

CY



W I N T E R 2 0 2 0

THE APPLECROSS REPORT

capornyoung



APPLECROSS STILL FLOURISHING

A premium riverside inner-city suburb of Perth, Applecross is popular due to its enviable location, Jacaranda-lined streets and high-end properties, many of which boast sweeping river and city views.

While Applecross acts as the “gateway” to the sought-after Fremantle beach district, it has a deep history and heritage that ties it to Scotland, from where it takes its name; the neighbourhood is named after the Applecross peninsula in the Highland region of northwest Scotland.

Did you know that many of the streets are inspired by areas of Scotland? Macrae Road is derived from Clan Macrae served with the Clan Mackenzie at Kintail and Inverie is a bay on Loch Ness?

Applecross remains a popular and sought-after suburb with families and professionals alike. In fact in 2020, despite more challenging conditions across the broader property market, Applecross performed strongly, recording quarterly growth of 1.7 percent. Over the last 12 months, median property values increased by around 4.2 percent, reports REIWA.

Meanwhile, the overall Perth market has struggled across the same period, according to CoreLogic data:

State	Region	Property Type	Median Price	Quarterly Growth	12 month Growth	Weekly Median Advertised Rent	Gross Rental Yield
WA	Metro	Houses	\$470,000	-1.0%	-3.1%	\$380	4.2%
WA	Metro	Units	\$370,000	0.0%	-2.6%	\$350	4.9%

When the COVID-19 pandemic first hit, many expected the Perth property market to be harshly impacted by the sustained drop in demand. However as we emerge from coronavirus-related restrictions, it's clear that Applecross is a more robust suburb than others, with strong fundamentals that ensure ongoing demand for property in this suburb.

For a full report on sold properties, please SMS Logan 0478 692 342 with “Full Report”.

LOGAN DUNCAN-SMITH

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NOTABLE SALES SHAPING PROPERTY PRICES IN APPLECROSS

STREET	AREA (M ²)	BEDS	BATHS	SALE PRICE	SALE DATE
HOUSE SALES					
79 Melville Beach Road	1,017	4	4	\$4,500,000	02-Jun-20
14B Fraser Road	542	5	3	\$4,200,000	04-Jun-20
20 Carron Road	1,231	4	4	\$3,050,000	28-May-20
91 Melville Beach Road	500	4	3	\$2,200,000	29-May-20
LAND SALES					
7A Lilian Avenue	515	4	2	\$2,000,000	07-Apr-20
15B Dunkley Avenue	410	0	0	\$1,160,000	22-Jun-20
7A Armstrong Road	728	0	0	\$1,000,000	13-May-20
7A Glenelg Street	547	0	0	\$749,999	29-Apr-20
UNIT SALES					
2405/908 Canning Highway	215	0	2	\$1,295,000	05-Jun-20
E201/70-72 Canning Beach Road	174	3	2	\$807,000	20-May-20
1007/908 Canning Highway	149	0	2	\$730,000	01-Apr-20
39A Macrae Road	269	3	1	\$695,000	02-May-20
Total Sales for the Quarter * based on recorded sales		Average Sale price for the Quarter *based on recorded sales		Median House Price for the quarter *based on recorded sales	
\$22,394,949		\$829,442		\$935,000	

**Caporn Young currently have 471 registered buyers for Applecross.
Call Logan today to see how he can help.**

APPLECROSS ROTARY 20/21

Applecross Rotary's vision is to be "recognized by the community for its support of local and humanitarian activities". This is achieved through the efforts and skills of members working together, strong fellowship and commitment to each other, our families and the community".

One of our major projects "OneHealth" proudly supports the goals of AMR Aware (antimicrobial resistance), to increase community awareness and understanding of the "clear and present danger" from increasing resistance of disease causing agents to all current drugs available for the treatment of infections. Through #OneHealth we're working to improve wellbeing – through knowledge and through the simple act of handwashing. At our last Applecross Rotary Jacaranda Festival we set up hand washing stations and handed out information especially on the importance of regularly washing your hands. The COVID-19 pandemic has amplified this message and our project will continue to promote the very basic requirements to prevent the transmission of diseases.

A new major project that Applecross Rotary is embarking on is partnering with the Greenbatch Foundation with their Schools Recycling Program. Rotary clubs from across WA have contributed towards a plastics recycling education centre at Greenbatch's facilities in Mount Claremont. Along with other Rotary Club's in the City of Melville



we are working with our local schools to set up a recycling program that will ENGAGE – EDUCATE – EMPOWER their students to be part of the solution to our waste plastic problem.

Also, when the 'Container Deposit Scheme' (CDS) starts from the 1st of October schools will have the opportunity of receiving much need funds through the collection of eligible CDS containers. Applecross Rotary has successfully applied for a Federal Government Communities Environment Program grant that will provide additional collection bins as well as an educational presentation for schools in the City of Melville.

Interested in joining Rotary? Would love to hear from you

For more information email membership@applecrossrotary.org