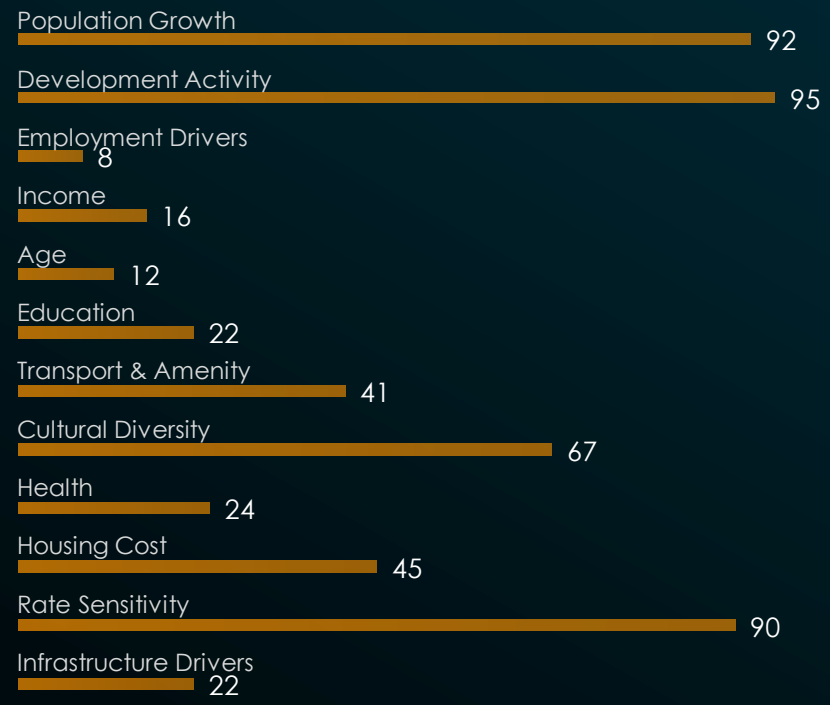
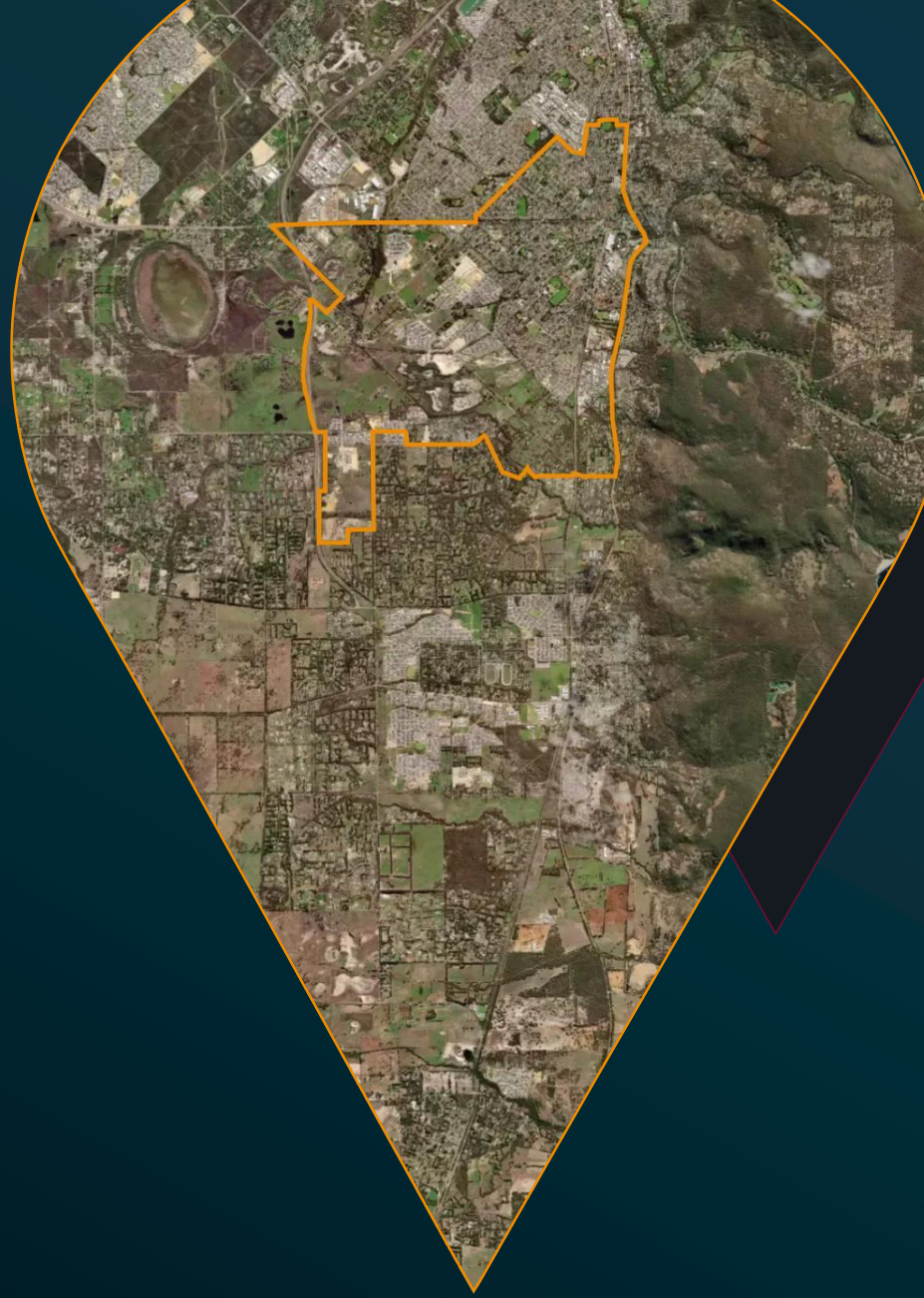
May 2023

inFocus

Armadale - Wungong - Brookdale

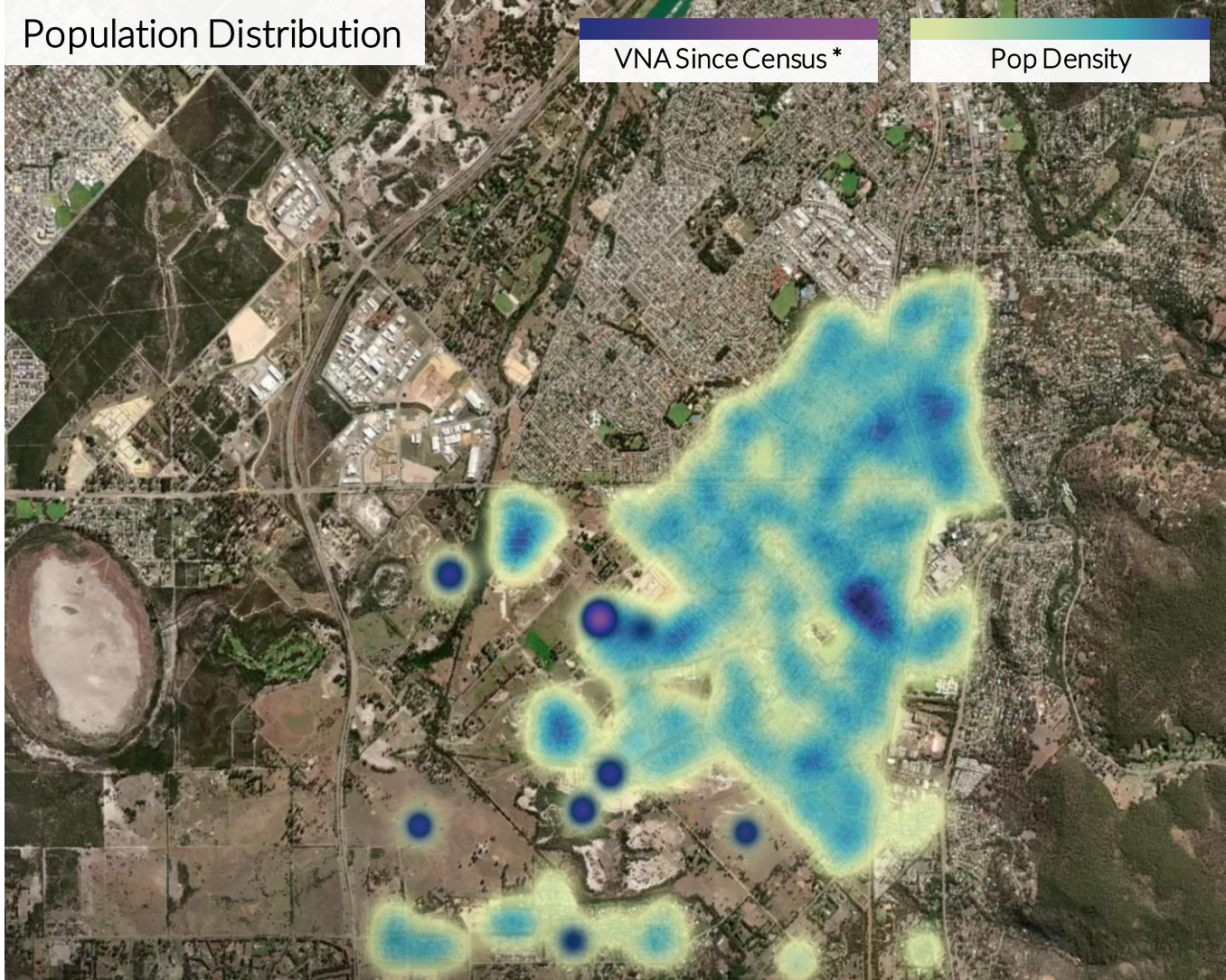
https://areasearch.com.au/wa/armadale_wungong_brookdale





