



# INVESTOR FAST FACTS

Southern River is a family-friendly suburb south of the river, roughly 18km from the Perth city. In 2016 the population of Southern River was 10,348, which showed a population growth of 72.9% from 2011. Find your perfect balance and be surrounded by nature as you live and flourish in the community that is Southern River.



[naturesedge.com.au](http://naturesedge.com.au)



**\$420**

Median House Rent



**4.6%**

Gross Rental Yield



**0.50%** Vacancy Rate



**\$545,000**

Median Sale Price



**72.9%**

Suburb Growth

**parcel.**



# NATURES EDGE

PRIVATE ESTATE



## LOCATION

Southern River is a family-friendly suburb south of the river, roughly 18km from the Perth city.

## POPULATION

The population of Southern River in 2011 was 5,984 people. By 2016 the population was 10,348 showing a population growth of 72.9% in the area during that time. The predominant age group in Southern River is 30-39 years.

## HOUSEHOLD STRUCTURE

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

In general, people in Southern River work in a professional occupation. In 2011, 84.3% of the homes in Southern River were owner-occupied compared with 82.3% in 2016.

## MEDIAN PRICES

Currently the median sales price of houses in the area is \$545,000 and the median household rent sits at \$420 per week.

## NATURES EDGE

Discover the perfect place to grow and thrive as nature intended. Here in popular Southern River, you can build a home among nature that encourages you to create a beautifully balanced life all round.

Natures Edge Private Estate is designed to make everyday life simple and uncomplicated. With lot sizes for every kind of lifestyle, you can be in touch with all your important conveniences, and you can flourish among a friendly community that appreciates its natural heart.

You will be set here with established shops, schools, services and transport that surrounds you. Nothing is more than a short drive away, so it's the ideal place to grow your own family tree alongside tranquil natural surrounds.



18KM FROM  
PERTH CBD



SURROUNDED  
BY THE  
TRANQUILITY  
OF NATURE



FAMILY  
FRIENDLY  
SUBURB

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