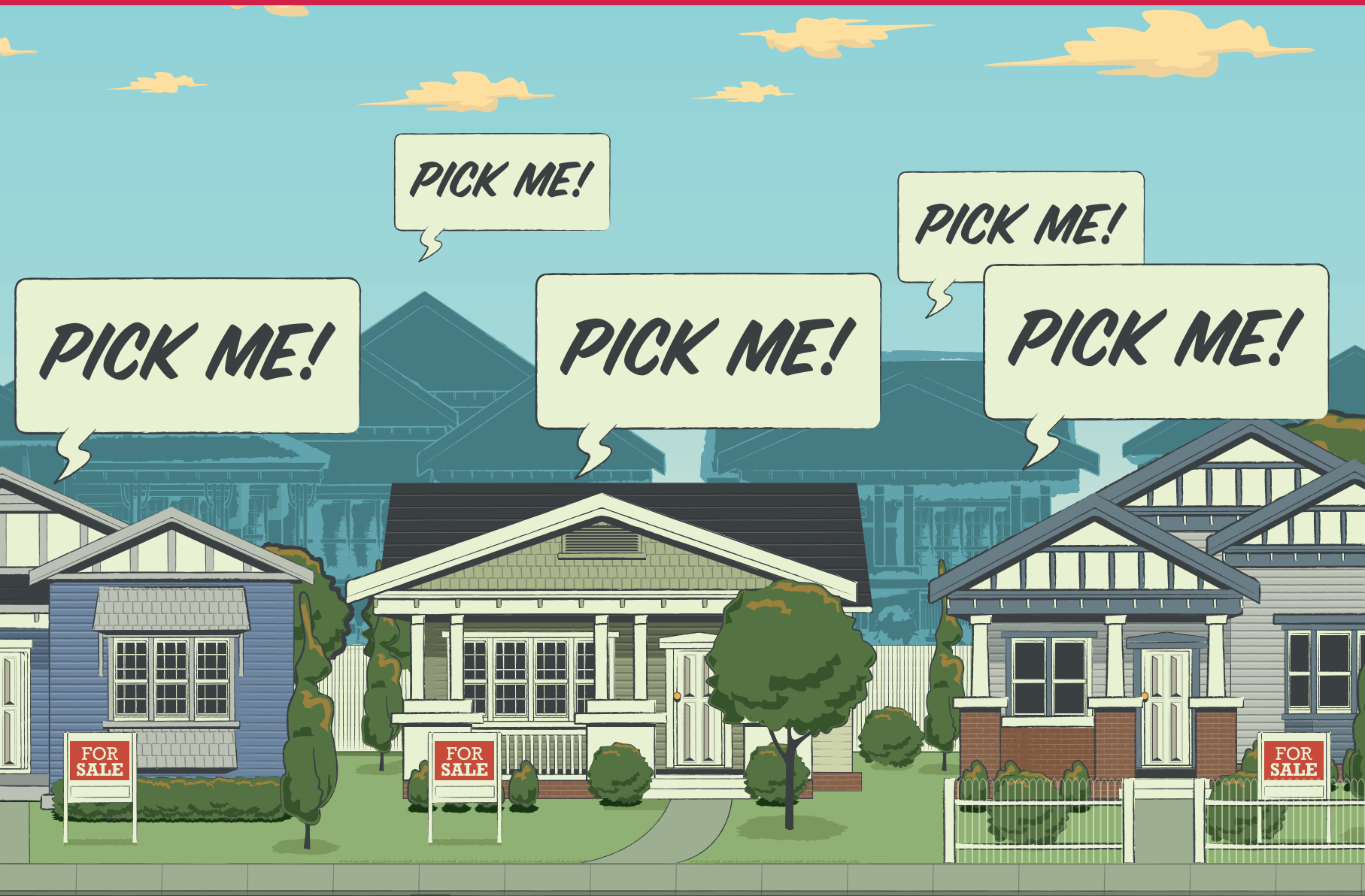


National Property Hotspots Report 2011



National hotspots

March 2011

For many Australians, purchasing a property is one of the most important decisions they will make in their lives. With hundreds of thousands of dollars spent on purchasing a home, it's not a decision that should be taken lightly or without undertaking proper due diligence in the purchasing phase.

One of the critical factors buyers need to consider when purchasing a home is its location. A well-located property should grow in value and provide buyers with an increased level of wealth. On the flip side, a poorly-located property has the potential to cause a financial drain on your wealth through depreciation.

Important factors to consider when deciding where to buy a home relate to the price of the property; buyers should look to purchase in areas within their budget and those that provide a quality/value proposition. It's also important to understand an area and take into consideration important items such as road infrastructure, public transport options, shopping facilities, health care and schooling. All of these aspects will impact on the level of capital growth the suburb experiences.

An understanding of the demographic mix of a prospective area is also important. Buyers should enquire as to whether the population of the area in consideration is increasing or decreasing, what income levels most households fall within, and are there many children in the area, etc. It's also important to look at the housing characteristics of the area; is the housing stock mainly units or detached houses or a mix of both? Further, the amount of housing supply both now and planned for the future.

All of these questions and more have been considered when compiling the National Hotspots Report.

The National Hotspots report has identified 24 suburbs around Australia that are likely to provide a strong value proposition when buying a home. From Tiwi in the Northern Territory to New Town in Tasmania, these suburbs have been chosen based on their location attributes, the value of housing in the area, the level of amenity in the suburb and the demographic mix. The suburbs identified should suit both buyers looking to live in the home and investors seeking capital growth over the medium to long term.

St.George Bank has commissioned RP Data to undertake a nationwide analysis which determines the locations that currently represent some of the best value suburbs for purchasing a house or unit.

The locations chosen have been selected based on a number of key attributes including: pricing relative to nearby and comparable property locations; proximity to the central business district (CBD) or major centre; proximity to public transport; proximity to major roads; provision of local retail amenity standard; housing offering; renovation potential and the demographic make-up of the suburb.

The hotspots chosen on a region by region basis are:

- Sydney: Arncliffe, Eastlakes, Newtown, Potts Point, Sydenham
- Melbourne: Braybrook, Carlton, Heidelberg West, Kingsville, Travancore
- Brisbane: Arana Hills, Greenslopes, Holland Park, Salisbury, Windsor
- Adelaide: Dulwich, Thebarton
- Perth: Mirrabooka, West Leederville
- Hobart: New Town
- Darwin: Tiwi
- Canberra: Braddon
- Regional Australia: Gladstone (Qld), Newcastle (NSW)

Our hotspot selections were chosen based on all of the previously mentioned factors. However, the strong common thread amongst the majority of picks was: strong relative pricing; renovation potential and close proximity to retail and transport amenities. These features, along with all of those previously detailed, are extremely important to consider prior to any purchase decision, especially when the owner is seeking future capital appreciation.

Property market conditions

- The residential property market has recorded a cooling of capital growth since the end of May 2010, the slowdown is the result of significant capital city value growth since the start of 2009 and interest rate increases which have stretched affordability.
- Since December 2008, Australian dwelling values across the combined capital cities have increased by a total of 16.3 percent.
- During the 12 months to January 2011, capital city home value growth has been much more subdued, increasing by just 1.2 percent.
- Over the next 12 months it is anticipated that the subdued growth conditions will persist across the market, however, opportunities will remain. The strongest potential for capital growth is likely to be within those areas which are not the most affordable (they will be more heavily impacted by higher interest rates) or the most expensive (this market will also be affected by affordability constraints and the performance of other asset classes such as the stock market).
- Sales volumes are currently at very low levels, although some improvement is expected, volumes are likely to remain below average levels during 2011.
- Rental markets and subsequently yields softened between 2009 and early 2010, with capital growth prospects limited this year and first home buyers relatively inactive, it is expected that rental rates and yields will continue to improve during the year.
- Interest rates have remained stable recently. However, they are likely to increase during 2011, although not at the same pace as they were increased during 2010.
- Population growth is a fundamental driver of housing demand, although overseas migration has slowed, it is still anticipated to remain at a level well above the long-term average creating additional demand for housing.
- Over the year, housing finance commitments have fallen, however, refinances and new loans have increased recently indicating that sales activity may start to trend upwards in coming months. First home buyers remain fairly inactive and investor volumes are fairly flat.