Powered by Area**Search**

Population Distribution



Compound Annual Growth **

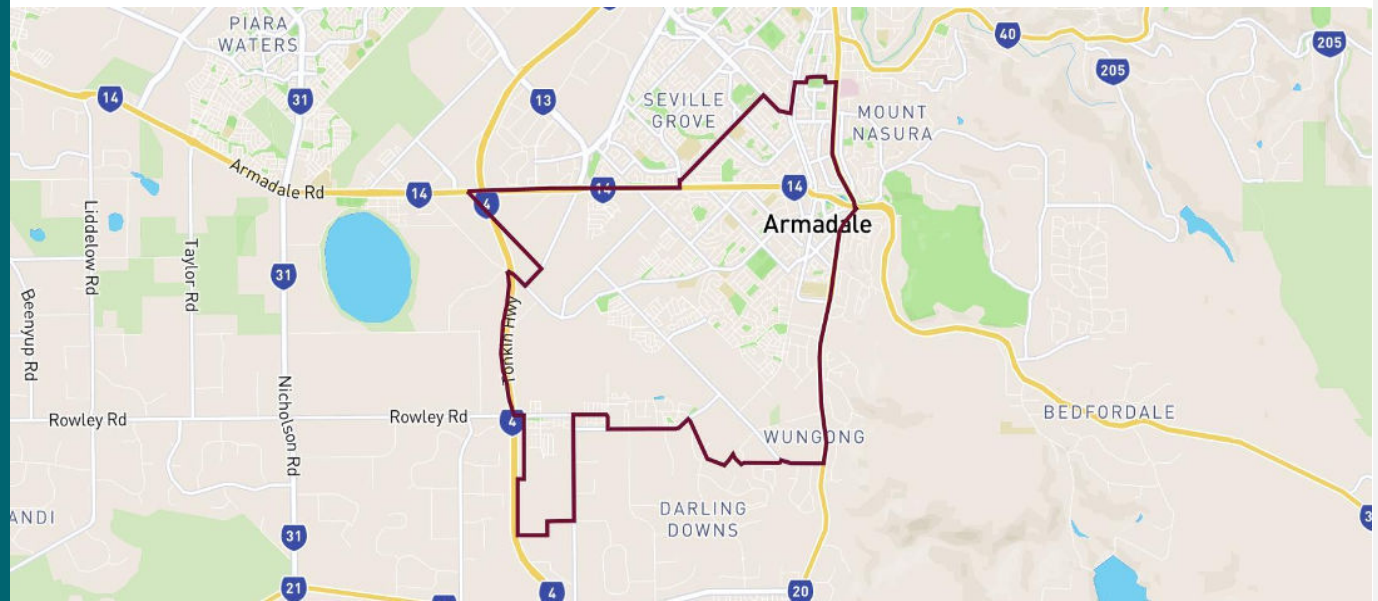
	SA2	Region (GCC)	Aus
1-year	4.14%	1.47%	1.78%
3-year	4.35%	1.66%	1.03%
5-year	4.51%	1.67%	1.17%
10-year	3.42%	1.63%	1.35%
20-year	2.44%	2.08%	1.48%

* AS Verified new addresses ** Based on ABS yearly ERP estimates

Location Summary

Armadale - Wungong - Brookdale is a suburb located 24 kilometers south-east of the Perth CBD. The area has one of the strongest population growth profiles in the country, with a high proportion of children and lower education levels and income levels. Despite this, it offers a peaceful suburban environment away from the hustle and bustle of city life.

The standout statistical factors for Armadale - Wungong - Brookdale include its top quartile expectations for future population growth and employment growth over the past year, making it an attractive location for investment. Additionally, it boasts one of the nation's highest rates of population growth since the 2016 census. Qualitative factors such as its close proximity to nature with many parks and reserves, strong sense of community, good schools and education facilities, growing amenities and services make Armadale - Wungong - Brookdale an ideal place to live.



Introduction
Location Summary
Key Metrics, Research Methodology & Area Composition

Land Composition & Local Amenity
Land-use
Transport
Schools
Child Care Services

Micro Economy & Activity
Population Growth
Development Activity
Infrastructure Projects
Employment

Census Benchmarks

Data as at May-23:

Population:	Feb-23
Development:	FY-23
Employment:	Dec-22
Income:	Census 2021
Schools:	Jun-22
Child Care:	May-23

Development activity and population drivers well above average

Population growth over the past year among the highest in the country

High population growth forecasts

High levels of mortgaged homes

*Area**Search** Summary Rankings ~ what do they mean?*

The purpose of our summary metrics, as seen on the cover of this report, is to provide the reader with a quick snapshot into the make-up of an area and its comparative performance against national medians using the latest available data. In generating these rankings we look at the statistics we find most important for each category, which may include long, mid or short-term historic trends, projected figures released by relevant government or industry bodies, or our own formulations and relativities based on cross analyses of data from multiple categories.

We may make slight adjustments to our weightings from time to time, when new metrics are integrated for example, but the below should provide a good idea of how we approach each category.

Population Growth: Weighted most heavily to recent growth trends (local updates qrtrly) and small area mid-tier population forecasts.

Development Activity: Based on total residential dwelling approval numbers updated monthly, and more specifically in relation to population, which gives insight into the supply and demand trend over recent years.

Employment Drivers: Mainly focusing on the rate of unemployment, revised quarterly, and other factors such as job ads, forecasts and overall growth.

Income: Considerations include median incomes and estimated post-housing cost income which takes into account local homeownership rates.

Age: Median age and cohort weighted.

Education: Relating to the average level of education qualification attainment in an area and average local school performance.

Transport & Amenity: For this we assess total public transport routes and trips operating in the area each week and in relation to the local population and distance of residents to essential services such as supermarkets.

Cultural Diversity: This considers information disclosed by respondents during the latest Census surrounding country of origin, languages spoken and religions practised.

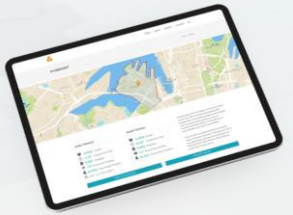
Health: Here we look at private health cover levels in the area and prevalence of common health ailments such as diabetes and heart disease.

Housing Cost: Median monthly mortgage repayment as a proportion of income.

Rate Sensitivity: This considers the estimated average cost of housing in the area looking at median mortgage and rental rates and the composition of outright owners vs mortgagees and renters and is highest in areas with higher average housing cost burden relative to income. The positive is that these areas are often growth corridors and young, up & coming locations, and are sensitive to downward rate movements too.

Infrastructure Drivers: Area**Search** scores are allocated to each project covered based on overall value and expected impact. This ranking takes the impact score in each location and assesses it relative to the population so metro and regional areas are compared fairly.

About Area**Search**



What We Do:

The aim of AreaSearch is to take the process of opportunity identification, assessment and reporting down from weeks to minutes, while making final results far more compelling. Our platform covers the major drivers of investment performance many overlook and allows near instant targeting and reporting to be undertaken. Be it for an investment recommendation, submission or acquisition, your process can be materially enhanced with AreaSearch.

Our Clients:

~ Some of Australia's largest property institutions
~ Savvy investors
~ Sector leaders: medical, child care, aged care, disability housing, retail, build-to-rent,

Our Platform:

~ Area profiles & rankings
~ Visualisation & targeting
~ Custom catchment research
~ Macro analysis
~ Sector specific supply and demand assessment

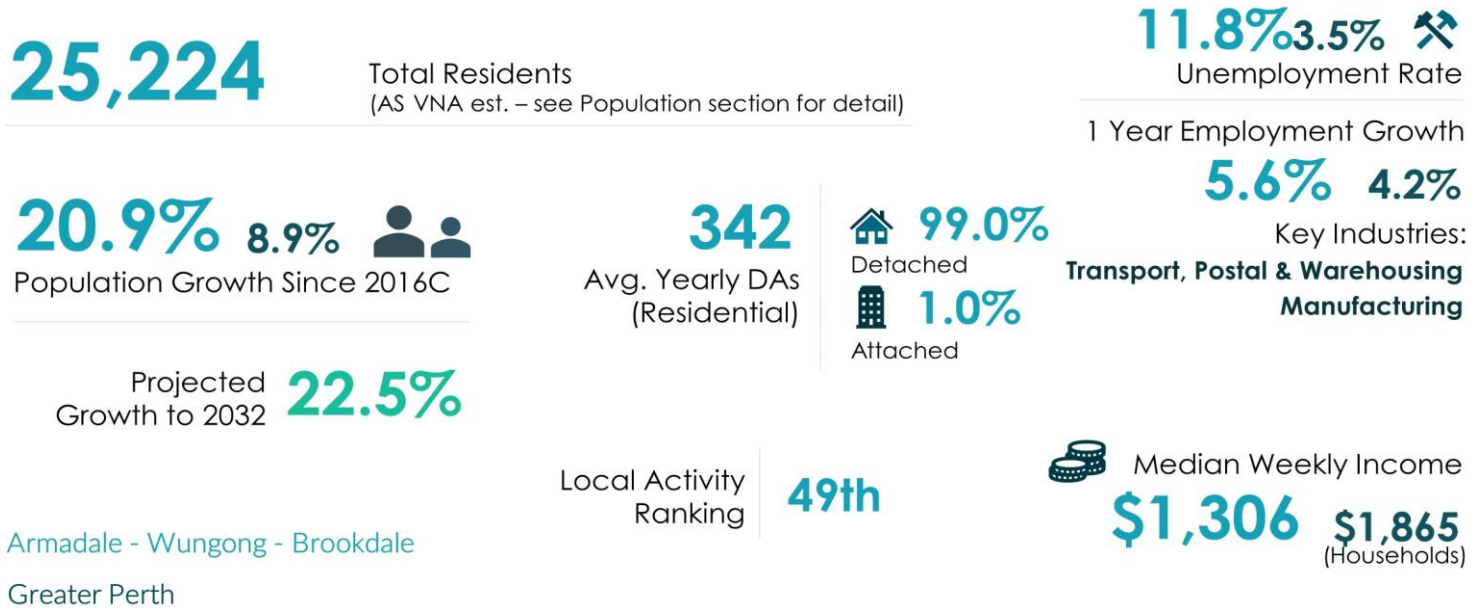
Are you the go-to expert in your area?

- ***Showcase** your latest deals*
- ***Advertise** your services*
- ***Serve** your community*

Reach out at:

enquiries@areasearch.com.au

Key Metrics



Instant Location Insights

AreaSearch collect and cross-examine the latest economic and industry-specific data from multiple trusted sources to provide accurate snapshots into local market dynamics and an ability to confidently assess and predict trends.

This involves analysis of data released across variying boundary types from mesh block (the smallest statistical areas covered by the ABS) to SA4 and Greater Capital regions. We then create unique formulations to gauge supply & demand, accessiblity and other metrics important to those making property or business decisions.

Area Composition

The below tables show the suburbs and local government areas that intersect the SA2.

Suburbs	2021 Census Pop.	Latest Est.	% of Area
Armadale (WA)	13,338	14,167	56.2
Hilbert	4,171	4,801	19.0
Brookdale (WA)	2,974	3,142	12.5
Haynes	2,416	2,866	11.4
Wungong	236	248	1.0
Statistical Area 2			
Armadale - Wungong - Brookdale	23,135	25,224	100.0
Local Government Area			
Armadale	23,135	25,224	100.0

Local Land Uses

There are a total of six different land-use categories across Armadale - Wungong - Brookdale's 25.4 Sqkm land-mass, the most prominent being residential, parkland and primary production, which make up approximately 21.4 (84.3%), 1.1 (4.4%) and 1 (4%), Sqkm of land, respectively.

