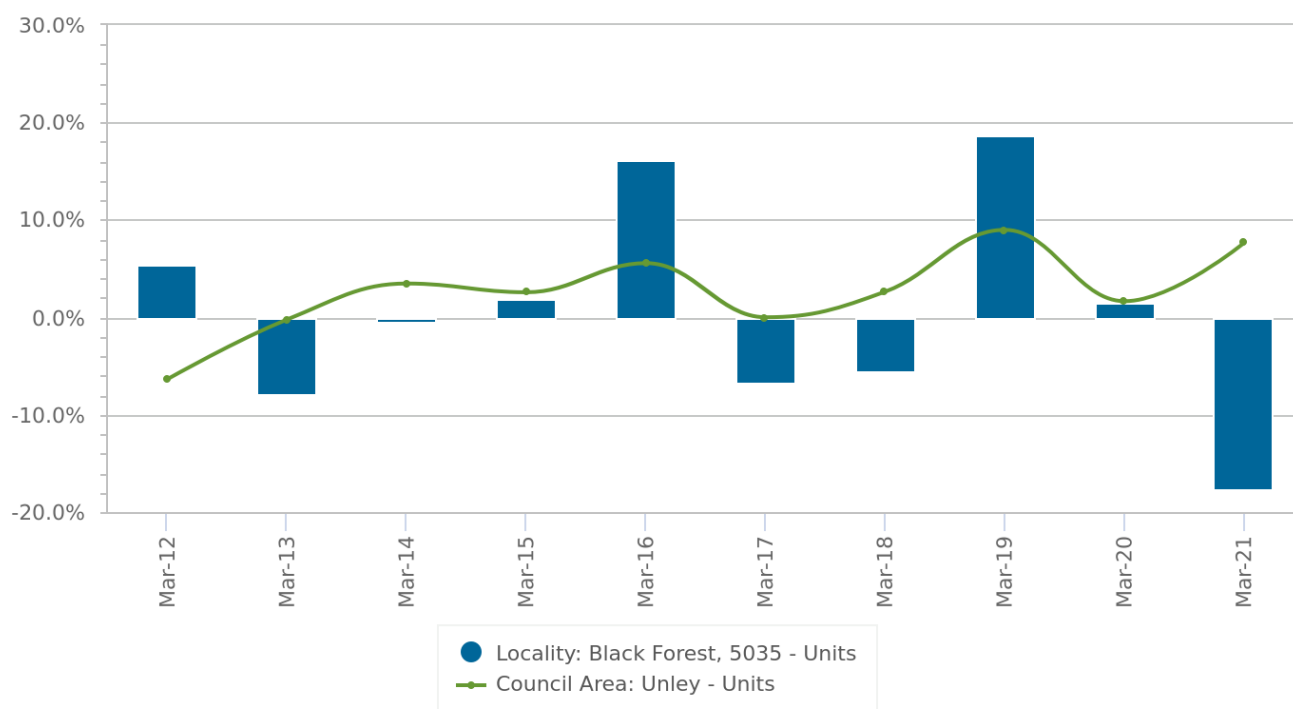
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Black Forest % Change	Unley % Change
Mar 2021	-17.75%	7.64%
Mar 2020	1.47%	1.65%
Mar 2019	18.67%	8.97%
Mar 2018	-5.6%	2.63%
Mar 2017	-6.69%	0%
Mar 2016	16.16%	5.56%
Mar 2015	1.82%	2.56%
Mar 2014	-0.54%	3.46%
Mar 2013	-7.99%	-0.22%
Mar 2012	5.44%	-6.34%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Black Forest % Change	Unley % Change
Mar 2020	0%	33.75%
Mar 2019	0%	-18%
Mar 2018	0%	-2.82%
Mar 2017	0%	16.47%
Mar 2016	0%	-7.15%
Mar 2015	0%	24.47%
Mar 2014	0%	6.37%
Mar 2013	0%	5.89%
Mar 2012	0%	-23.77%
Mar 2011	0%	0%