Although opportunities to buy well located, affordable properties in capital cities and regional areas are becoming harder to find, they still exist if you know where to look. This report details some of the best opportunities, however, many others still exist.

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RP Data recommends that individuals undertake their own research and seek independent financial advice before making any decisions.

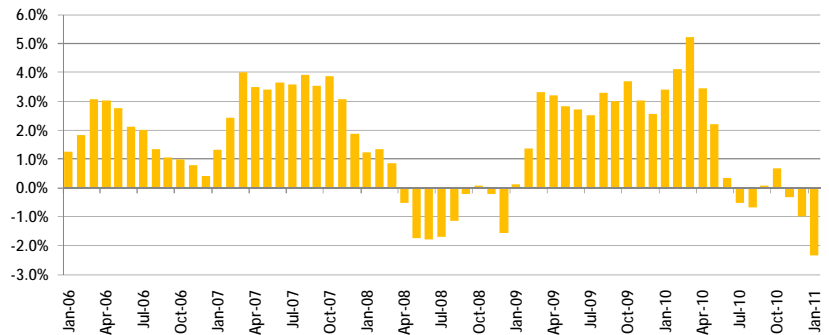
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Since the end of the impact of the Global Financial Crisis (GFC) on the residential property market at the end of 2008, the market has generally recorded a surge in values. In more recent times the strong growth conditions have subsided due to aggressive increases to standard variable mortgage rates, falling demand for home loans and falling affordability.

Over the three months to January 2011, capital city home values have fallen by 1.8 percent on a seasonally adjusted basis (-2.3 percent raw). Since the market peaked during May 2010, capital city home values have fallen by 1.8 percent on a seasonally adjusted basis (-2.4 percent raw). Despite the sluggish market conditions over recent times, capital city home values have increased by a total of 16.3 percent since the end of 2008.

Quarterly change in capital city home values (raw)
Jul-06 to Jan-11



Source: rpdata.com - Rismark

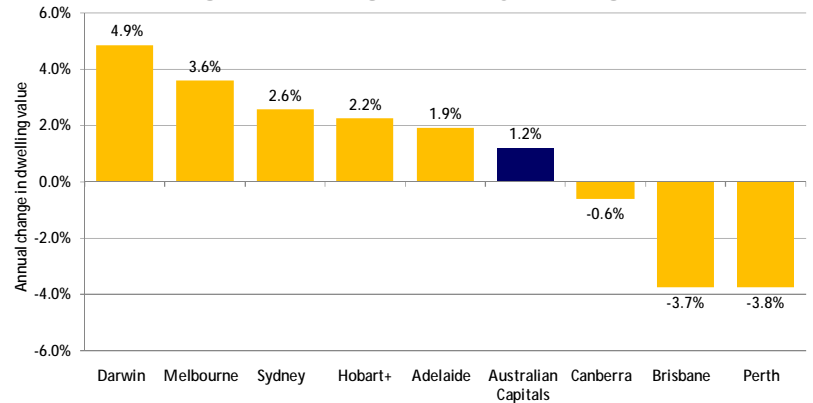
Capital city market performance

Although the national market has continued to record growth on an annual basis, the performance of individual capital cities has been quite varied during the past 12 months. Darwin (4.9 percent), Melbourne (3.6 percent) and Sydney (2.6 percent) have been the best performing cities in terms of capital growth over the last year. On the other hand, Perth (-3.8 percent) and Brisbane (-3.7 percent) have well and truly been the laggards across the capital cities. Across the combined capital cities, property values have increased by just 1.2 percent during the last year. To put this into context, over the year to January 2010, capital city property values had recorded growth of 13.4 percent highlighting that growth over the preceding 12 months has far outstripped more recent growth rates.

Over the past year, units have recorded a significantly higher level of growth (2.1 percent) to that of houses (0.9 percent). This result mirrors the trend of the last five years and is reflective of the fact that based on current median prices, units are \$75,000 more affordable than houses.

Capital city performance

Annual change in dwelling values – yr ending Jan-11 (raw)



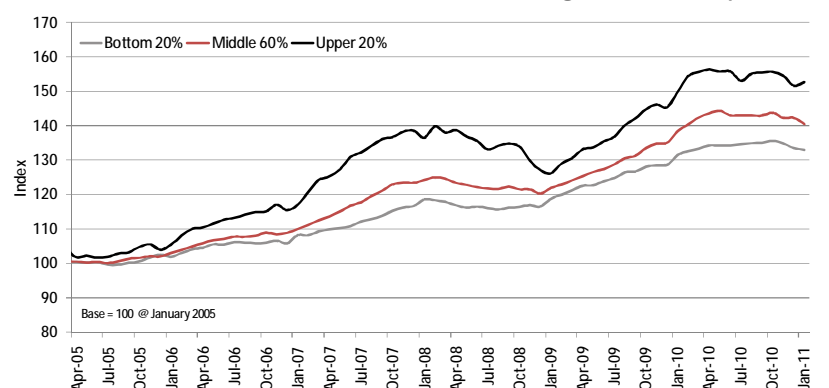
Source: rpdata.com - Rismark

+ Hobart data is one month in areas

The transitioning market is resulting in changing dynamics across each sector

During the past 12 months the best performing sector of the market, in terms of capital growth, has been the premium sector. Over the 12 months to January 2011 the most expensive 20 percent of suburbs have recorded growth in values of 1.9 percent compared to value growth of 1.5 percent within the 'middle market' represented by the middle 60 percent of suburbs and the most affordable 20 percent of suburbs which recorded value growth of 1.2 percent. Over the last quarter, the premium and most affordable sectors of the market have been the best performed with values down -1.9 percent for each and the middle market has recorded a value fall of 2.3 percent. The uplift in the performance of the premium sector appears to be a seasonal result with each January over the period recording a spike in the rate of growth for the premium market. Over recent months, the middle market has been the best performer. With interest rates at above average levels impacting on housing affordability, it is expected that the middle market will remain as best performer during 2011 with upgraders likely to be the most active market segment during the year.

