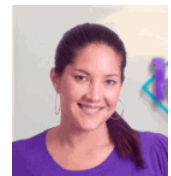


Suburb Statistics Report

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Area Profile

The size of Greenacres is approximately 1.1 square kilometres.

It has 4 parks covering nearly 2.7% of total area.

The population of Greenacres in 2011 was 2,410 people.

By 2016 the population was 2,822 showing a population growth of 17.1% in the area during that time.

The predominant age group in Greenacres is 30-39 years.

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

In general, people in Greenacres work in a professional occupation.

In 2011, 49.9% of the homes in Greenacres were owner-occupied compared with 55.7% in 2016.

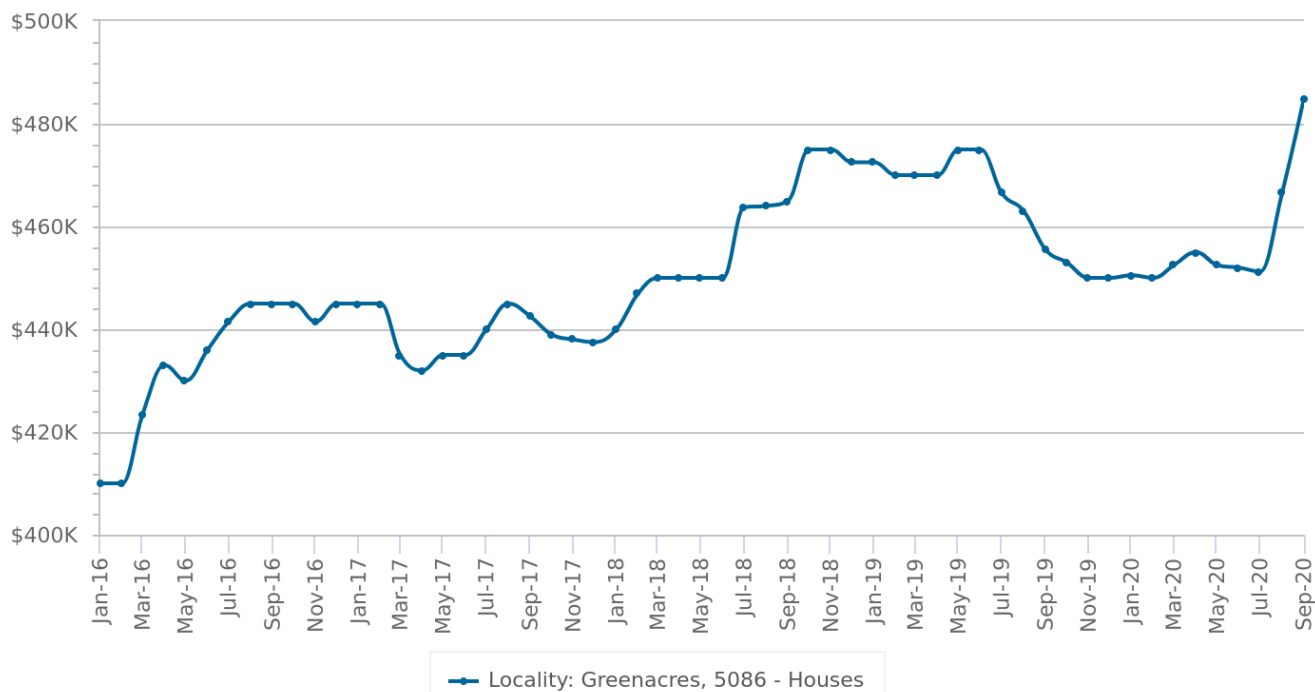
Currently the median sales price of houses in the area is \$485,000.

Median Sales Price

	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$410,000	\$445,000	\$440,000	\$472,500	\$450,500
February	\$410,000	\$445,000	\$447,000	\$470,000	\$450,000
March	\$423,500	\$435,000	\$450,000	\$470,000	\$452,500
April	\$433,000	\$432,000	\$450,000	\$470,000	\$455,000
May	\$430,000	\$435,000	\$450,000	\$475,000	\$452,500
June	\$436,000	\$435,000	\$450,000	\$475,000	\$452,000
July	\$441,500	\$440,000	\$463,750	\$466,500	\$451,250
August	\$445,000	\$445,000	\$464,000	\$463,000	\$466,500
September	\$445,000	\$442,500	\$465,000	\$455,500	\$485,000
October	\$445,000	\$439,000	\$475,000	\$453,000	n/a
November	\$441,500	\$438,000	\$475,000	\$450,000	n/a
December	\$445,000	\$437,500	\$472,500	\$450,000	n/a

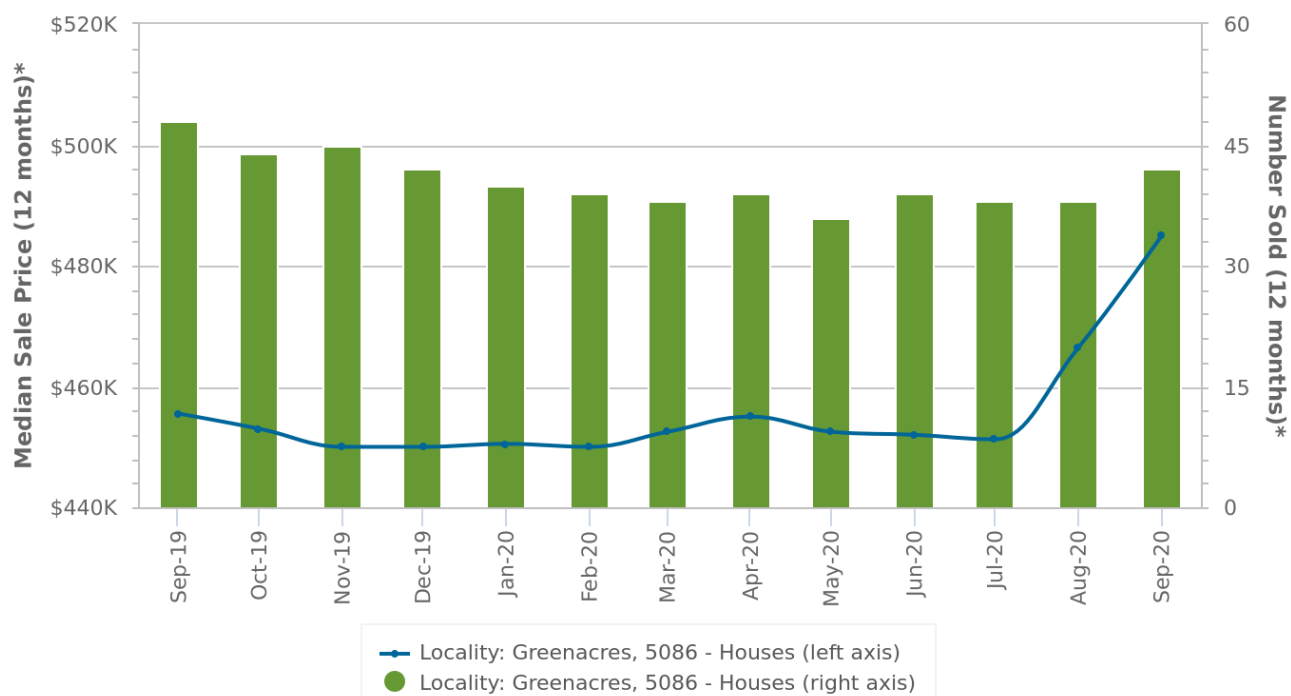
Statistics are calculated over a rolling 12 month period