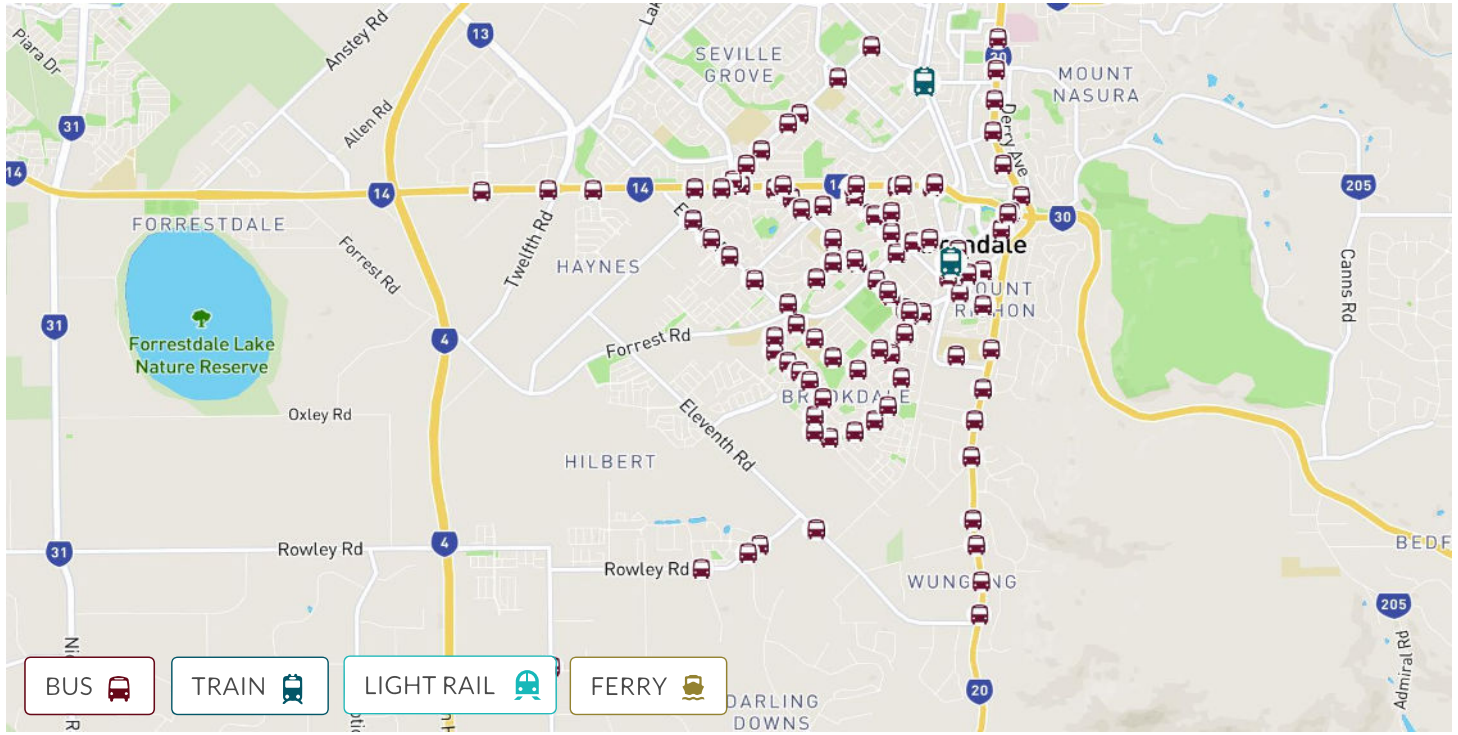
Public Transport Stops:	135
Schools:	12
Child Care Centres (LDC):	6

Residential
Commercial
Parkland
Education
Industrial
Transport
Hospital
Primary Production

Transport

The catchment had a moderate level of public transport access and amenity according to AreaSearch's latest analysis with a total of 135 public transport stops comprised from a combination of buses, and trains. Each week there are a total of 2,053 trips in the area (average 294 per day) from 16 individual routes operating during the analysis period. This number of trips sits roughly in line with the national average when considered relative to the population base. The average distance between (non-neighbouring) stops in the catchment equated to 91 metres which is a typical distance of areas assessed by AreaSearch, while the typical distance between stops and residential property in the areas was found to be 324 metres.

Please note: transport timetables and active routes can change frequently, AreaSearch analyses active stops for a specific period with data updated each month. Periods such as school holidays can change overall transport activity and as such our numbers will change from month to month.



Sources: Australian State Governments, AreaSearch

The level of public transport provision in the area is broadly in line with the national average.

Total Stops
135

Persons Per Stop
187 173

Weekly Trips
2,053

Persons Per Trip
12 94

Routes
16

Average Distance Between Stops
91m

Average Distance From Resident Pop.

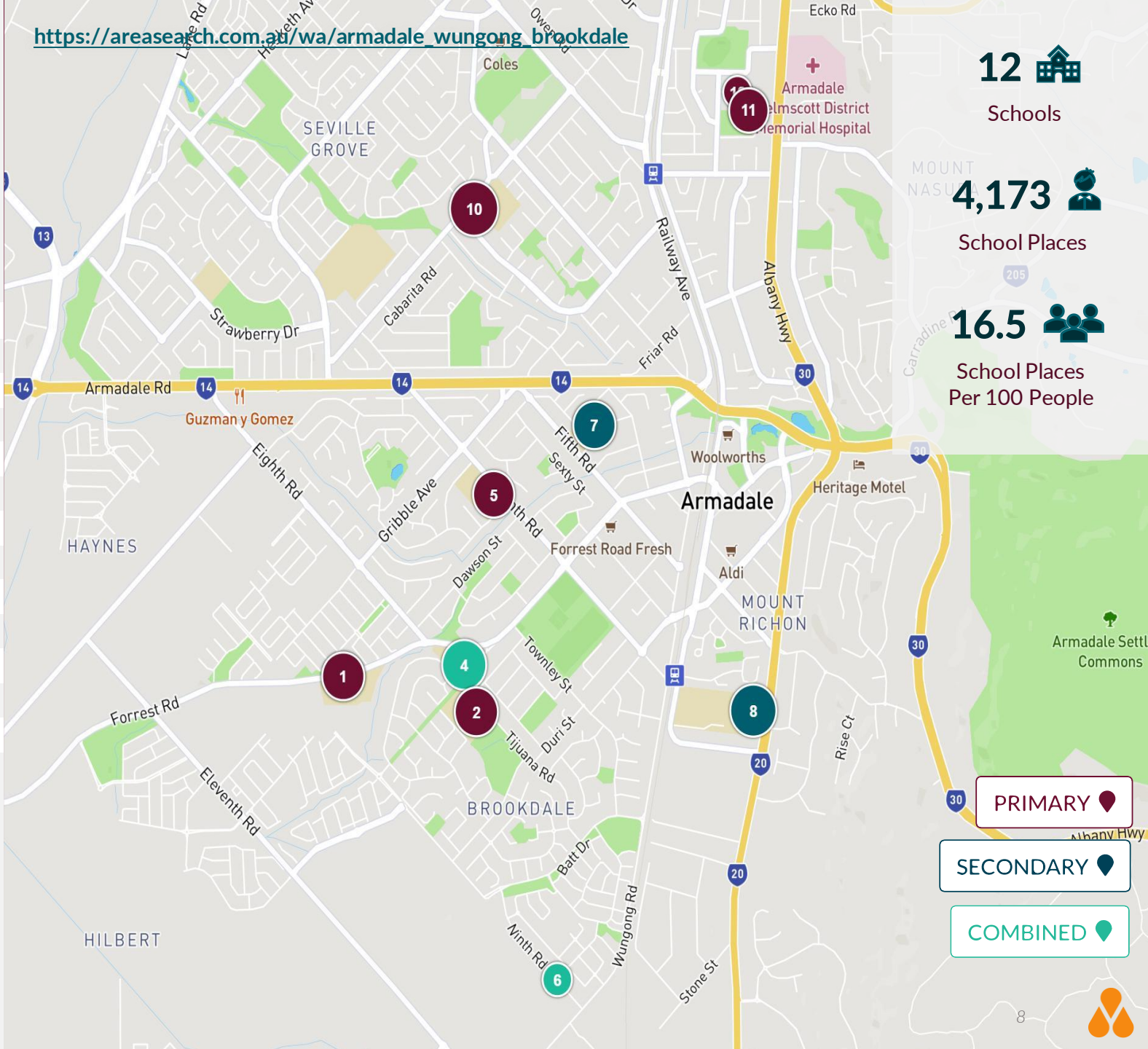
Armadale - Wungong - Brookdale	324m	112m
Greater Perth		

Local Schools

https://areasearch.com.au/wa/armadale_wungong_brookdale

There were a total of 12 schools identified in Armadale - Wungong - Brookdale, with a total attendance of approximately 4,173 students. The average ICSEA score (which bases off a national average of 1000) equated to 951, which is marginally under the average seen across Greater Perth of 1,032.

Map Ref	Name	Places	ICSEA
1	Xavier Catholic School	369	1020
2	Gwynne Park Primary School	480	764
3	Gwynne Park Education Support Centre	75	947
4	Dale Christian School	530	1010
5	Neerigen Brook Primary School	348	894
6	Australian Christian College - Darlin..	65	1052
7	John Calvin Christian College	373	1066
8	Armadale Senior High School	707	934
9	Armadale Education Support Centre	76	925
10	Challis Community Primary School	904	931
11	Kingsley Primary School	246	923
12	South East Language Development Centr..	n/a	n/a



