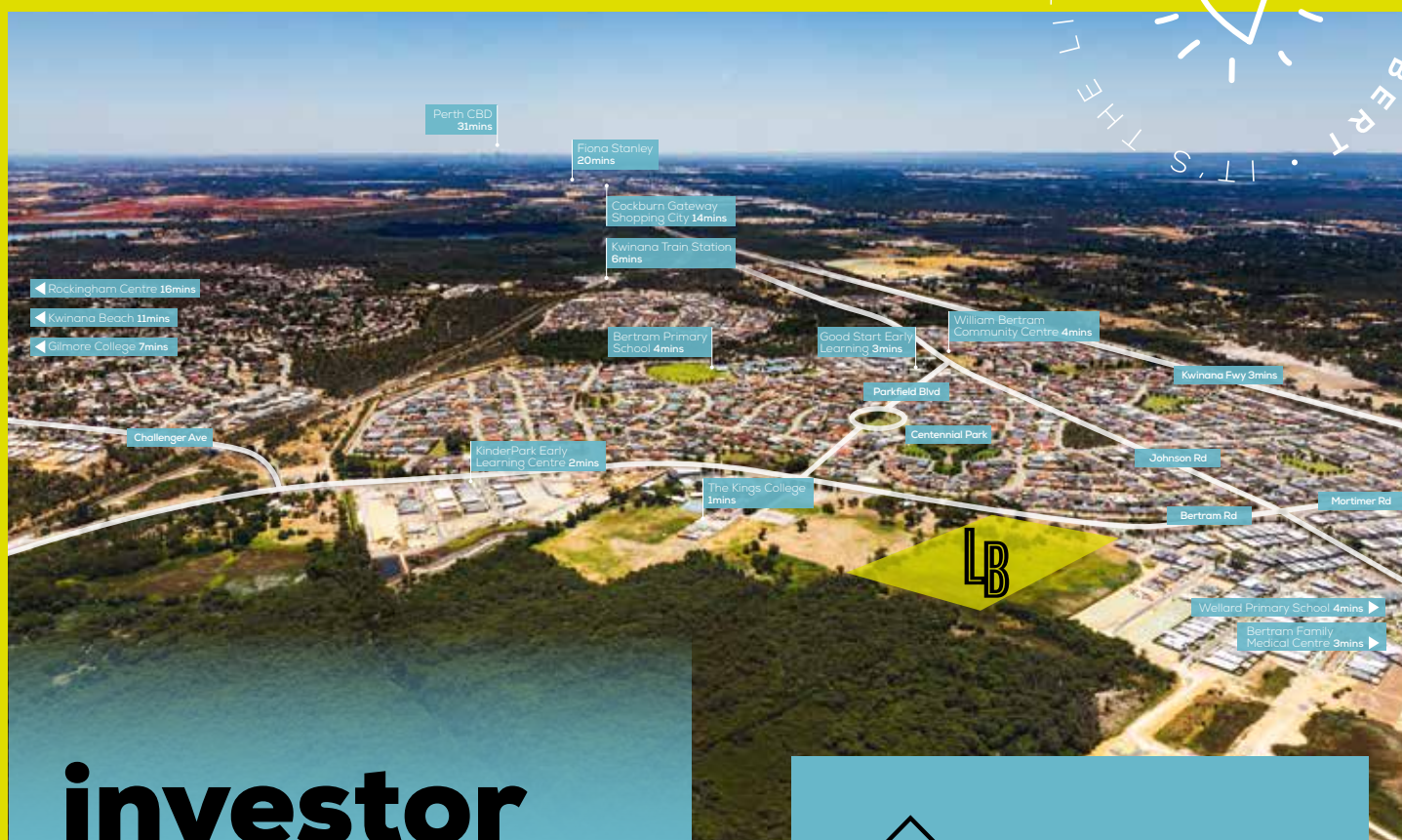


# LITTLE BERT

WELLARD



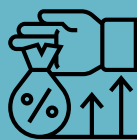
## investor FAST facts

Wellard is a southern suburb, 35km from Perth city, surrounded by beautiful bushland and the quiet natural environment.

In general, people in Wellard work in a professional occupation. In 2011, 78% of the homes in Wellard were owner-occupied compared with 76% in 2016.



**\$560<sup>pw</sup>**  
Median House Rent



**18.6%**  
Rental Growth



**\$470,000**  
Median Sale Price



**10.6%**  
Sales Growth



littlebert.com.au

parcel.

# LITTLE BERT

WELLARD

LITTLE BERT  
IT'S THE  
LITTLE MOMENTS



**35km**  
from  
Perth CBD

## LOCATION

Wellard is a southern suburb, 35km from Perth city, surrounded by beautiful bushland and the quiet natural environment.

## POPULATION

By 2016 the population was 9,069 showing a population growth of 179.5% in the area during that time. The predominant age group in Wellard is 30- 39 years. Households in Wellard are primarily couples with children and are likely to be repaying \$1800 – \$2399 per month on mortgage repayments.

## THE PEOPLE

In general, people in Wellard work in a professional occupation. In 2011, 78% of the homes in Wellard were owner-occupied compared with 76% in 2016.

## MEDIAN PRICES

Currently the median sales price of houses in the area is \$388,000 and the median house rent is around \$350 per week. There is a vacancy rate of just 0.40% and the suburb has been growing at a rate of 179.5%.

## LITTLE BERT

Little Bert Wellard is the 'just right' place for you to start your family, grow your family or begin your next adventure. It's where little moments will make big memories.

A small, perfectly sized boutique estate offering a new community, close to shops, schools, and parks.

Surrounded by  
**bushland**



Households  
are primarily  
**couples with  
children**

DEBRA HANLON  
0414 940 724  
deb@parcelproperty.com.au

LEE JOHNSTONE  
0403 060 129  
ljohnstone@parcelproperty.com.au



littlebert.com.au

parcel.