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

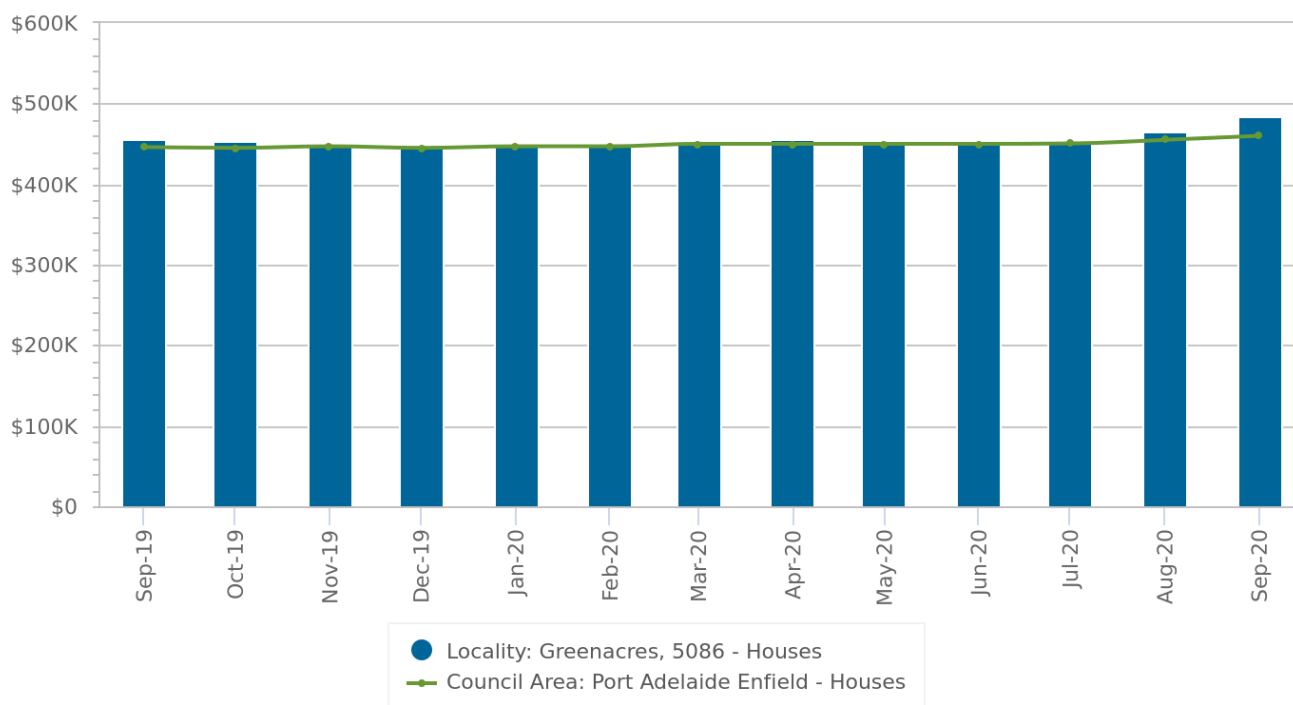
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Greenacres Median Price	Port Adelaide Enfield Median Price
September 2020	\$485,000	\$460,000
August 2020	\$466,500	\$455,000
July 2020	\$451,250	\$450,500
June 2020	\$452,000	\$450,000
May 2020	\$452,500	\$450,000
April 2020	\$455,000	\$450,000
March 2020	\$452,500	\$450,000
February 2020	\$450,000	\$447,000
January 2020	\$450,500	\$447,000
December 2019	\$450,000	\$445,000
November 2019	\$450,000	\$447,000
October 2019	\$453,000	\$445,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



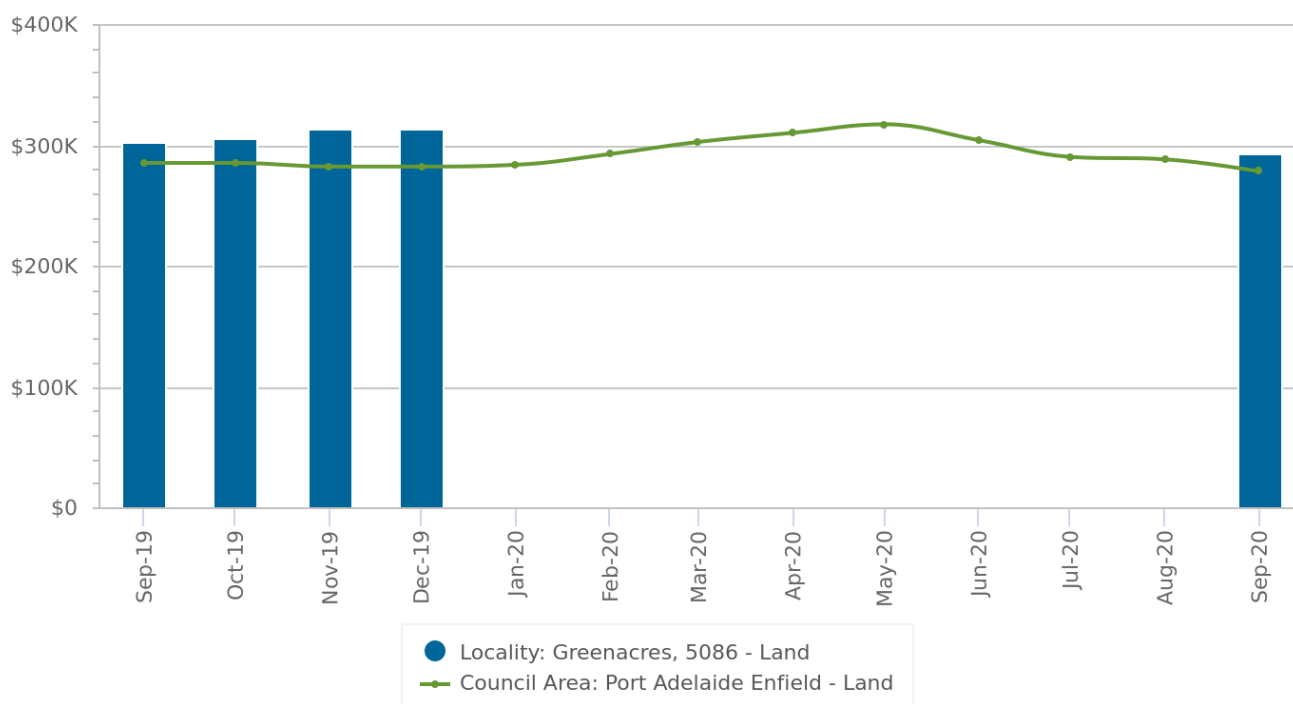
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Greenacres Median Price	Port Adelaide Enfield Median Price
September 2020	\$293,500	\$278,000
August 2020	n/a	\$288,000
July 2020	n/a	\$290,000
June 2020	n/a	\$303,750
May 2020	n/a	\$317,000
April 2020	n/a	\$310,000
March 2020	n/a	\$302,500
February 2020	n/a	\$292,500
January 2020	n/a	\$283,500
December 2019	\$313,500	\$282,000
November 2019	\$313,000	\$282,000
October 2019	\$305,000	\$285,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