12
Schools

4,173
School Places

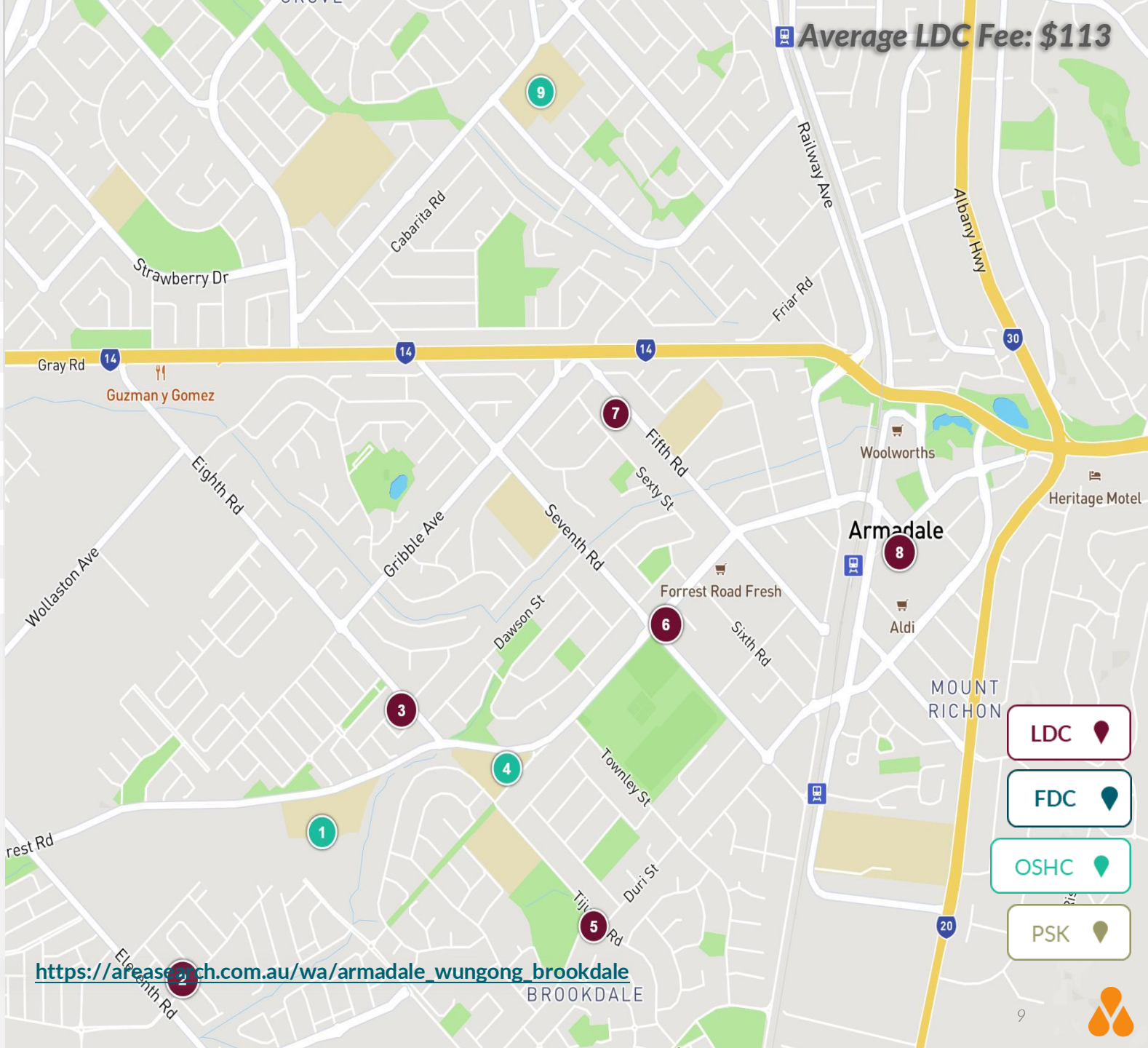
16.5
School Places Per 100 People

Sources: ACARA, ABS, AreaSearch

Child Care Services

Access to long day care, kindergartens and other types of child care is an important consideration for families when making location-based decisions. Below is a list of the closest child care facilities to the area's centrepoint and their respective license approval dates.

Map Ref	Type	Name	Approval
1	OHSC	Xavier OSHC	2011-Q1
2	LDC	Kids Active	2019-Q3
3	LDC	Little Learners Place	2020-Q4
4	OHSC	Little Learners Place Dale OSHC	2022-Q1
5	LDC	Tiny Tribe Early Education	2012-Q1
6	LDC	Goodstart Early Learning Armadale	2010-Q1
7	LDC	Fifth Road Child Care Centre	2009-Q3
8	LDC	Armadale Childcare Centre	2018-Q1
9	OHSC	My World OSHC Seville Grove	2021-Q3



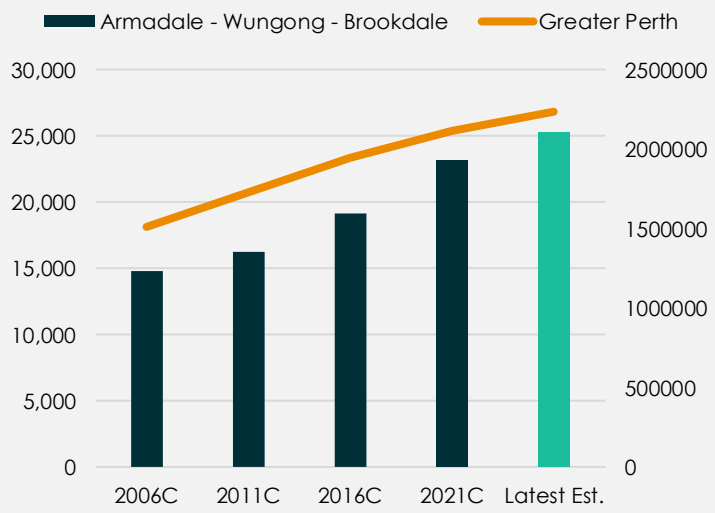
Sources: ACECQA, StartingBlocks.gov.au, ABS, Areasearch

Population Growth

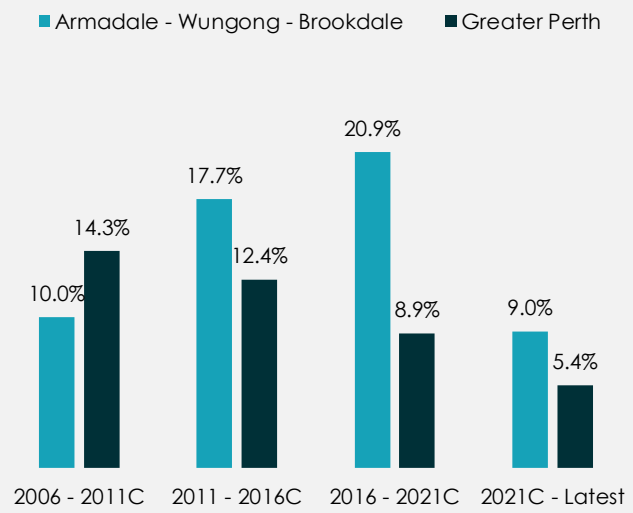
The area lies within the top 10% of areas nationally in terms of population growth performance according to AreaSearch analysis of short and medium-term trends. Total population for Armadale - Wungong - Brookdale was estimated by AreaSearch to be approximately 25,224 as at Feb 23 (~48.8% male and 51.2% female), which represented a substantial 9.0% increase from the 23,135 recorded as at the 2021 Census period. This is based upon an estimated resident population of 25,142 from the ABS up to June 2022 and an additional 304 validated new addresses since the Census date. This level of population equates to a density ratio of 993 persons per square kilometer, which is relatively in line with averages seen across locations assessed by AreaSearch.

Population growth for the area was primarily driven by interstate migration that contributed approximately 64% of overall population gains during recent periods, although all drivers including natural growth and overseas migration were positive factors. Over the census periods assessed Armadale - Wungong - Brookdale outperformed Greater Perth, although results varied between periods with the location's growth profile showing a high level of volatility in growth performance with an average growth level in each 5yr census period of 11.1%.

Total Population



Population Growth Rates



Sources: ABS, 2021 Census, DOH, AreaSearch

The area is comparable to the top 10% of areas nationally for population growth performance according to AreaSearch analysis of recent, and medium to long-term trends.

Pop as at Feb 23:
25,224

People From 2021c:
2089

22.5%
To 2032

Forecast Population
30,911

2016c to 2021c

Armadale - Wungong - Brookdale	Greater Perth
20.9%	8.9%

10yr % PA Average

Armadale - Wungong - Brookdale	Greater Perth
3.6%	2.0%

Growth Components

Natural Increase
31.0%

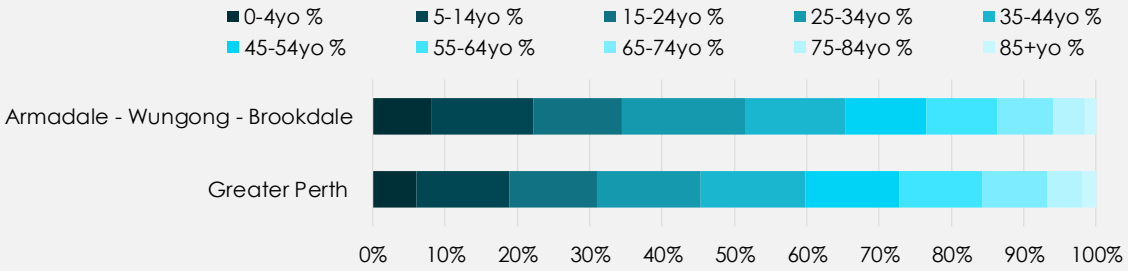
Interstate Migration
64.0%

Overseas Migration
6.0%

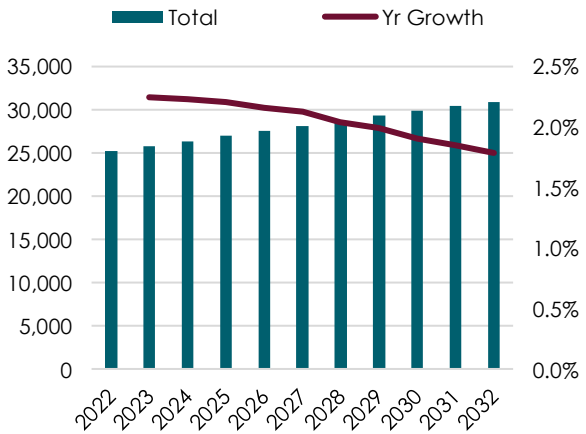
Population Growth

The Department of Health completed projections of population by age bracket for the years 2017 to 2032 following the 2016 Census. By applying these growth projections to the most recent resident population estimates from the ABS, AreaSearch hopes to provide a more current guide as to potential growth expectations. Population growth is forecast to be in the top quartile of national areas over the period, with the area expected to expand by 5,687 persons to 2032 when based off the latest population numbers, reflecting an increase of 22.5% in total over the 10 years.