Statistics are calculated over a rolling 12 month period

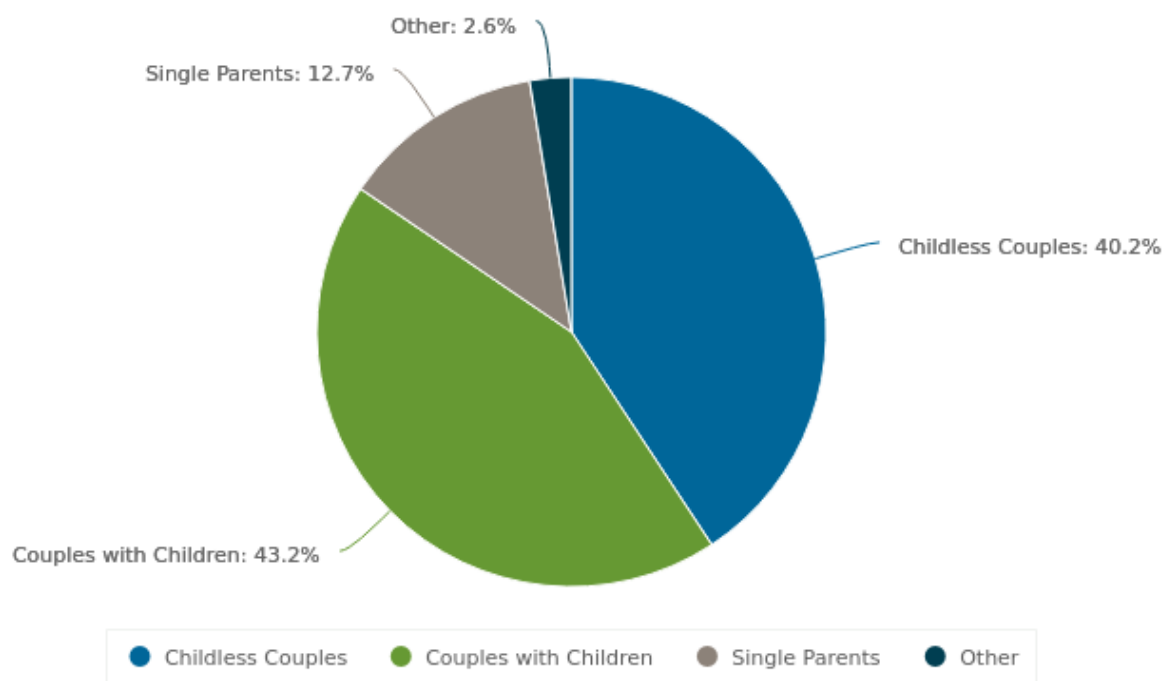
Household

Household Structure

Type	Percent
Couples with Children	43.2
Childless Couples	40.2
Single Parents	12.7
Other	2.6

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Structure



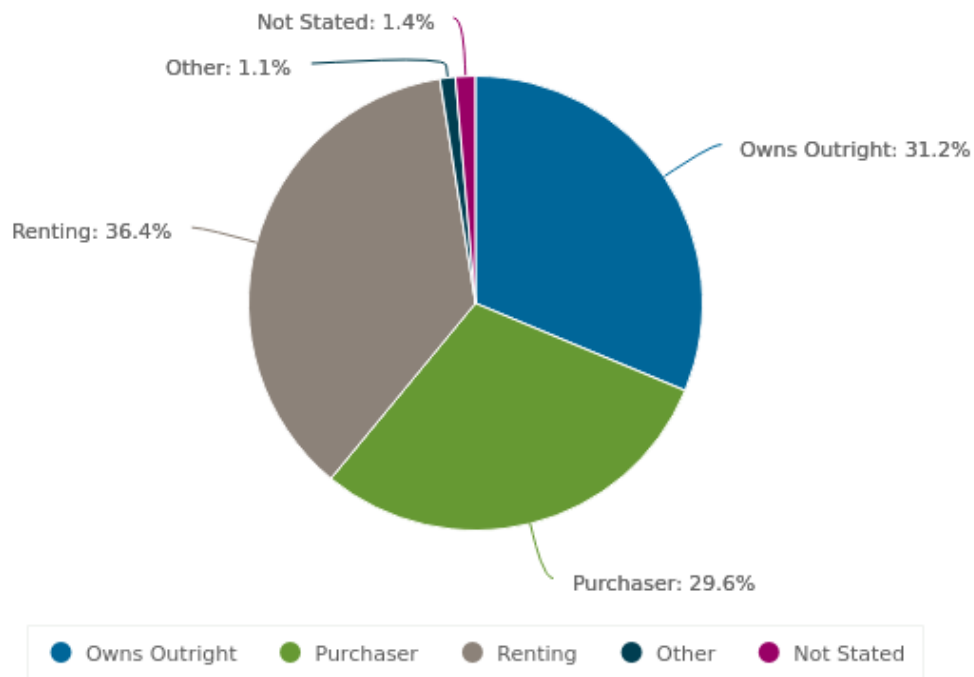
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	36.4
Owns Outright	31.2
Purchaser	29.6
Not Stated	1.4
Other	1.1