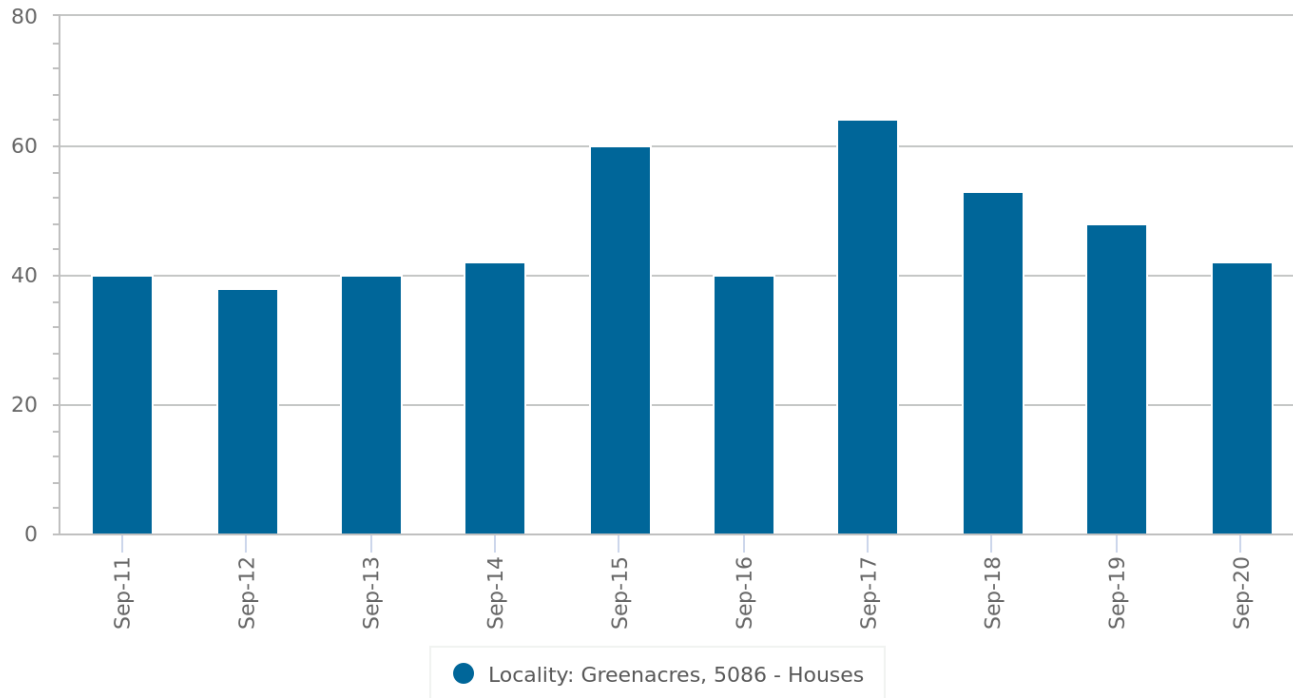
Sales Per Annum

Sales Per Annum (House)

Period Ending	Greenacres
	Number
Sep 2020	42
Sep 2019	48
Sep 2018	53
Sep 2017	64
Sep 2016	40
Sep 2015	60
Sep 2014	42
Sep 2013	40
Sep 2012	38
Sep 2011	40

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



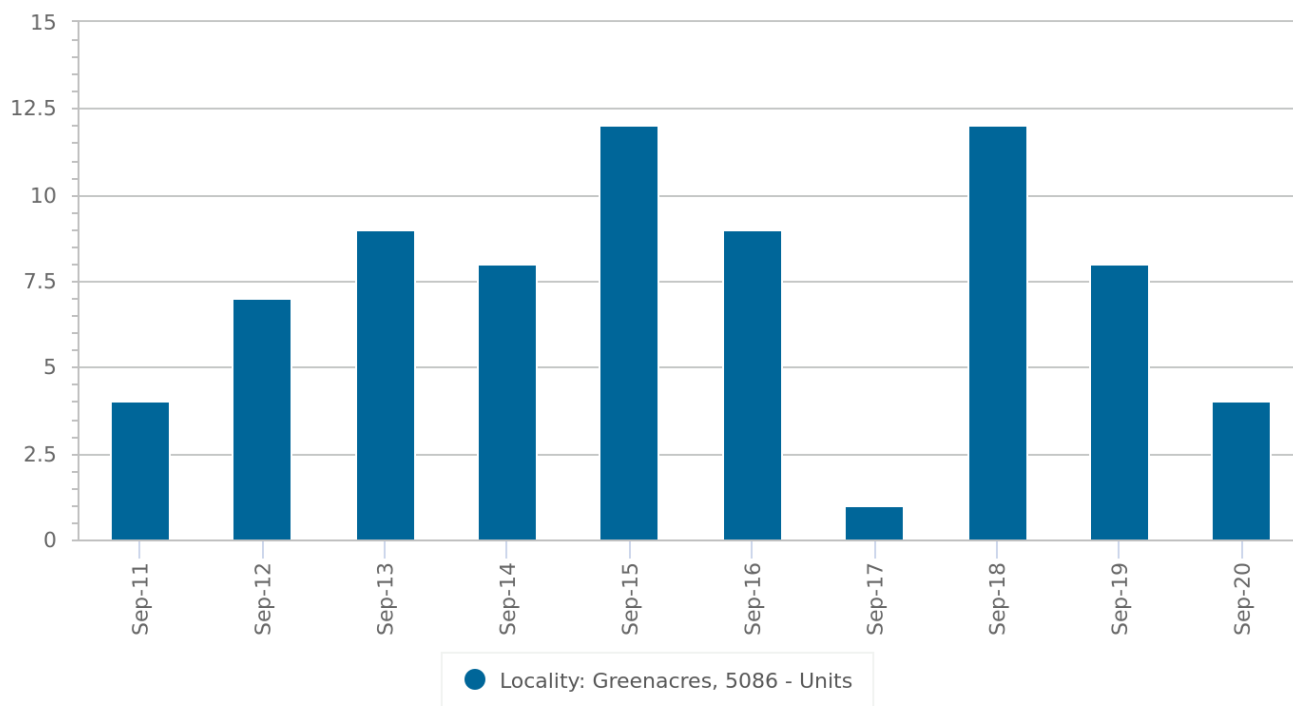
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Greenacres Number
Sep 2020	4
Sep 2019	8
Sep 2018	12
Sep 2017	1
Sep 2016	9
Sep 2015	12
Sep 2014	8
Sep 2013	9
Sep 2012	7
Sep 2011	4