Population Composition by Age Cohort

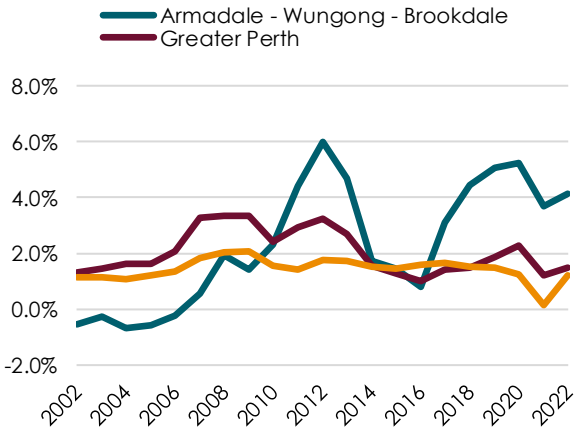


Population Growth Projections *



* Base year total population = ABS ERP

Annual Growth Rate *



** Growth between ABS ERP periods

	Armadale - Wungong - Brookdale	Greater Perth
Latest Population Estimate	25,224	2,231,858
Growth From 2021 Census	9.0%	5.4%
Population 2021 Census	23,135	2,116,647
2016 - 2021 Census Growth	20.9%	8.9%
Population 2016 Census	19,142	1,943,861
2011 - 2016 Census Growth	17.7%	12.4%
Population 2011 Census	16,259	1,728,868
Natural Increase From Census	30.7%	-
Internal Migration From Census	63.6%	-
O/S Migration From Census	5.7%	-
Population Forecast Growth (2032)	22.5%	-
Persons per Square Kilometer	911	6

Sources: ABS, 2021 Census, DOH, AreaSearch

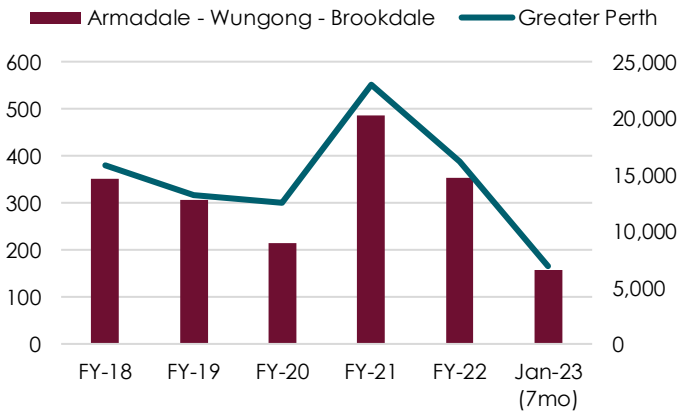
Development Activity

Dwelling approval data is released monthly by the ABS, there were 353 residential approvals registered in Armadale - Wungong - Brookdale over the past financial year. Looking at development activity over the previous five financial years, Armadale - Wungong - Brookdale's approval levels are currently running above the yearly average of 342.

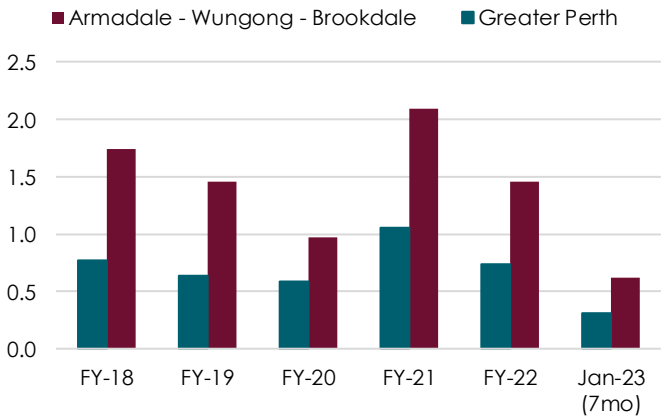
Relative development approval figures provide indication into both housing supply and demand and population growth trends within areas, with high levels of existing population per development approval (58 within Armadale - Wungong - Brookdale in comparison to Greater Perth's 117) suggesting an area may be well established, possibly in need of further housing stock, and in some cases, restrictive in terms of development. Another similar metric covered by AreaSearch is development approvals per 100 people, which in Armadale - Wungong - Brookdale ran above the level recorded in Greater Perth (1.7 vs. 0.9) over the past two financial years, while population growth per development approval, a metric that can provide further insight into the demand environment, and point to possible growth in capital values, was found to be 2.0 in Armadale - Wungong - Brookdale, compared to Greater Perth's 2.2 over the 2021 Census period.

Another key capital value driver is densification within an area, that is, as measured by AreaSearch, the ratio of house to attached and 'other' dwelling approvals in recent applications compared to the housing stock's ratio as recorded in the latest Census. Under this analysis, it was found the proportion of Armadale - Wungong - Brookdale's recent approvals that constituted houses, at 99% (average calculated over the past two financial years), was 20.3% above that recorded at the Census.

Total Dev. Approvals



Dev. Approvals Per 100 People



Sources: ABS, 2021 Census, AreaSearch

The level of residential development activity in the area was found to higher than 90% of real estate markets across the country.

Jan-23 (7mo):

157

Approvals in FY-22

353

5yr Average:

342

*** Relative Approvals**

	Armadale - Wungong - Brookdale	Greater Perth
Persons per Approval	58.0	117.0
Approvals per 100 Persons	1.7	0.9
Pop. Growth per Approval	2.0	2.2

Approval Composition

	Armadale - Wungong - Brookdale	Greater Perth
	99.0%	
	1.0%	

Total Value of Commercial Approvals

$100m

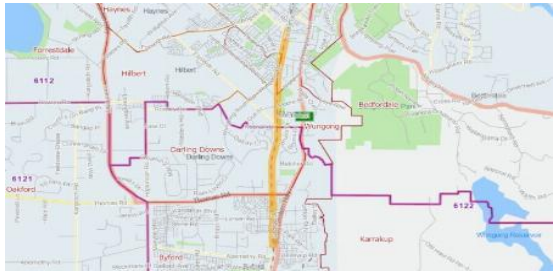
Infrastructure

The list represents a summary of major planning, infrastructure and project announcements likely to impact upon the local and extended area. This data is compiled by AreaSearch from numerous sources for the benefit of our users, however, naturally, we can not guarantee to cover every project of interest.

If there is a specific project you believe we have missed that warrants inclusion, please feel free to Contact Us and we will endeavour to incorporate your suggestion.

Perth City Deal

Category: Communities, Precincts & Urban Renewal
Est. Completion: 2030
Description: The City Deal will support Perth's short term recovery by creating jobs and supporting private investment in the CBD, particularly in areas that will support future economic growth.



METRONET: Byford Extension

Category: Transport & Logistics
Est. Completion: 2025
Description: The project will extend the Armadale Line approximately 8km south to a new Byford Station, removing level crossings along the way.

Piara Waters Secondary School

Category: Education & Training
Est. Completion: 2023
Description: The first stage is expected to cost $60 million and will cater for 750 students and 50 education support students.

Riva Primary School

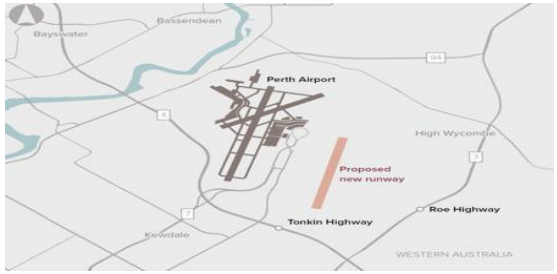
Category: Education & Training
Est. Completion: 2022
Description: Forrestdale South East Primary School located in Piara Waters will be built at a cost of $26.2 million with permanent capacity for 540 students, including education support facilities for children with disability.

Roleystone Theatre

Category: Tourism, Arts & Culture
Est. Completion: 2022
Description: Council committed to reopening the theatre at its meeting in December 2018. The Roleystone Theatre was closed in February 2018 following the identification of structural issues with the building.

Forrestdale Community Hub Redevelopment

Category: Communities, Precincts & Urban Renewal
Est. Completion: 2022
Description: The redevelopment will see the demolition of all facilities to be replaced with modern buildings.



Perth Airport new runway

Category: Transport & Logistics
Est. Completion: 2028
Description: An expanded international terminal, construction of a new terminal for the consolidation of Qantas Group operations to Airport Central, and construction of a new runway, to ensure Western Australias airport is future proofed.

Sources: Infrastructure Australia Priority List, various LGAs, AreaSearch

Employment

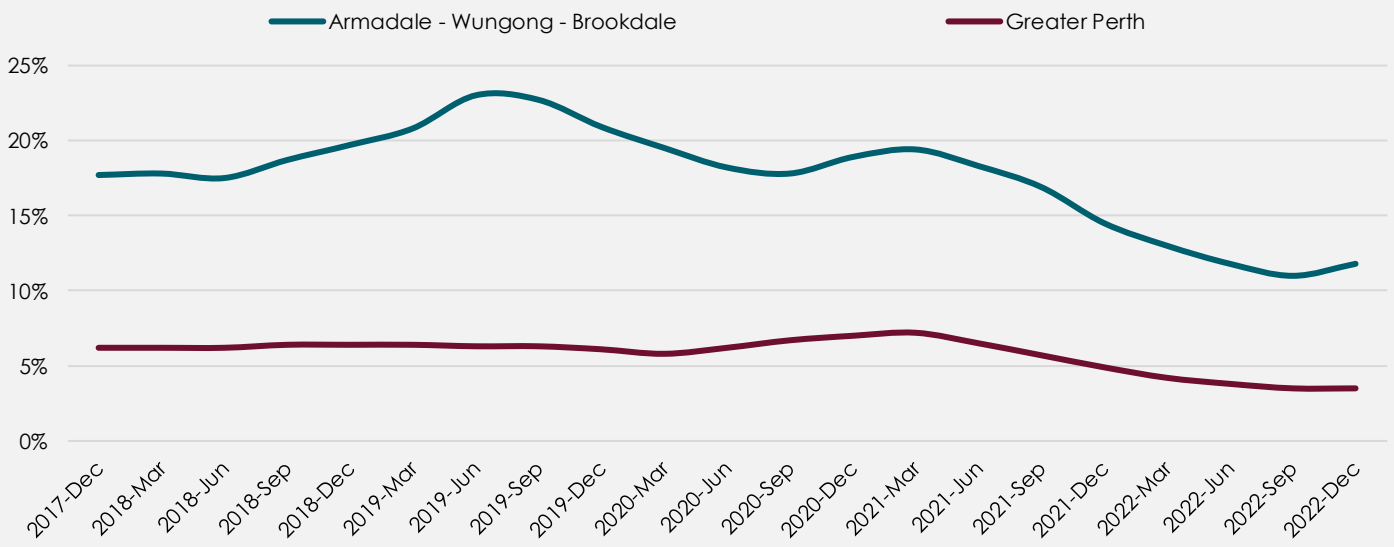
Over the past 12 months to Jan-2023, the level of job advertisements in the Perth employment region, in which Armadale - Wungong - Brookdale sits, saw moderate growth of 7.7%, ranking 23rd of the 37 regions assessed given modest growth in national advertisements. Looking relative to longer term trends however, the 211,961 job advertisements recorded as at 2023-Jan were substantially beyond the 138,583 longer term average.

Total employment within Armadale - Wungong - Brookdale equated to 10,715 as at Dec-2022 while the unemployment rate amounted to 11.8%, compared to 3.5% for Greater Perth (local unemployment rates calculated on a trend basis and thus lagging more up to date state figures released by the ABS).