Most affordable 20% v Middle 60% v Most expensive 20%
RP Data-Rismark Stratified Hedonic Index, All Dwellings, Combined cap cities

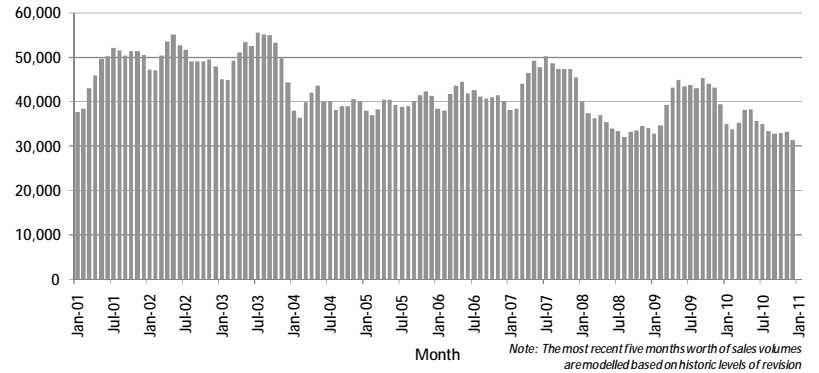


Source: rpdata.com - Rismark

Sales volumes at similar levels to those recorded during the GFC

The volume of property sales has been trending lower since September 2009. Perhaps it is no coincidence that September 2009 also marked the end of the boost to the First Home Owners Grant and the fact that the RBA began lifting interest rates from their low levels in October 2009. Although sales volumes were reasonably strong during 2009, they remained well below levels recorded between 2001 and 2003 as well as being below levels recorded prior to the GFC. Although sales volumes recovered quite well in most capital cities following the GFC, transaction volumes were weighed down by a generally poor performance within those regions outside of the capital cities. Current transaction numbers are -37 percent below the 10 year average volume of 42,501 sales/month. Ever since September 2009 sales volumes have remained below the 10 year average level. With interest rates at a heightened level and a lack of first home buyer activity in the market, it is anticipated that sales transactions will remain at below average levels during 2011. This is good news for prospective buyers as it means less competition.

Monthly volume of national sales Jan-01 to Jan-11

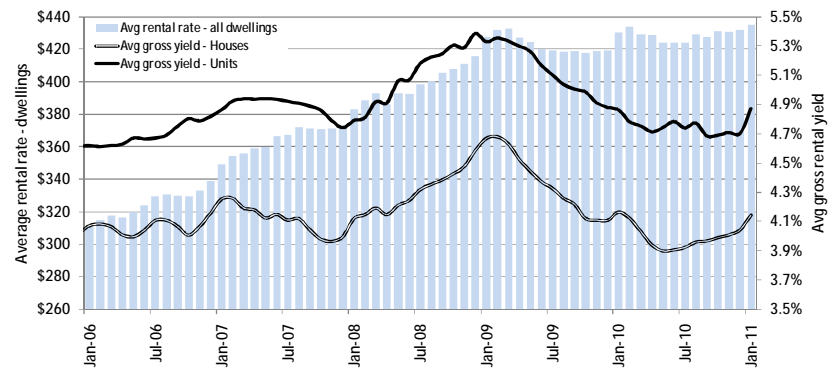


Source: rpdata.com

Rental rates and yields showing signs of a revival

Rental rates recorded a strong surge between the end of 2005 and the end of 2008, at that time value growth in the market was fairly sluggish. Over the past five years, rental rates for houses have increased at an average annual rate of 6.8 percent and units at 7.6 percent. During the last 12 months, rental growth has been much more subdued with capital city houses recording growth of 0.4 percent and units at 2.3 percent. Since the end of the most recent growth stage for rentals (December 2008) rental rates have increased by a total of just 4.8 percent for houses and 6.1 percent for units. Current rental rates across the combined capital cities are recorded at \$441/week for houses and \$422/week for units.

National rental rates and gross yields Jan-06 to Jan-11



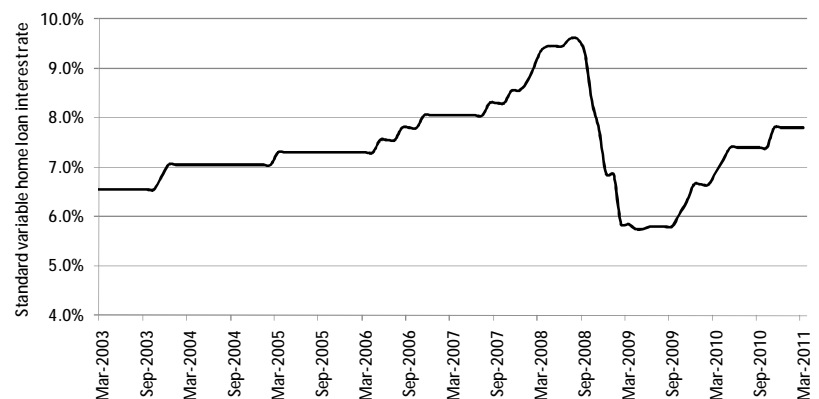
Source: rpdata.com - Rismark

With rental rates relatively flat over recent times and value growth having been typically quite strong since the end of 2008, rental yields have also fallen. The historic low interest rates and First Home Owners Grant Boost during 2009 also lured many buyers into the market, easing pressure on rental rates. Currently rental yields across the combined capital cities are recorded at 4.1 percent for houses and 4.7 percent for units, in recent months there has been signs of an improvement which is expected to continue during 2011.

Interest rates remain on hold following the first two RBA Board meetings of the year

Average standard variable mortgage rates currently sit at 7.8 percent and have remained unchanged for the four months to March 2011. During 2010, the Reserve Bank increased the official cash rate by 100 basis points and standard variable mortgage rates increased by 115 basis points during the year. The impact of the aggressive interest rate increases was a slowdown in the housing and retail sectors, however, other sectors of the economy such as resources continue to power ahead. Over the past 10 years the average standard mortgage rate has sat at 7.22 percent indicating that the current setting of 7.8 percent is an above average level and likely to have a dampening affect on the housing sector. The ASX interest rate futures market is not anticipating another 25 basis point increase until late in 2011 however, it is expected that the RBA may have to increase rates sooner due to growing inflationary pressures. Despite the potential for interest rate increases, it is doubtful that there will be a need for the RBA to lift interest rates as aggressively as they did during 2010.

Standard variable mortgage rates Mar-03 to Mar-11

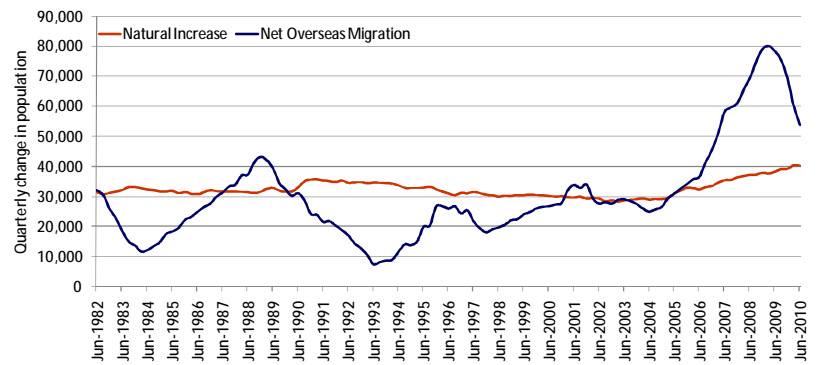


Source: rpdata.com, RBA

Population growth is a proxy for housing demand, more Australians means more demand for accommodation

In raw number terms, Australia's population grew by 377,111 persons during the year to June 2010. The rate of population growth is now slowing after peaking at 471,475 persons over the 12 months to March 2009. The recent ramping up of population growth has largely been fuelled by a significant increase in net overseas migration however, over the last 12 months net overseas migration has eased and is likely to ease further with the government's target of approximately 170,000 per annum. In the five years to June 2010, net overseas migration has jumped by 82 percent. However, over the last year net migration has slowed. The Federal Government has cut net migration to around 170,000 persons annually (still well above the long-term average levels of 120,000 persons annually) however, with skilled workers in some sectors in short supply we may see the population debate reignited. Fundamentally, a growing population fuels further demand for housing.