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



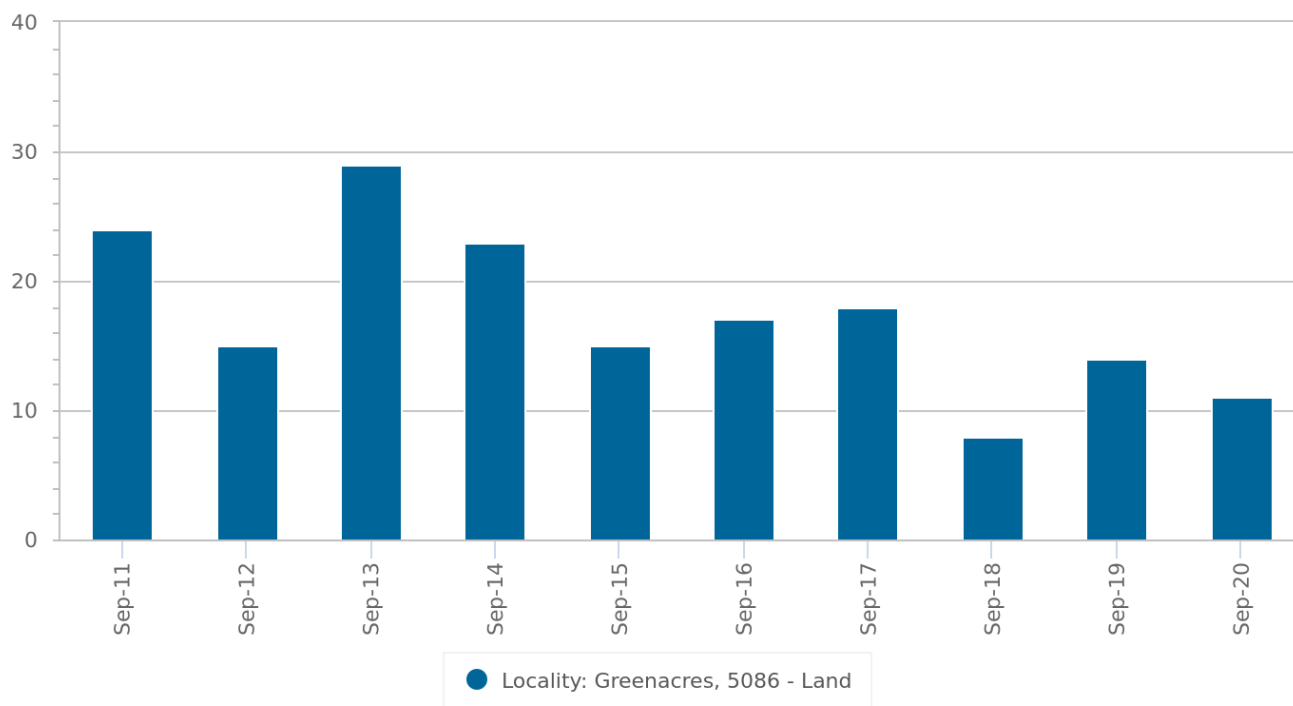
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Greenacres Number
Sep 2020	11
Sep 2019	14
Sep 2018	8
Sep 2017	18
Sep 2016	17
Sep 2015	15
Sep 2014	23
Sep 2013	29
Sep 2012	15
Sep 2011	24

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

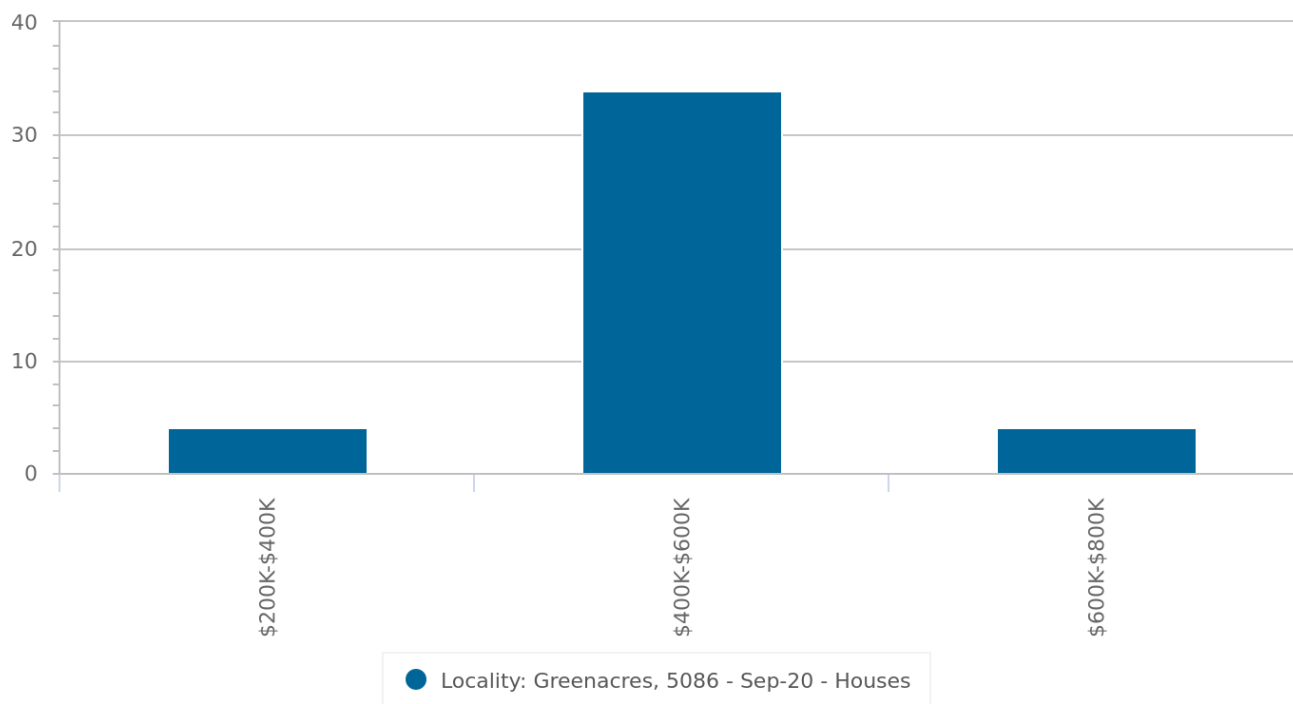
Sales By Price

Sales By Price - 12 months (House)

Price	Greenacres	
	Number	
\$200K-\$400K	4	
\$400K-\$600K	34	
\$600K-\$800K	4	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