Total employment increased 5.6% over the year to Dec-2022 in Armadale - Wungong - Brookdale, while labour force increased 2.3%, causing the unemployment rate to fall 2.7% over the same period. These figures can be put in perspective by comparing to Greater Perth's performance, where total employment increased 4.2%, the region's labour force increased 2.7% and its unemployment rate dropped 1.4%.

Also of note is Armadale - Wungong - Brookdale's participation rate, as measured at the latest Census which trails the Greater Perth average at 58.1%.

Unemployment Timeline



Employed as at 2022-Dec:
10,715

Annual Emp. Growth
5.6% 4.2%

Unemployment Rate:
11.8% 3.5%

5yr Growth
33.0% 15.3%

1yr Growth
7.7% 7.0%

Region Job Ads
211,961 (2023-Jan)
Perth

Emp. Industries
Transport, Postal & Warehousing
2.9% above average
Manufacturing
2.5% above average

Armadale - Wungong - Brookdale

Greater Perth

Sources: ABS, 2021 Census, DESE, AreaSearch

Employment

The main industries of employment within Armadale - Wungong - Brookdale area are health care & social assistance, retail trade and construction, which make up 16.1%, 11.3% and 9.4% of overall employment, respectively. The employment industry most clearly over-represented within Armadale - Wungong - Brookdale is transport, postal & warehousing, constituting 7.6% of overall employment compared to 4.7% across Greater Perth.

The Department of Education, Skills & Employment has also provided regional level projections of growth expected by industry over the five years to May 2025. Due to the impact of Covid-19, the smallest relevant level of these projections provided is for Greater Perth at present. AreaSearch has applied these industry-level expectations to the overall employment composition of Armadale - Wungong - Brookdale in order to provide an indicative guide at a more localised level. Over this period, Greater Perth employment has been predicted to see employment increasing 7.3% in total. When industry expectations are applied to Armadale - Wungong - Brookdale as described above, the area should increase 7.0% over the five year period. Please note this is a weighting extrapolation only and does not take into account population projections.

*5yr DESE Forecast **

+ 7.0%

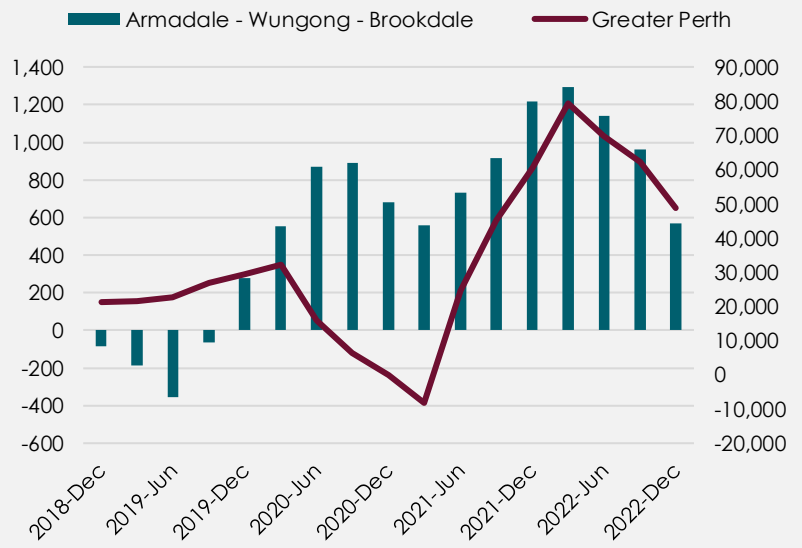
Greater Perth

+ 7.4%

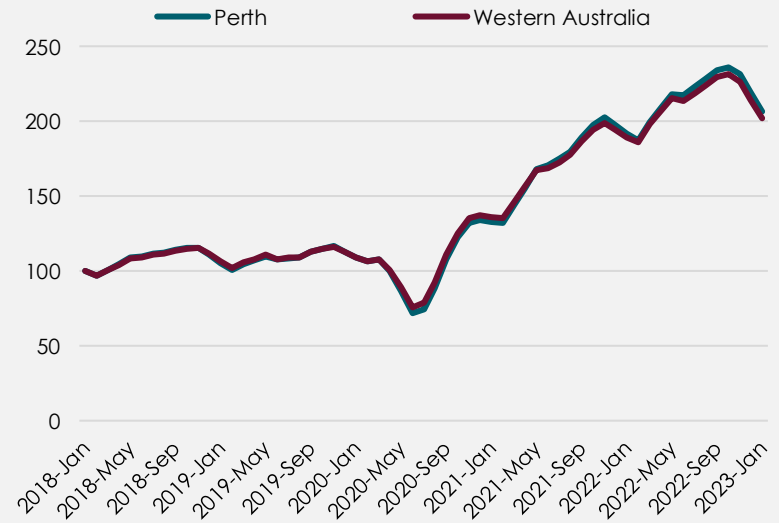
	Armadale - Wungong - Brookdale		Greater Perth	
	2022 est.	% of emp.	% of emp.	5yr reg. fcst. %
Agriculture Forestry & Fishing	84	0.8	0.8	-0.8
Mining	587	5.6	7.0	15.8
Manufacturing	839	8.0	5.5	-1.1
Utilities & Waste Services	115	1.1	1.2	15.0
Construction	986	9.4	9.3	2.2
Wholesale Trade	388	3.7	2.7	0.0
Retail Trade	1,185	11.3	9.3	1.8
Accommodation & Food Services	682	6.5	6.8	9.0
Logistics	797	7.6	4.7	3.4
IT & Telecommunication	73	0.7	0.9	2.4
Finance & Insurance	147	1.4	2.6	-3.0
Rental & Real Estate	126	1.2	1.6	8.8
Professional & Technical Services	430	4.1	8.2	7.6
Admin and Support	451	4.3	3.3	9.9
Public Admin and Safety	587	5.6	6.3	3.0
Education & Training	745	7.1	9.3	9.8
Healthcare & Social Assistance	1,688	16.1	14.8	17.4
Arts & Recreation	126	1.2	1.9	8.1
Other Services	482	4.6	4.1	5.3

* Forecasts for area estimated based on industry weighted extrapolation of region figures and do not take into account population projections

Employment Change (Persons)



Job Advertisements 5yr Index



Sources: ABS, 2021 Census, DESE, AreaSearch

Income

The median incomes within Armadale - Wungong - Brookdale stand at $1,306 for households, $1,600 for families and $670 for personal compared to Greater Perth's results of $1,865, $2,259 and $859 for the same metrics. The income bracket containing the largest proportion (~31.6% / 7,966 persons) of Armadale - Wungong - Brookdale's population is the $400 - 799 grouping, while $1,500 - 2,999 is the main bracket that Greater Perth's population fits into.

Incomes in the area are considerably lower than the national average, with the area recording weaker relative performance than over 75% of areas analysed nationally by AreaSearch.

Median Household Income:

$1,306	$1,865	p / wk
$5,660	$8,082	p / mo
$67,912	$96,980	p / yr

Est. Household Inc. Post-housing Cost (p/mo):

$4,537 80.2%

Over-represented:
400 to 799/wk

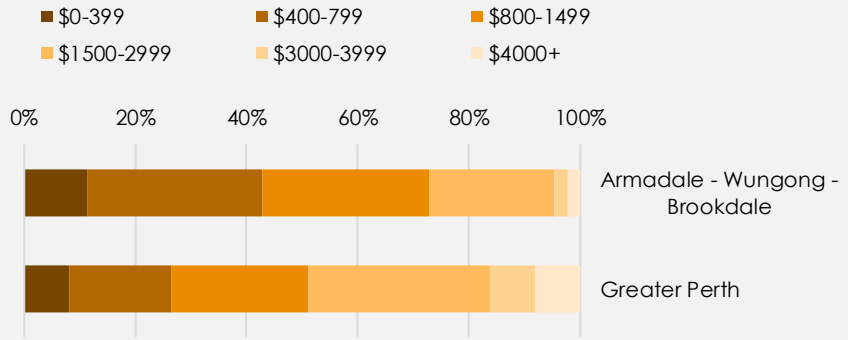
Under-represented:
1500 to 2999

Armadale - Wungong - Brookdale

Greater Perth

Sources: ABS, 2021 Census, AreaSearch

Income Cohorts



	Armadale - Wungong - Brookdale	Greater Perth
Median Incomes ($/wk)		
Personal Income	670	859
Family Income	1,600	2,259
Household Income	1,306	1,865
H/H Income by Broad Cohort		
$0-399	11.4%	8.1%
$400-799	31.6%	18.3%
$800-1499	30.0%	24.8%
$1500-2999	22.5%	32.6%
$3000-3999	2.4%	8.2%
$4000+	2.2%	8.0%

Households

There is an approximate total of 9,209 households within Armadale - Wungong - Brookdale while median household size stands at 2.5, a figure below the Greater Perth average of 2.6. Of these households, 62.3% are families, 28.1% are lone persons, 3.5% are group households, while 6.1% are 'other' households.

The household type standing out as most clearly under-represented is family households, with 62.3% of Armadale - Wungong - Brookdale's total households within this bracket compared to 68.8% across Greater Perth. Meanwhile, of Armadale - Wungong - Brookdale's families, 20.3% are couples with no children, 24.9% are couples with children and 15.6% are single parent families, compared to 25.4%, 32% and 10.4% for Greater Perth. Of Armadale - Wungong - Brookdale's population, 43.1% have never been married while 36.3% are currently married, in contrast to Greater Perth's results of 36.1% and 47.6% for the same metrics. Further, Armadale - Wungong - Brookdale leads the Greater Perth average of 1.6 children per family, recording a figure of 1.8.

The area's community features high proportions of young singles and university students.