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy



Statistics are provided by the Australian Bureau of Statistics (ABS)

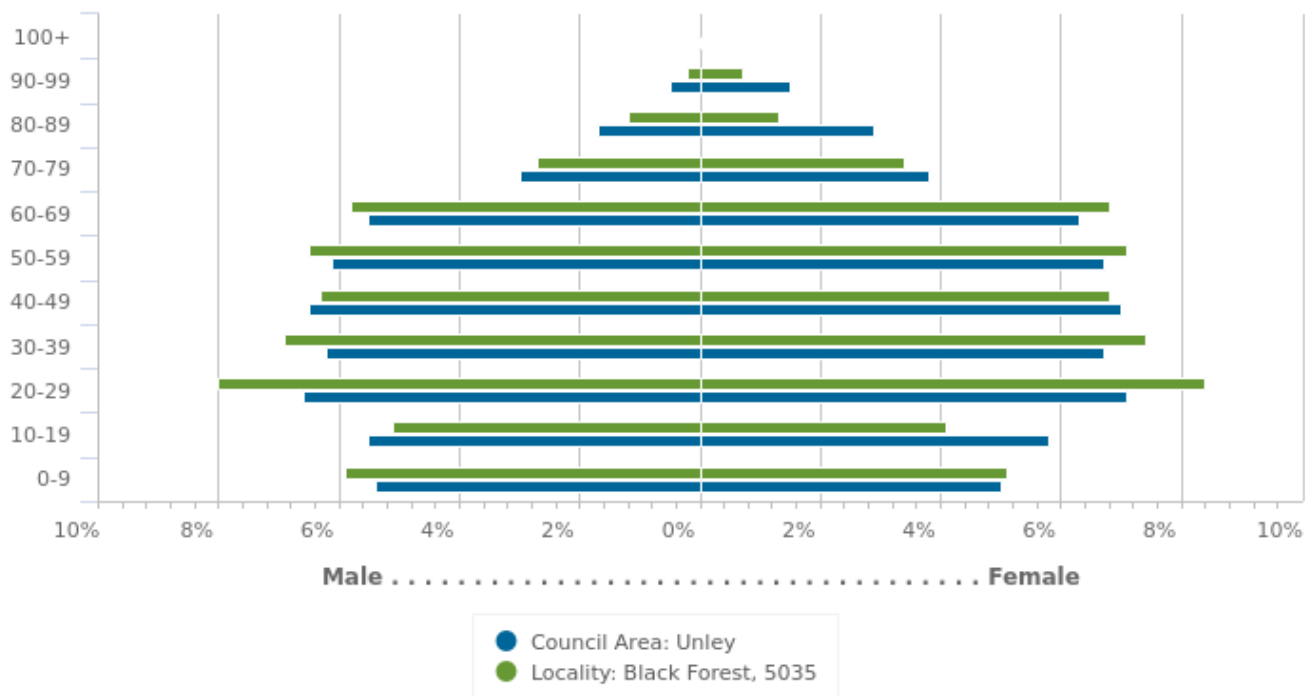
Age Sex Ratio

Age Sex Ratio

Age Group	Black Forest		Unley	
	Male %	Female %	Male %	Female %
0-9	5.9	5.1	5.4	5.0
10-19	5.1	4.1	5.5	5.8
20-29	8.0	8.4	6.6	7.1
30-39	6.9	7.4	6.2	6.7
40-49	6.3	6.8	6.5	7.0
50-59	6.5	7.1	6.1	6.7
60-69	5.8	6.8	5.5	6.3
70-79	2.7	3.4	3.0	3.8
80-89	1.2	1.3	1.7	2.9
90-99	0.2	0.7	0.5	1.5
100+	n/a	n/a	0.0	0.0