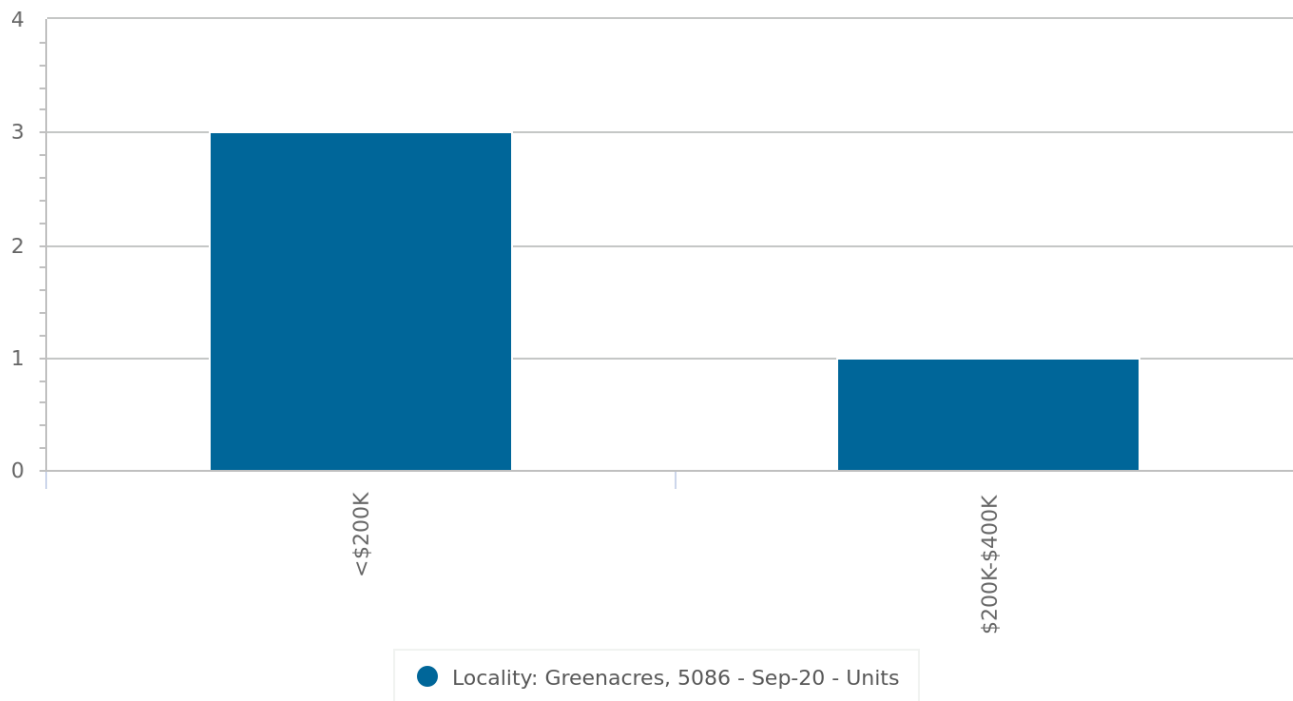
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Greenacres	
	Number	
<\$200K	3	
\$200K-\$400K	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



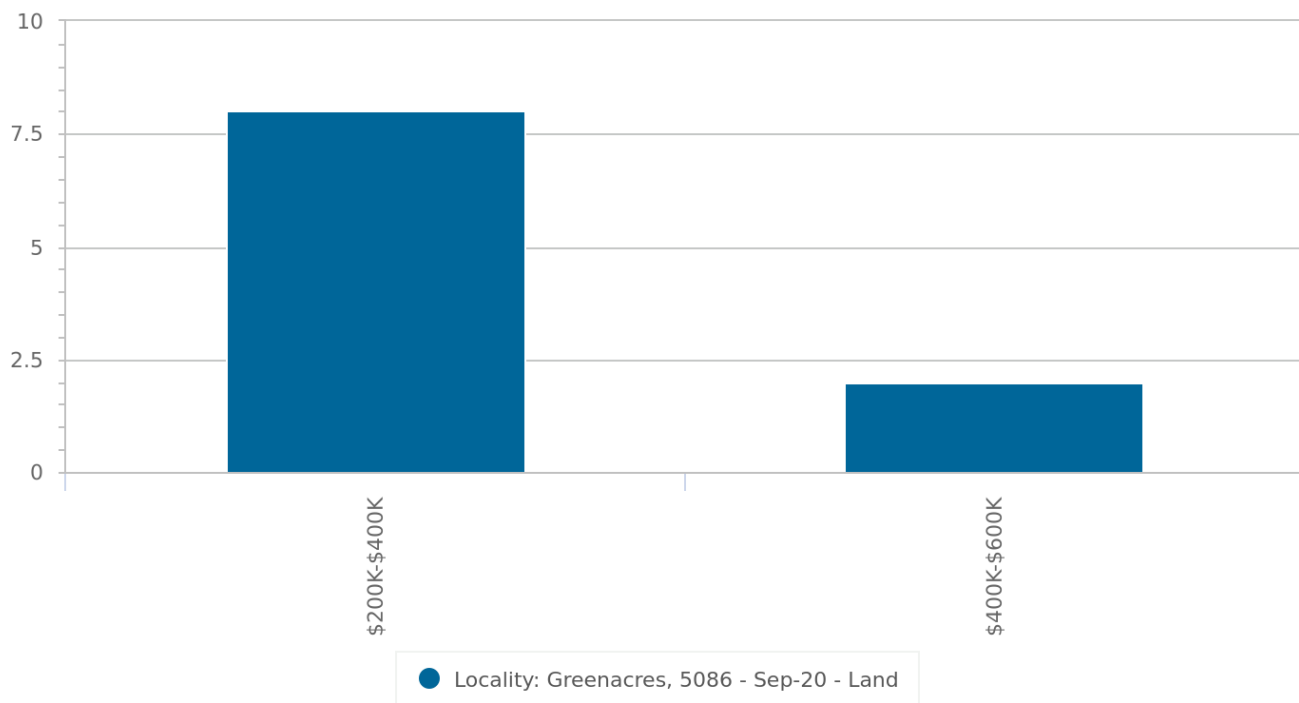
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Greenacres	
	Number	
\$200K-\$400K	8	
\$400K-\$600K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