Quarterly population growth
Jun 82 to Jun 09

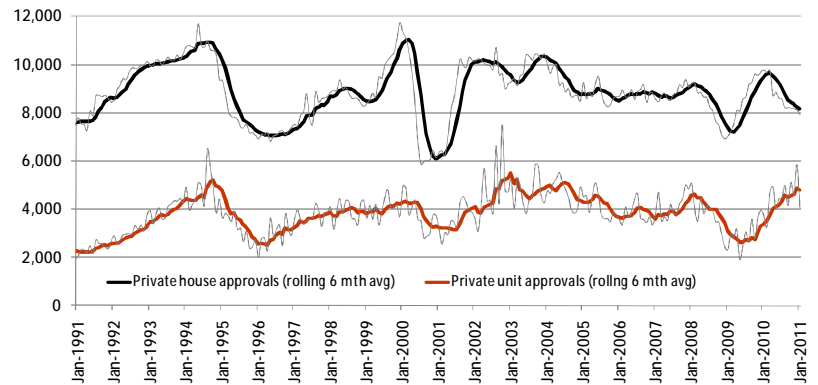


Source: rpdata.com, ABS

Building approvals show some recent improvement but are starting to ease

Year on year, total building approvals have fallen by 24.8 percent to January 2011. Over the past month alone approvals are down 15.9 percent. Even though the rate of population growth has slowed, the current supply of new dwelling approvals continues to be insufficient for the level of demand. The RBA estimates that in order to cater to demand we need to build an additional 23 percent more homes than what a simplistic analysis would indicate, in order to allow for demolitions and holiday/second homes. Although building approvals have shown a number of signs of recent recovery, none of these recoveries have been sustained for as long a period as required. Building approvals have remained below their recent peak (2003) for the last seven years and this has exacerbated the shortage of both homes for those who wish to purchase and rent accommodation. With interest rates at higher levels and housing affordability stretched, it will be difficult to see how a significant improvement in building approvals can come to fruition during 2011 as developers struggle to achieve presales or even come up with a profitable and affordable development plan.

Private sector building approvals
Jan 91 to Jan 11

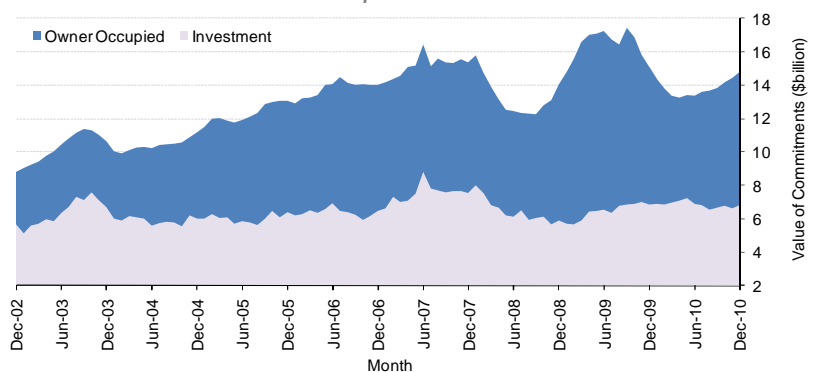


Source: rpdata.com, ABS

Finance commitments for investment purposes are quite flat however, owner occupier commitments are ramping up

Housing finance data shows that over the six months to January 2011 there has been increasing activity within the owner occupier sector of the market. There has been a strong uplift in activity for refinance approvals. There has also been some improvement in new housing loans. On the other hand, owner occupier finance commitments to first home buyers and activity amongst investors has eased. As mentioned, the largest increase in owner occupier finance commitments is due to refinances however, home owners that are looking to upgrade into a new home are also becoming more and more active at this time. Investor activity has eased in recent times due to the dampening of prospects for short-term capital growth with values recording slight falls since May 2010. For those investors which are active it will be important to take a longer-term capital growth view, in the meantime, tightening rental markets and insufficient new development activity is likely to provide some scope for rental yield improvements for investors.

Total value of housing finance commitments
Owner occupiers vs Investors



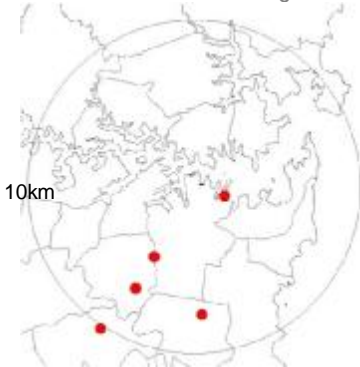
Source: rpdata.com, ABS

The hotspot picks detailed within this report have been carefully researched and appear to have significant opportunity for future improvement in median prices. The following features of all suburbs were considered and the suburbs included within this report in the main scored high on most, if not all of the following:

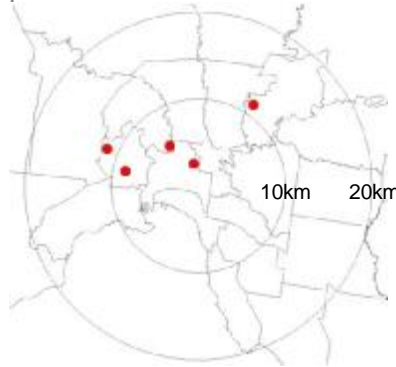
- Pricing relative to nearby and comparable property locations
- Proximity to the central business district (CBD) or major centre
- Proximity to public transport
- Proximity to major roads
- Provision of local retail amenity standard
- Housing offering
- Renovation potential
- Demographic make-up of the suburb

Across all our hotspot picks we have specifically analysed the following: housing and rental market trends; demographics; precincts; local amenity; transport/infrastructure and capital growth prospects. Each hotspot also includes a page of key demographics and the ten year property sales cycle as well as maps of the suburb and the key housing market statistics.

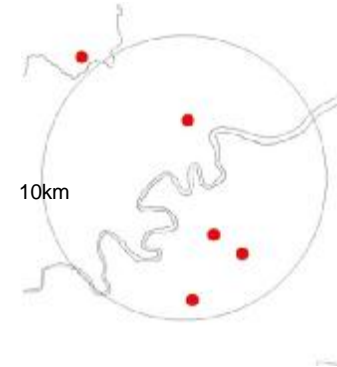
We have deemed the following as our National Hotspots:



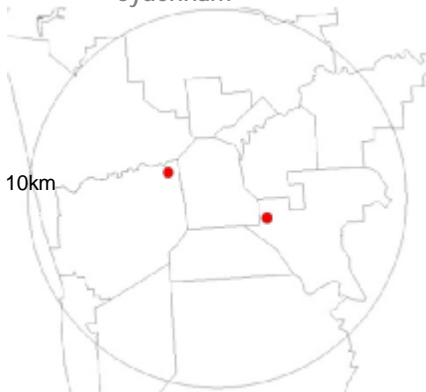
- Sydney
 - Arncliffe
 - Eastlakes
 - Newtown
 - Potts Point
 - Sydenham



- Melbourne
 - Braybrook
 - Carlton
 - Heidelberg West
 - Kingsville
 - Travancore