Statistics are provided by the Australian Bureau of Statistics (ABS)

Age Sex Ratio



Statistics are provided by the Australian Bureau of Statistics (ABS)

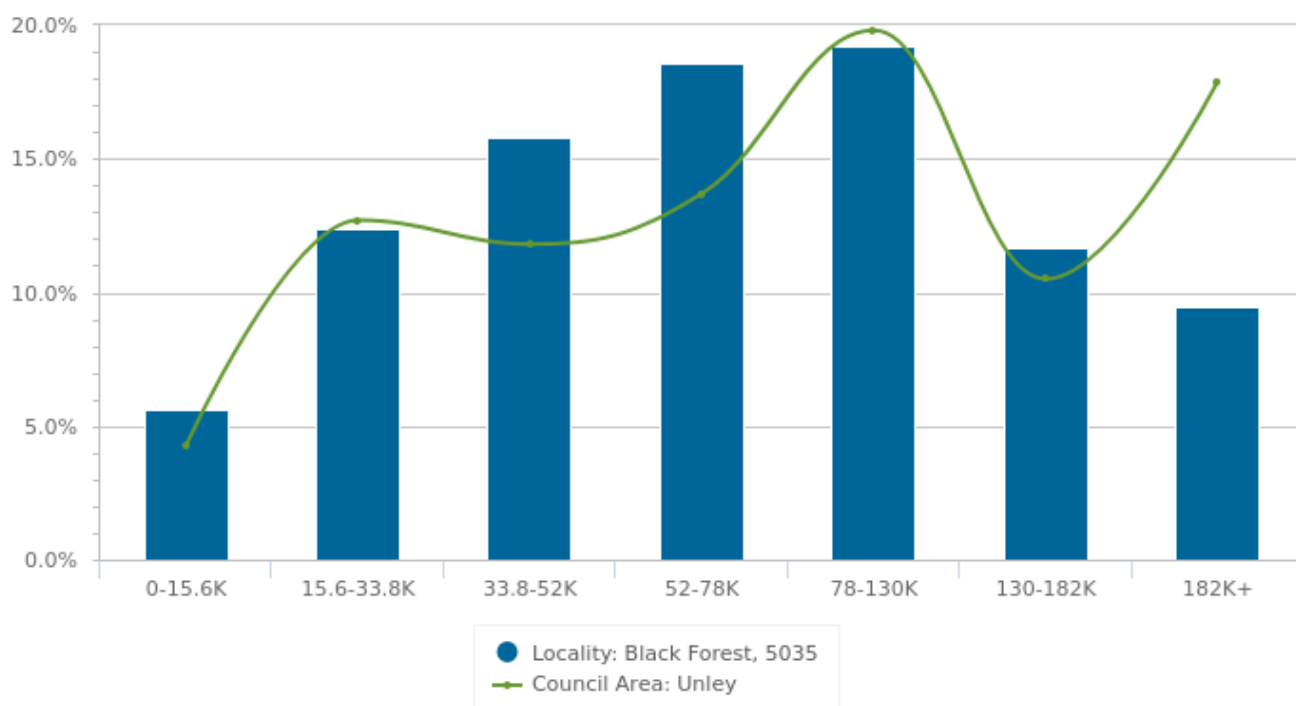
Household Income

Household Income

Income Range	Black Forest %	Unley %
0-15.6K	5.6	4.3
15.6-33.8K	12.4	12.7
33.8-52K	15.8	11.8
52-78K	18.6	13.7
78-130K	19.2	19.8
130-182K	11.7	10.5
182K+	9.5	17.9

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income



Statistics are provided by the Australian Bureau of Statistics (ABS)

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