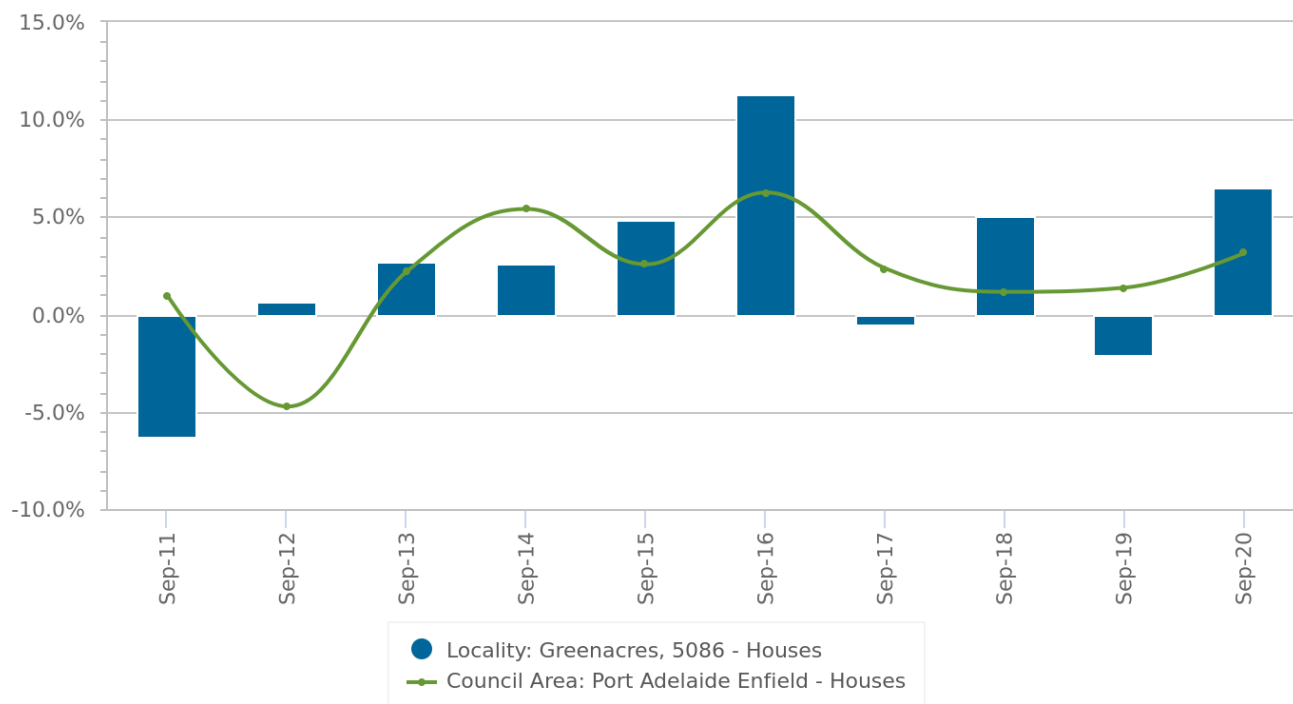
Change in Median Price

Change in Median Price (House)

Period	Greenacres % Change	Port Adelaide Enfield % Change
Sep 2020	6.48%	3.14%
Sep 2019	-2.04%	1.36%
Sep 2018	5.08%	1.15%
Sep 2017	-0.56%	2.35%
Sep 2016	11.25%	6.25%
Sep 2015	4.85%	2.56%
Sep 2014	2.55%	5.41%
Sep 2013	2.67%	2.21%
Sep 2012	0.65%	-4.74%
Sep 2011	-6.27%	0.93%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



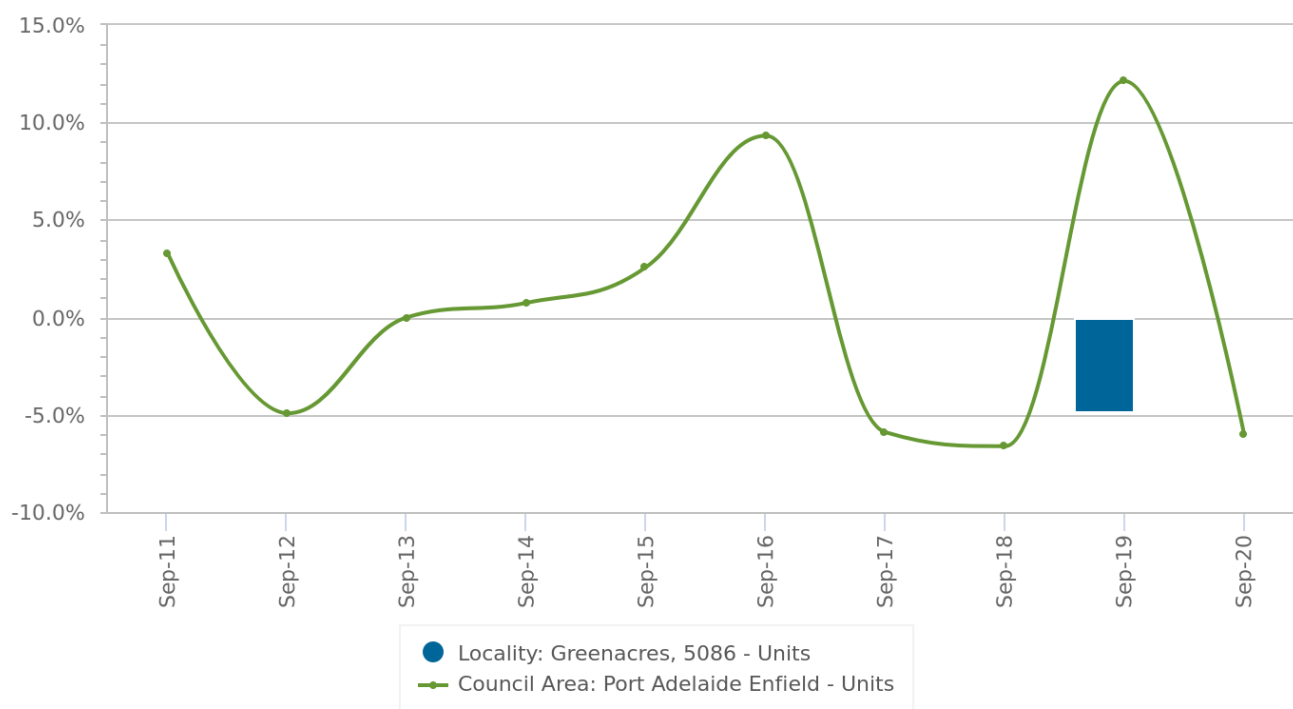
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Greenacres % Change	Port Adelaide Enfield % Change
Jul 2019	-4.87%	12.13%
Jul 2018	0%	-6.62%
Jul 2017	0%	-5.9%
Jul 2016	0%	9.32%
Jul 2015	0%	2.57%
Jul 2014	0%	0.74%
Jul 2013	0%	0%
Jul 2012	0%	-4.93%
Jul 2011	0%	3.27%
Jul 2010	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