Total Households

2021 Census: **12,135** At 2016c: **9,209**

Median Household Size

2.5 **2.6**

Lone Person Households

28.1% 24.0%

Families

62.3% 68.8%

Other Households

6.1% 3.8%

Group Households

3.5% 3.4%

Single

63.7% 52.4%

Married

36.3% 47.6%

One Parent Families

15.6% 10.3%

Other Families

39.3% 32.3%

Children Per Family

1.8 1.6

Couples with Children

24.9% 32.0%

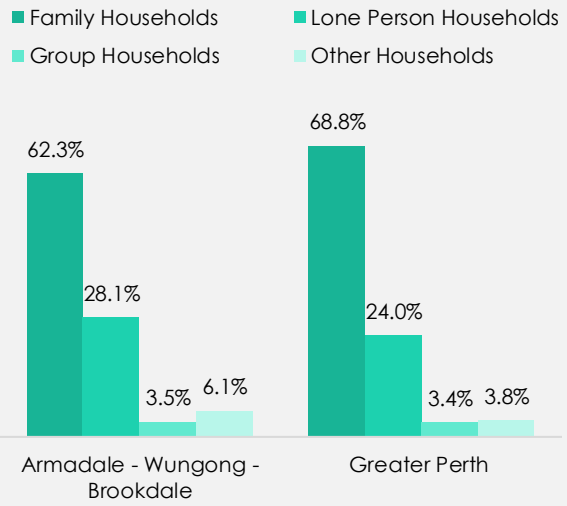
Couples without Children

20.3% 25.4%

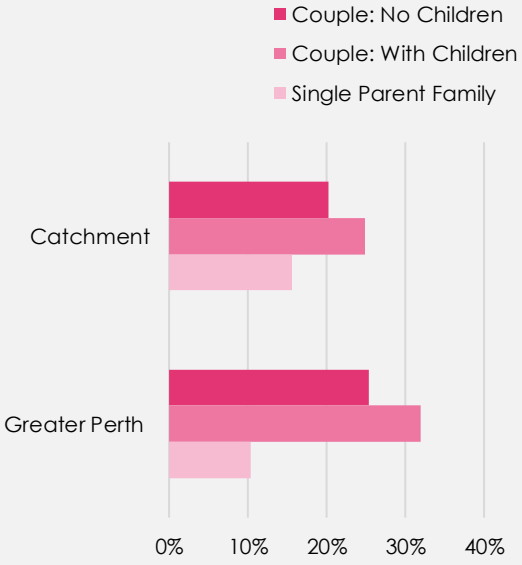
Armadale - Wungong - Brookdale

Greater Perth

Household Types



Family Composition

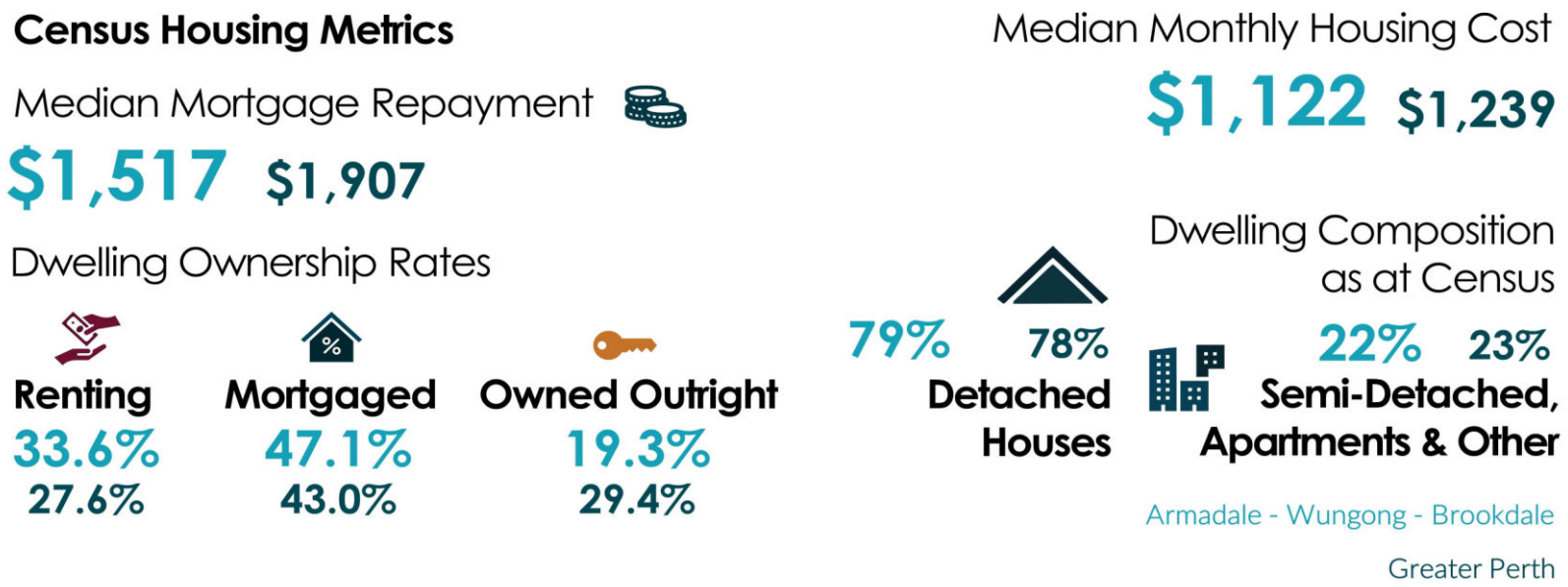


Sources: ABS, 2021 Census, AreaSearch

Housing

Dwelling structure within Armadale - Wungong - Brookdale, as evaluated at the latest Census, comprised 78.7% houses and 21.3% other dwellings (semi-detached, apartments, 'other' dwellings), in comparison to Greater Perth's 77.1% houses and 22.9% other dwellings. Meanwhile, the level of home ownership within Armadale - Wungong - Brookdale was lagging that of Greater Perth, at 19.3%, with the remainder of dwellings either mortgaged (47.1%) or rented (33.6%). The median monthly mortgage repayment in Armadale - Wungong - Brookdale was below the Greater Perth average at $1,517, while the median weekly rent figure was recorded at $280, compared to Greater Perth's $1,907 and $350.

Outright homeownership in the area is well below the national average with a high proportion of dwellings found to be under mortgage.



	Armadale - Wungong - Brookdale	Greater Perth
Housing Composition		
Total Dwelling Estimate	8,548	-
House %	78.7	77.1
Semi-Detatched %	19.9	14.4
Apartment %	1.1	8.0
Other %	0.4	0.6
Ownership Percentages		
Owns Home %	19.3	29.4
Has Mortgage %	47.2	43.1
Renting %	33.6	27.6
Housing Costs		
Median Mortgage Repayment	1,517	1,907
Median Rent	280	350
$0-149/wk %	8.7	6.4
$150-$349/wk %	74.0	39.7
$350-$649/wk %	17.1	49.1
$650-$949/wk %	0.2	3.8
>$950/wk %	0.0	1.1
Monthly Housing Cost Estimate	1,122	1,239
Mortgage Repayment to HH Income %	26.8	23.6
Rental Payments to HH Income %	21.4	18.8

Sources: ABS, 2021 Census, AreaSearch

Education

The Armadale - Wungong - Brookdale showed a lower quartile ranking for education, based on AreaSearch's broad range of educational achievement and performance statistics. 14.1% of residents in Armadale - Wungong - Brookdale have completed bachelor or postgraduate qualifications which is materially below the 30.2% recorded for Greater Perth, while 22.4% of the resident population reported to be attending school between pre-school and secodnary level, while 3.5% were attending a technical college and 3.6% attending university.

The area shows a lower quartile ranking for education, based on AreaSearch's analysis of a broad range of qualification and performance statistics nationwide.

School Places
4,173

Est. Resident Student Pop*
7,845

University educated
14.1%
30.2%

Local School Performance
Average ICSEA Score
951 **1,032**

Qualifications Achieved

	Armadale - Wungong - Brookdale	Greater Perth
Technical Certificate Holders	31.7%	23.1%
Bachelor's Degree Holders	10.4%	20.6%
Graduate Diploma Holders	1.2%	2.9%
Post Grad. Degree Holders	2.5%	6.7%

* Includes tertiary institutions

Sources: ABS, 2021 Census, AreaSearch

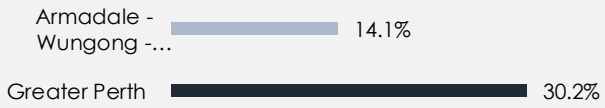
Educational Institution Attendance

Total population attending - 31.1%

** of which:

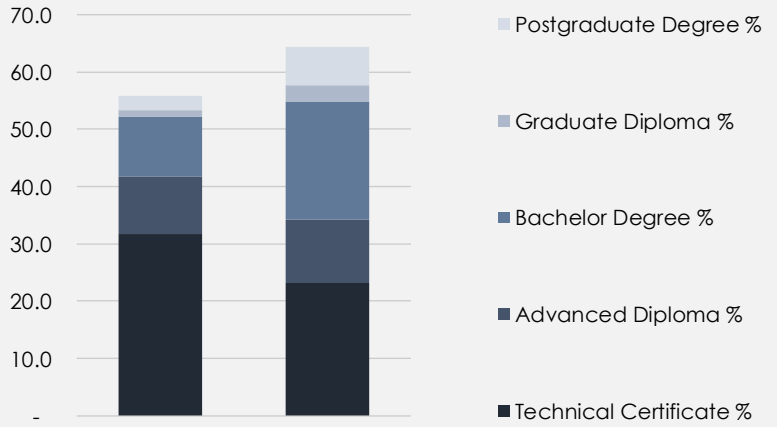
** Chart excludes attendees where institution type undisclosed

University Qualification Attainment ***



*** Of population aged above 15 years old

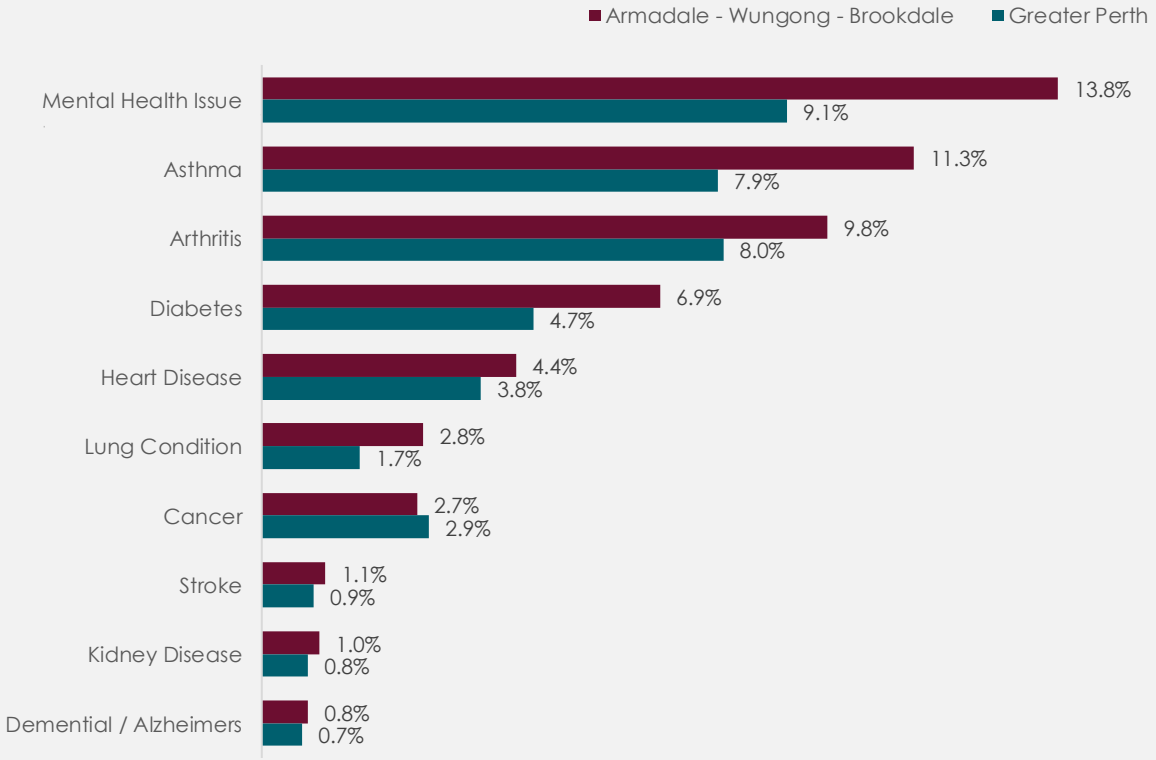
Post-High School Qualification Splits



Health

Health performance in Armadale - Wungong - Brookdale is well below average with considerably higher than average prevalence of common health conditions and to an even higher degree among older age cohorts and the rate of private health cover was found to be relatively low at approximately 25% of the total population (~6,180 people). The most common medical conditions in the area were found to be mental health issues and asthma, impacting 13.8 and 11.3% of residents, respectively, while 65.4% declared themselves as completely clear of medical ailments compared to 71.9% across Greater Perth. Overall 6.9% of the total population registered as requiring assistance with day to day activities, which is considerably higher than the national average .