- Brisbane
 - Arana Hills
 - Greenslopes
 - Holland Park
 - Salisbury
 - Windsor



- Adelaide
 - Dulwich
 - Thebarton



- Perth
 - Mirrabooka
 - West Leederville



- Hobart
 - New Town



- Darwin
 - Tiwi



- Canberra
 - Braddon

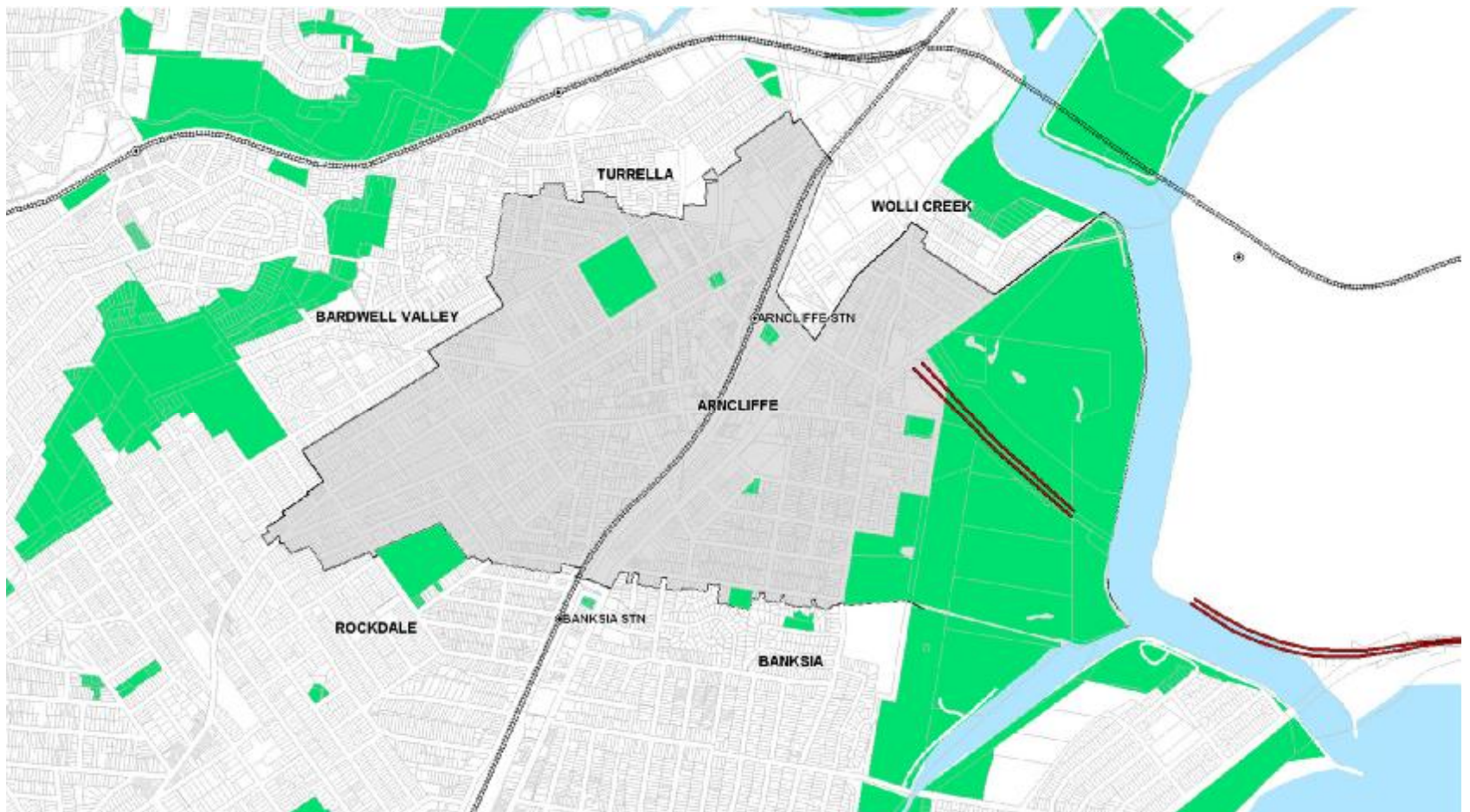


- Regional
 - Gladstone (Qld)
 - Newcastle (NSW)

Sydney

Key Statistics

Number of sales	84
Median price	\$642,500
12 month change in median price	15.9%
Avg annual change in median price (10 yrs)	7.2%
Median weekly rent	\$500
Indicative gross rental yield	4.0%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	8.3



Arncliffe is located within the Rockdale Council Area and is situated approximately 10 kilometres south-east of Sydney's CBD. Houses within Arncliffe are considerably more affordable than the median price of those within the local area (\$740,000). The median house price within Arncliffe is \$624,500 as at November 2010 and prices have increased by 15.9 percent over the last 12 months. During the last 10 years house prices have increased by 7.2% annually on average. Arncliffe houses which have sold within the last year had been owned for an average of 8.3 years.

Housing The housing market within Arncliffe is dominated by detached houses which account for 63.4 percent of all dwellings within the suburb. The housing offering shows a dominance of smaller brick dwellings which in many cases appear to be unrenovated. Land parcels are not typically large with the average land area between 400 and 450 square metres however, renovation and extension of these properties is a great way to add value and build equity within the property.

Rental market The Arncliffe rental market is slightly stronger than across Sydney with 33.5 percent of dwellings being rented at the time of the last Census (2006). Across the housing market, 19.0 percent of properties are rented. Median weekly rents for houses in Arncliffe are currently recorded at \$500/week and this result coupled with the median prices result in indicative gross rental yields of 4.0 percent.

Demographics Within Arncliffe there were 9,187 residents as at the middle of 2009 which is an increase of 1.4 percent over the previous year however, the population of Arncliffe has grown by an average of 2.6 percent since 2006. The 2006 Census found that the suburb had a greater number of persons aged 65 years and over compared to that across Greater Sydney. Given this, the average age of Arncliffe (36 years) was slightly higher than that of Sydney (35 years), although the average household size in Arncliffe (2.8 persons) is slightly greater than the Sydney average (2.7 persons). The average household income within Arncliffe (\$941/week) is below the Sydney average (\$1,154/week) however, this is likely a result of the older population within the suburb. Slightly more than half (55.5 percent) of residents were born in Australia with persons born in Lebanon and countries outside of the top 35 countries of migration to Australia accounting for the greatest portion of residents not born in Australia.

Precincts Areas close to public transport within the suburb are likely to be the most desirable however, purchasers should look to locate within a reasonable distance to train stations and major roads whilst not being located adjacent. Dwellings located close to the airport are likely to be desirable for employees however, care should be taken to avoid flight paths. Those houses within close proximity to the parks within the suburb are likely to also be desirable.

Local amenity Arncliffe offers some local amenities including an IGA as well as many other convenience stores providing goods and services to the community, which are predominantly located near the Arncliffe train station and along the Princes Highway. Sydney's Domestic and International Airport is situated east of Arncliffe and as a result parking and accommodation amenities can be found nearby the main road leading away from the airport.

Transport/Infrastructure Arncliffe is well serviced by transport from the train station located within the suburb which is part of the Illawarra line. The train station within the adjacent suburb of Wollri Creek allows for travel on the Illawarra and East Hills lines. By private vehicle, access to the suburb is efficient via the M5 East Freeway and Princes highway.

Capital growth attributes Arncliffe has a number of key attributes which support capital growth potential. The suburb is within a 10 kilometre radius of the Sydney CBD and enjoys quality access and transport amenity. The suburb shows affordability when compared to most other suburbs located within a 10 kilometre radius of the Sydney CBD and a lot of properties have substantial renovation potential. Arncliffe is a long established suburb and has experienced steady population growth which presents for further densification and the prospects of urban renewal.