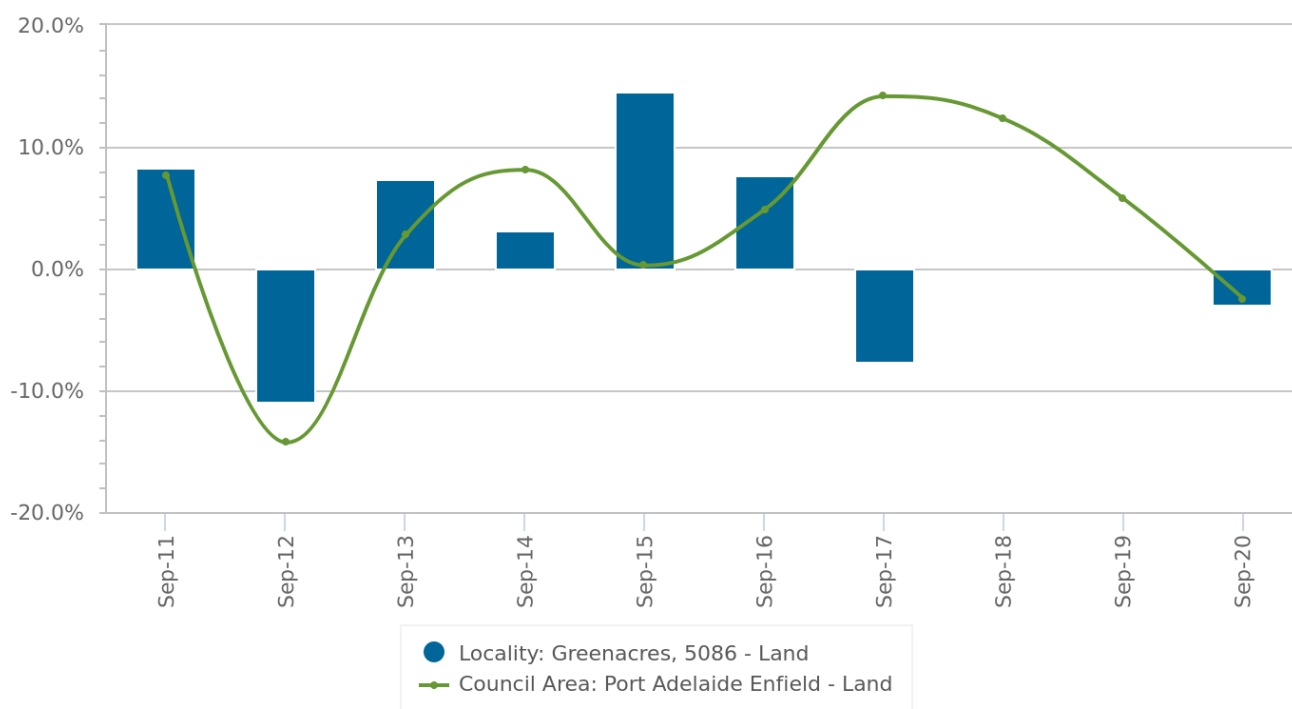
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Greenacres % Change	Port Adelaide Enfield % Change
Sep 2020	-2.98%	-2.46%
Sep 2019	0%	5.75%
Sep 2018	0%	12.29%
Sep 2017	-7.68%	14.15%
Sep 2016	7.69%	4.86%
Sep 2015	14.54%	0.25%
Sep 2014	3.18%	8.11%
Sep 2013	7.32%	2.78%
Sep 2012	-10.87%	-14.29%
Sep 2011	8.24%	7.69%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

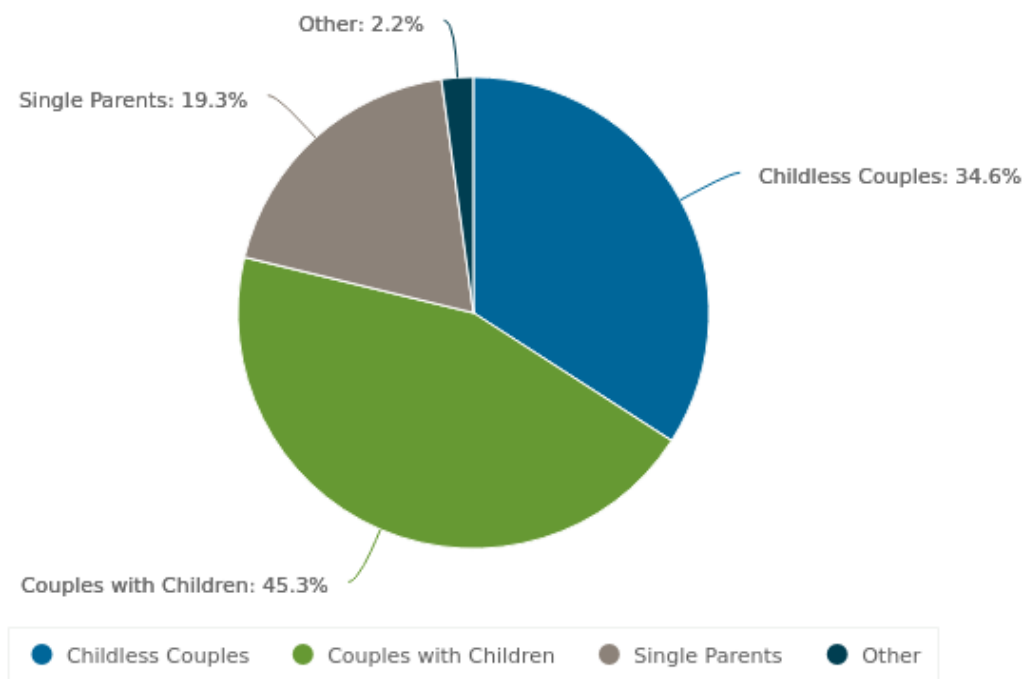
Household

Household Structure

Type	Percent
Couples with Children	45.3
Childless Couples	34.6
Single Parents	19.3
Other	2.2

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

Household Structure



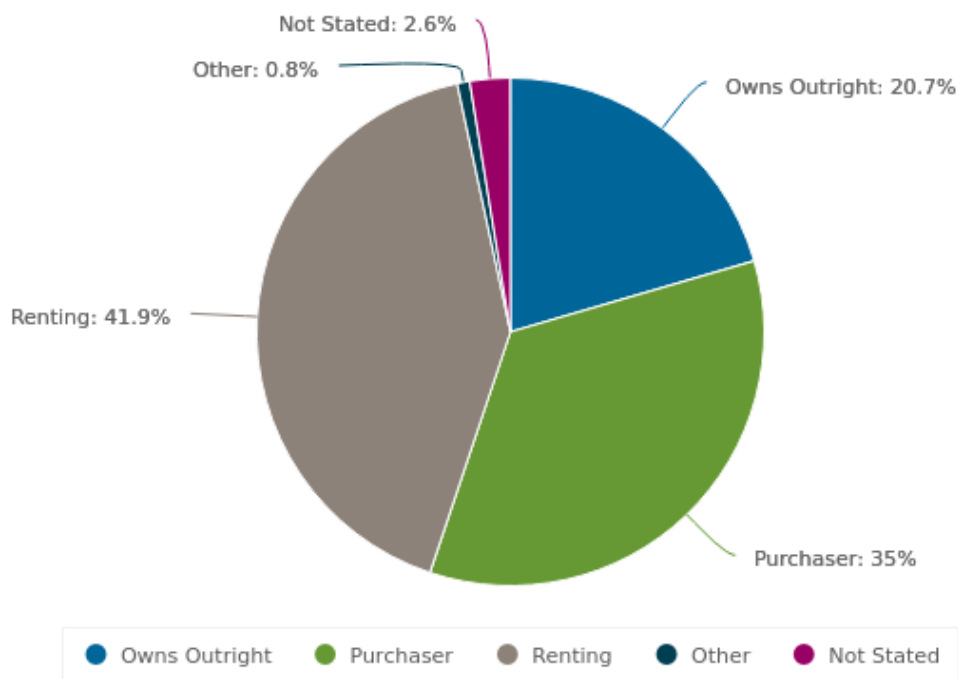
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	41.9
Purchaser	35.0
Owns Outright	20.7
Not Stated	2.6
Other	0.8