Long-term conditions



Health performance in the area is well below average with considerably higher than average prevalence of common health conditions and to an even higher degree among older age cohorts

	Armadale - Wungong - Brookdale	Greater Perth
Need for Assistance %	6.9	4.6
Private Health Cover %	24.5	41.2
Zero health Conditions %	65.4	71.9
One Long Term Condition %	22	19.7
Two Long Term Conditions %	8	5.7
3+ Long Term Conditions %	4.7	2.7
Other Condition %	10.3	8.2
Mental Health Issue %	13.8	9.1
Asthma %	11.3	7.9
Arthritis %	9.8	8
Diabetes %	6.9	4.7
Heart Disease %	4.4	3.8
Lung Condition %	2.8	1.7
Cancer %	2.7	2.9
Stroke %	1.1	0.9
Kidney Disease %	1	0.8
Demential / Alzheimers %	0.8	0.7

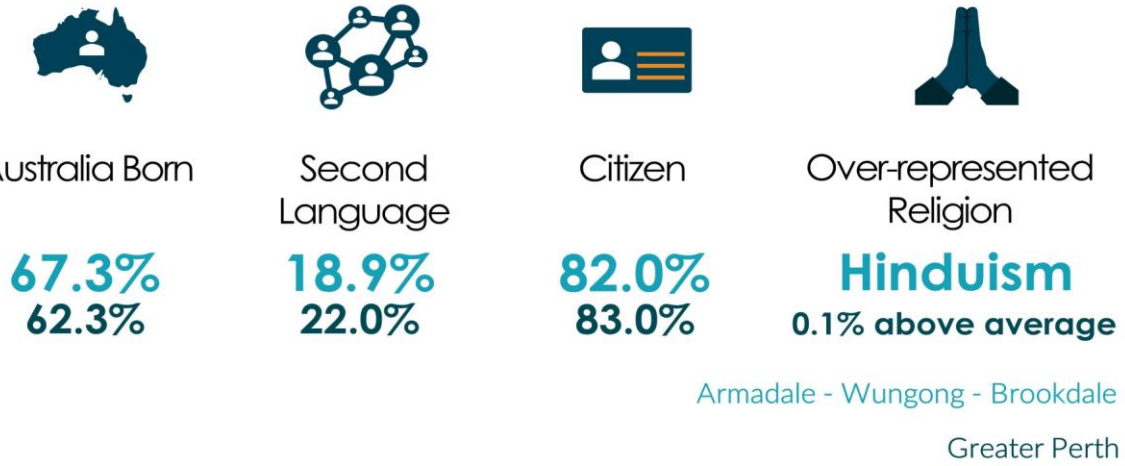
Sources: ABS, 2021 Census, AreaSearch

Diversity

The area showed an above average level of cultural diversity based on a wide array of cultural metrics assessed.

The Armadale - Wungong - Brookdale stood out the most in terms of the proportion of the population who were born overseas (32.7%) while, 18.9% speak another language at home. Hinduism was identified at the religion most over represented in Armadale - Wungong - Brookdale compared to Perth metro which was 0.1% higher than average and represents 2.6% of the community.

The area was found to be more culturally diverse than the vast majority of local markets in Australia, upon assessment of a range of language and cultural background related metrics.



	Armadale - Wungong - Brookdale	Greater Perth
Origins		
Australian Citizen %	82.0	83.0
Australian Born %	67.3	62.3
O/S Born %	32.7	37.7
English Spoken Only %	81.1	78.0
Other Language Spoken %	18.9	22.0
Religion		
Buddhism %	1.6	2.7
Christianity %	43.2	44.8
Hinduism %	2.6	2.5
Islam %	2.8	3.2
Judaism %	0.0	0.3
Other %	1.4	1.4

Notes: Percentile rankings based on national SA2 comparison • religion splits based on question respondents who disclosed their religion on night of Census.

Sources: ABS, 2021 Census, AreaSearch

Age

The median ages within Armadale - Wungong - Brookdale and the Greater Perth region sit at 33 and 37, respectively, with Armadale - Wungong - Brookdale's most over and under-represented age cohorts in comparison to the Greater Perth average being the 25 - 34 (17.1% of the total population) and 45 - 54 (11.2% of the total population) age groups.

Looking at population forecasts by age brackets, the bulk of the population increase is expected to be within the 45 to 54 age group, which is projected to expand by 841 people.

The area's young demographic positions it among the bottom 15% of areas countrywide in median age terms.

Median Age **33yo** **37yo**

Armadale - Wungong - Brookdale

Greater Perth

Over-represented

25 to 34 **2.8% above region**

Under-represented

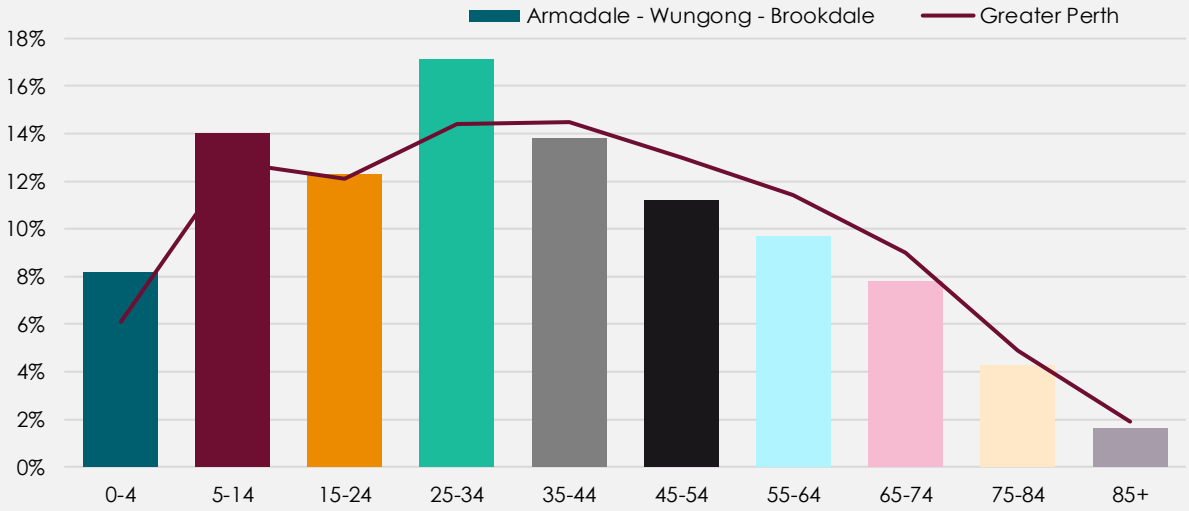
45 to 54 **-1.8% below region**

75 to 84	45 to 54	15 to 24
49.5%	29.9%	26.5%

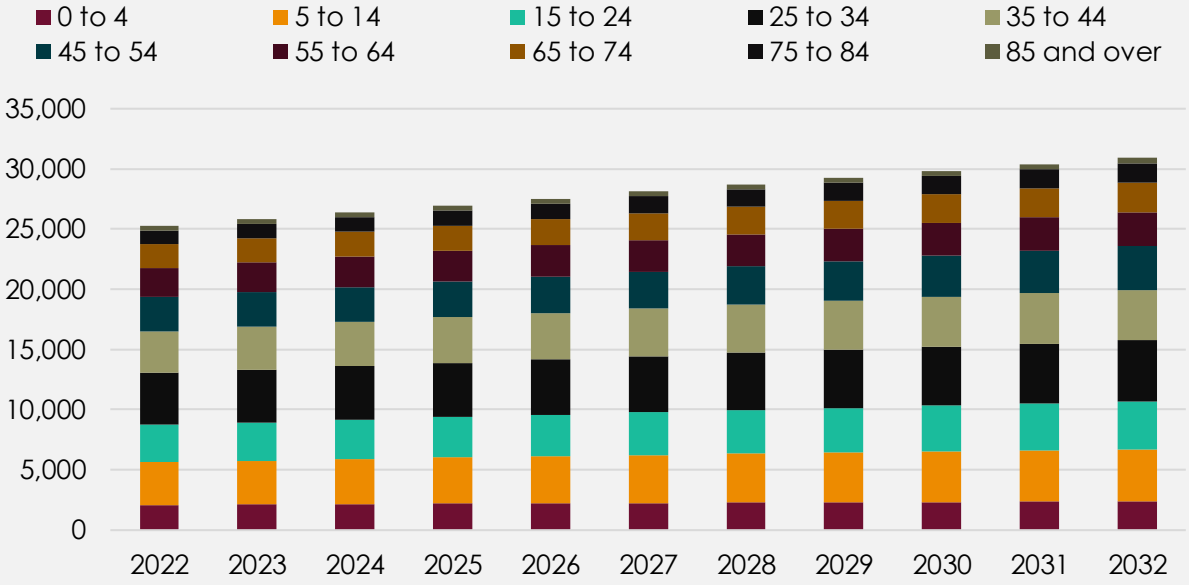
Forecast Growth 2032 Key Cohorts

Sources: ABS, DOH, 2021 Census, AreaSearch

Age Distribution



Population Projections by Age Cohort



* Base year total population = ABS ERP

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Mapping Providers

Suite 101
6 - 8 Mount St Wk
Pyrmont NSW 2009

X: 151.1889
Y: -33.8662

Reach us at:
Enquiries@AreaSearch.com.au

AreaSearch.com.au