Indicative Sales



Forest Road, Arncliffe
3 bedroom, 1 bathroom house on 361 sqm
Sold November 2009 - \$480,000

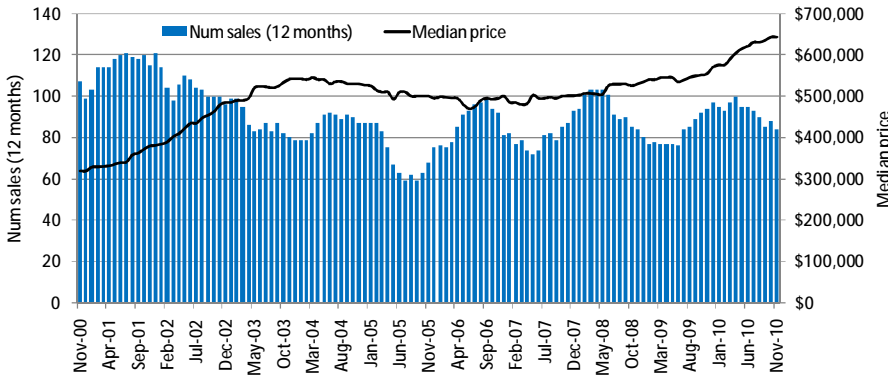


Somerville Street, Arncliffe
4 bedroom, 3 bathroom house on 696 sqm
Sold November - \$900,000



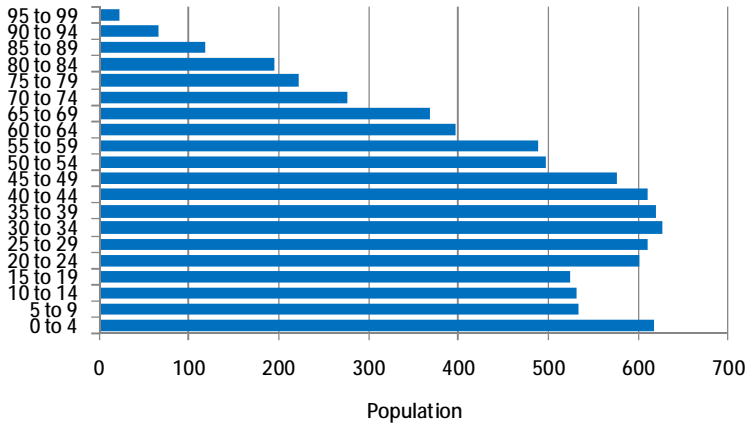
Valda Avenue, Arncliffe
4 bedroom, 1 bathroom house on 446 sqm
Sold September 2010 - \$665,000

Arncliffe median prices and sales volumes Nov-00 to Nov-10

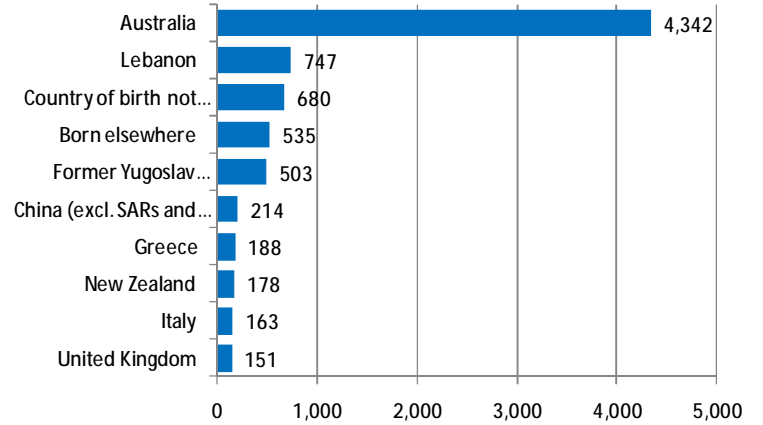


	Arncliffe	Sydney
Total Population (2006)	8,507	4,119,191
Aged under 15	1,682 (19.8%)	805,032 (19.5%)
Aged 15 to 64	5,546 (65.2%)	2,808,186 (68.2%)
Aged 65 and over	1,280 (15.0%)	505,974 (12.3%)
Average age	36	35
Average indiv income	\$379	\$518
Average household income	\$941	\$1,154
Average household size	2.8	2.7
Born in Australia	4,342 (55.5%)	2,486,711 (65.5%)
Born overseas	3,488 (44.5%)	1,307,416 (34.5%)
English speaking	3,065 (36.0%)	2,635,997 (64.0%)

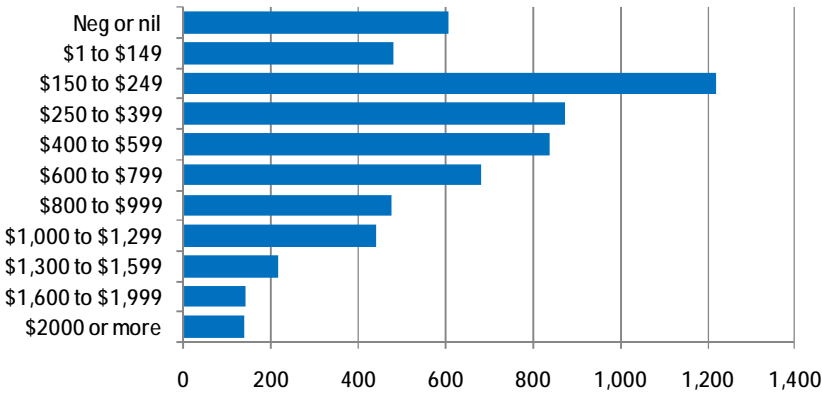
Population distribution



Top ten countries of birth



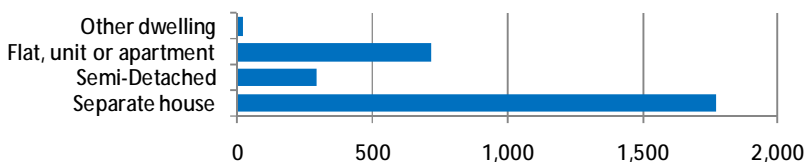
Income distribution



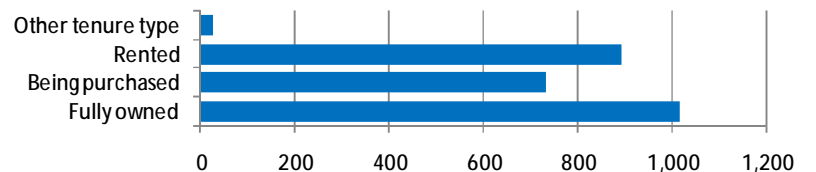
Dwelling Structure	Arncliffe	Sydney
Separate house	1,769 (63.4%)	905,635 (63.7%)
Semi-Detached	290 (10.4%)	168,433 (11.8%)
Flat, unit or apartment	715 (25.6%)	339,782 (23.9%)
1 to 2 storey block	217	92,166
3 storey block	433	122,518
4 storey block or higher	51	122,373
Attached to a house	14	2,725
Total	715 (25.6%)	339,782 (23.9%)
Other dwelling	18 (0.6%)	8,646 (0.6%)

Dwelling tenure	Arncliffe	Sydney
Fully owned	1,015 (38.2%)	454,596 (32.9%)
Being purchased	731 (27.5%)	471,084 (34.1%)
Rented	890 (33.5%)	445,691 (32.3%)
Other tenure type	24 (0.9%)	10,484 (0.8%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	83
Median price	\$365,500
12 month change in median price	16.0%
Avg annual change in median price (10 yrs)	5.8%
Median weekly rent	\$370
Indicative gross rental yield	5.3%
Avg discount	-3.6%
Avg time on market (days)	55
Avg hold period (yrs)	9.5



Eastlakes is located within the Botany Bay Council Area and is situated approximately six kilometres from Sydney's CBD. Eastlakes units are some of the most affordable within a 10 kilometre radius of the CBD and are the most affordable of any suburb within the local area. The median unit price within the suburb is recorded at \$365,500 which is well under Botany Bay's median unit price (\$500,000). During the past decade unit prices have experienced price growth of 5.8 percent annually on average however, over the last 12 months unit prices have recorded significantly stronger growth of 16.0 percent. On average, units are currently experiencing low levels of vendor discount of their initial listing price (-3.6 percent) and those vendors that have sold their unit within the past year had owned their property for an average of 9.5 years.