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

Household Occupancy



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

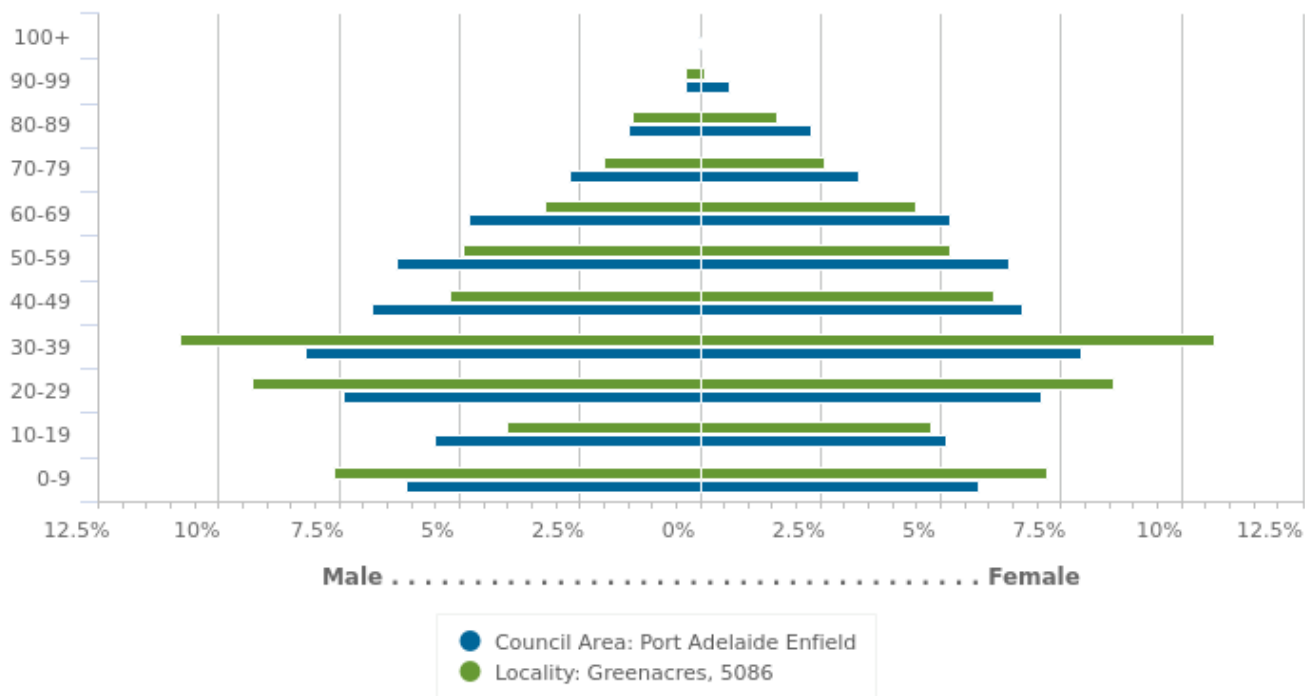
Age Sex Ratio

Age Sex Ratio

Age Group	Greenacres		Port Adelaide Enfield	
	Male %	Female %	Male %	Female %
0-9	7.6	7.2	6.1	5.8
10-19	4.0	4.8	5.5	5.1
20-29	9.3	8.6	7.4	7.1
30-39	10.8	10.7	8.2	7.9
40-49	5.2	6.1	6.8	6.7
50-59	4.9	5.2	6.3	6.4
60-69	3.2	4.5	4.8	5.2
70-79	2.0	2.6	2.7	3.3
80-89	1.4	1.6	1.5	2.3
90-99	0.3	0.1	0.3	0.6
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)

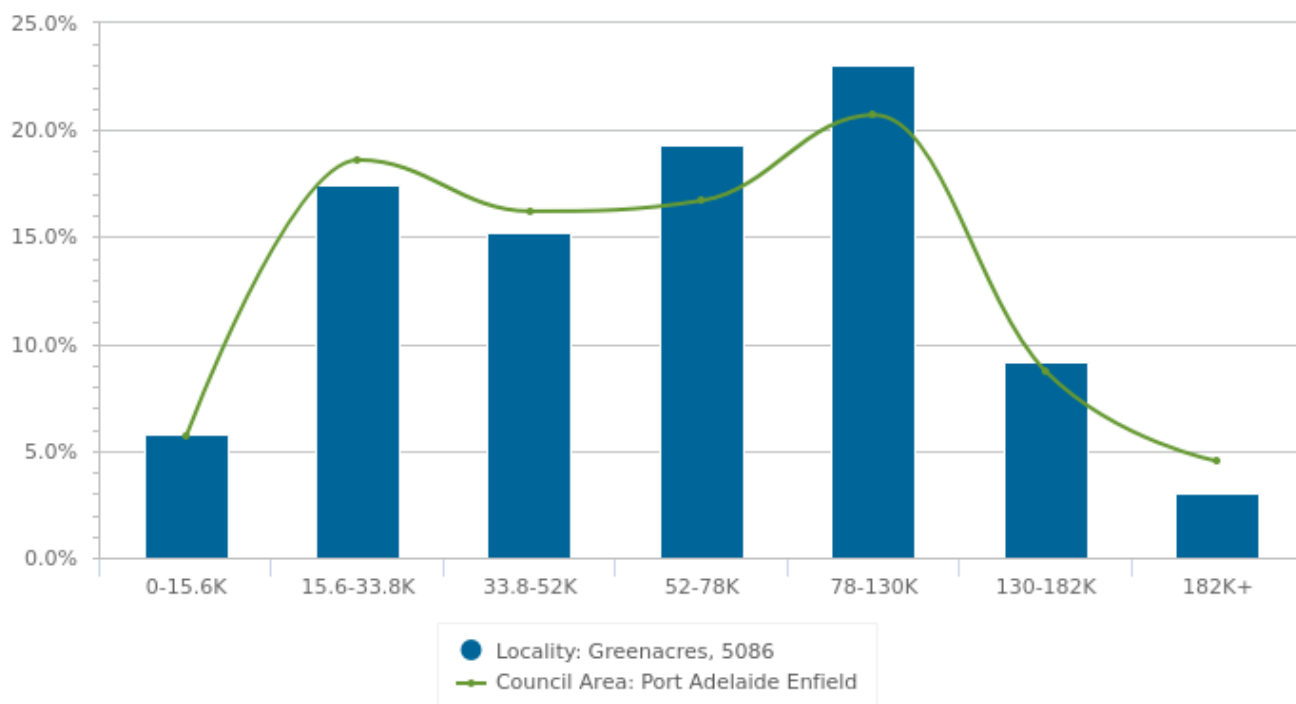
Household Income

Household Income

Income Range	Greenacres %	Port Adelaide Enfield %
0-15.6K	5.8	5.7
15.6-33.8K	17.4	18.6
33.8-52K	15.2	16.2
52-78K	19.3	16.7
78-130K	23.0	20.7
130-182K	9.2	8.7
182K+	3.0	4.5

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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