Housing The property market within Eastlakes is dominated by units which account for 69.0 percent of all dwellings. Units within Eastlakes show some diversity but with a clear dominance towards low-set brick complexes built over 20 years ago. Many of these units are likely to present internal renovation potential, which can add value. They are also appealing due to the fact they have limited on site amenity, which typically results in lower body corporate fees.

Rental market Eastlakes' rental market is extremely strong with 52.8 percent of dwellings detailed as rentals. For units, 67.9 percent of all properties are rented which is greater than the result across Sydney (62.9 percent). The current median rent for a unit in Eastlakes is \$370/week and when the rent is combined with the median price it shows that indicative gross rental yields sit at 4.9 percent.

Demographics Within Eastlakes there were 7,090 residents as at June 2009. The 2006 Census found that the suburb had a larger proportion of persons aged 65 years of age and older compared to that across the Greater Sydney average. This greater proportion has slightly increased the average age of Eastlakes residents (36 years) compared with that of Sydney (35 years). The average household size in Eastlakes (2.5) was smaller than the Sydney average (2.7); reflective of a significant unit market. The average household income within Eastlakes (\$721/week) is well below the Sydney average (\$1,154/week). Less than half (41.8 percent) of Eastlakes residents were born in Australia with countries outside of the top 35 countries of migration to Australia and China accounting for the greatest portion of residents born outside of Australia.

Precincts The most desirable areas of the suburb are likely to be those which are situated near public transport and shopping amenities. Complexes located adjacent to the large park lands are also likely to experience stronger demand.

Local amenity Situated along Evans Avenue is a commercial district including the Eastlakes Shopping Centre which offers a Woolworths, Post Office and many other specialty stores. Sydney's Domestic Airport is located adjacent to the suburb, whilst The Lakes Golf Course and surrounding parklands occupies a large portion of the suburb's land.

Transport/Infrastructure Eastlakes is serviced by a number of bus routes which provide relatively easy access to the CBD. The Eastern Distributor Motorway also helps provide access to the CBD by private vehicle.

Capital growth attributes Eastlakes appears to be well positioned for future growth in unit prices. The suburb is just six kilometres from the CBD and is within close proximity to the Sydney airport. The suburb is serviced by buses as well as having access to major roads linking to the CBD. Many units have internal renovation potential and with a median price of \$365,500, they are considerably more affordable than most in the local area. Units currently take 55 days to sell which suggests that there may be more stock on the market than usual however, vendors are having to discount by just -3.6 percent, suggesting that vendor pricing is largely being accepted by the market.

Indicative Sales



Mascot Drive, Eastlakes
2 bedroom, 1 bathroom unit
Sold November 2010 - \$365,500

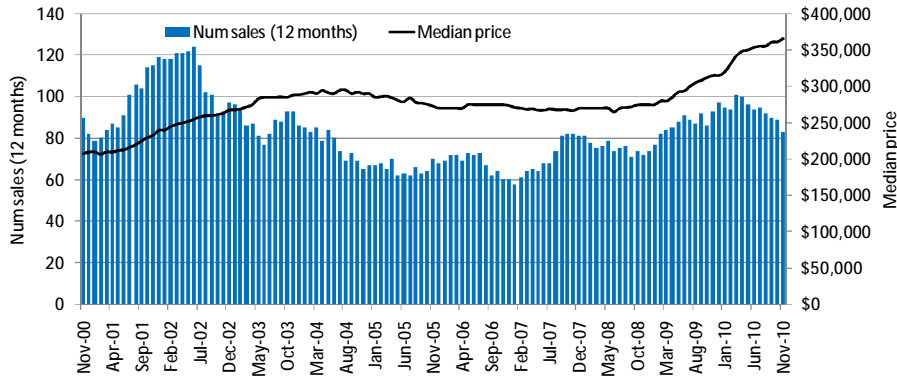


Florence Avenue, Eastlakes
1 bedroom, 1 bathroom unit
Sold December 2010 - \$322,500



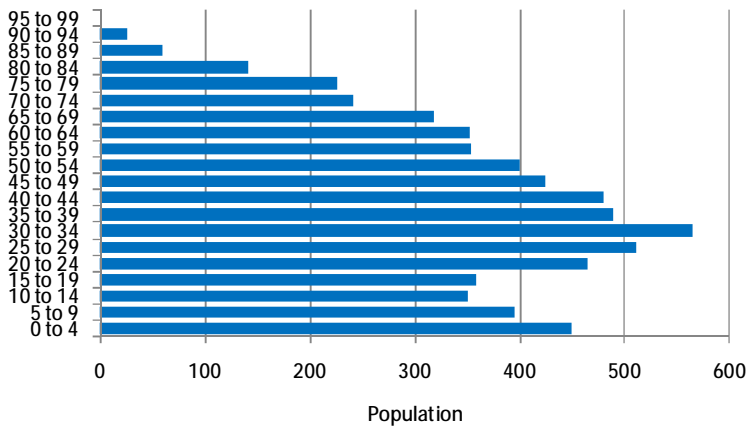
George Street, Eastlakes
3 bedroom, 1 bathroom unit
Sold September 2010 - \$585,000

Eastlakes median prices and sales volumes Nov-00 to Nov-10

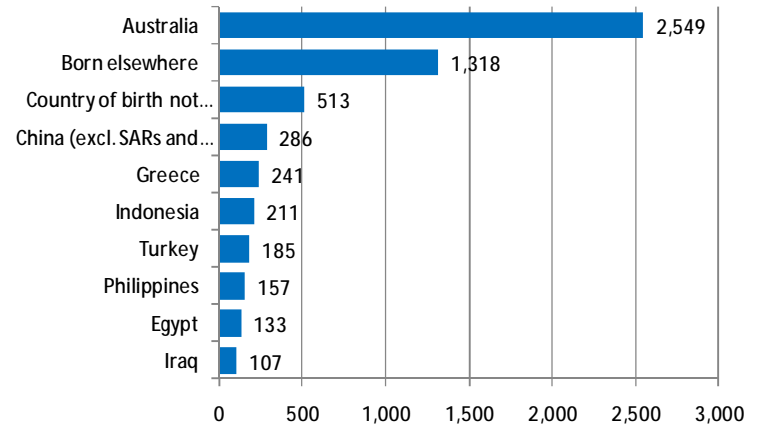


	Eastlakes	Sydney
Total Population (2006)	6,612	4,119,191
Aged under 15	1,199 (18.1%)	805,032 (19.5%)
Aged 15 to 64	4,397 (66.5%)	2,808,186 (68.2%)
Aged 65 and over	1,016 (15.4%)	505,974 (12.3%)
Average age	36	35
Average indiv income	\$355	\$518
Average household income	\$721	\$1,154
Average household size	2.5	2.7
Born in Australia	2,547 (41.8%)	2,486,711 (65.5%)
Born overseas	3,550 (58.2%)	1,307,416 (34.5%)
English speaking	2,056 (31.1%)	2,635,997 (64.0%)

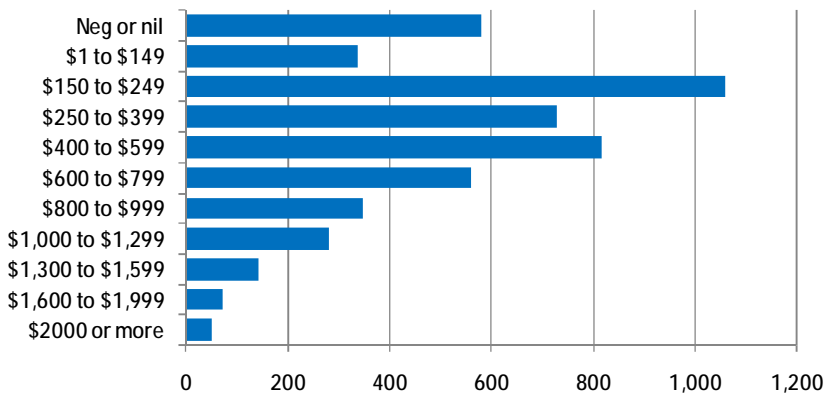
Population distribution



Top ten countries of birth



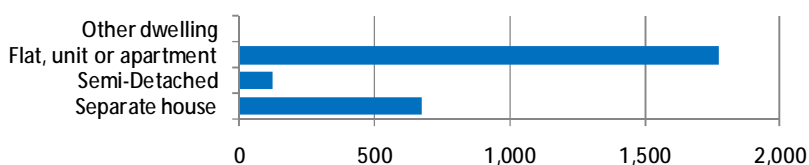
Income distribution



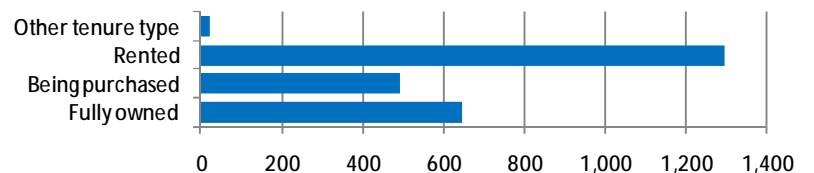
Dwelling Structure	Eastlakes	Sydney
Separate house	673 (26.2%)	905,635 (63.7%)
Semi-Detached	123 (4.8%)	168,433 (11.8%)
Flat, unit or apartment	1,772 (69.0%)	339,782 (23.9%)
1 to 2 storey block	66	92,166
3 storey block	1,075	122,518
4 storey block or higher	628	122,373
Attached to a house	3	2,725
Total	1,772 (69.0%)	339,782 (23.9%)
Other dwelling	0 (0.0%)	8,646 (0.6%)

Dwelling tenure	Eastlakes	Sydney
Fully owned	645 (26.3%)	454,596 (32.9%)
Being purchased	492 (20.1%)	471,084 (34.1%)
Rented	1,296 (52.8%)	445,691 (32.3%)
Other tenure type	20 (0.8%)	10,484 (0.8%)

Dwelling types



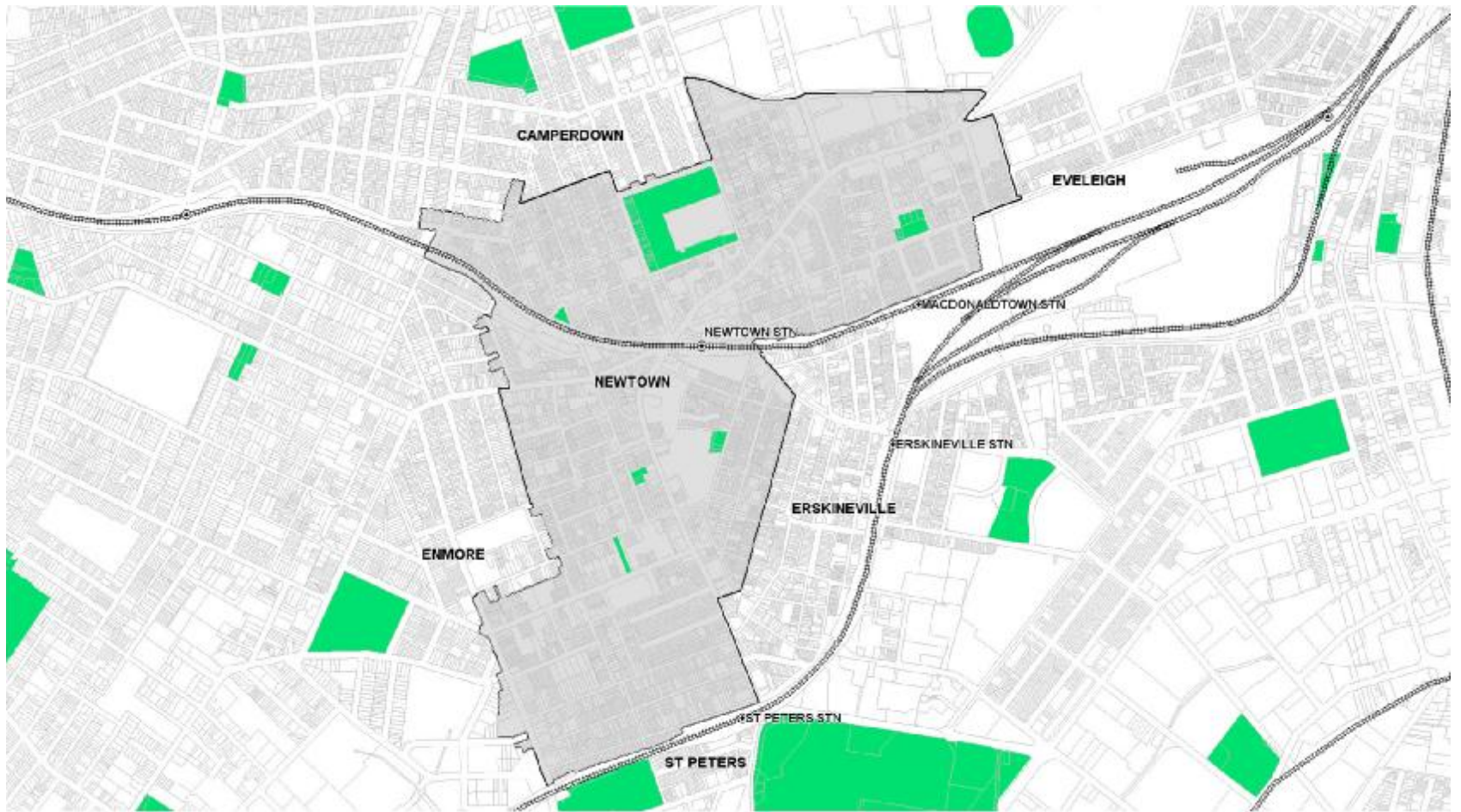
Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	109
Median price	\$398,500
12 month change in median price	-0.1%
Avg annual change in median price (10 yrs)	4.6%
Median weekly rent	\$380
Indicative gross rental yield	5.0%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	7.8



Newtown is located within the Sydney Council Area and is situated less than five kilometres from the CBD. The suburb represents excellent value when compared to the median unit prices within the surrounding area. The median unit price is recorded at \$398,500 and the last 12 months has seen the median price fall by -0.1 percent however, over the last decade unit prices have increased by 4.6 percent. The vendors which have sold their units within the last year had owned their properties for an average of 7.8 years.

Housing The property market within Newtown is dominated by semi-detached dwellings and units. Semi-detached dwellings comprise the majority of properties within the suburb (56.6 percent) and units account for most of the remaining market (34.2 percent). The unit market is dominated by low-set buildings some constructed within the last 10 years, whilst older buildings do exist they often appear to have received significant renovations.

Rental market The rental market within Newtown is quite strong with the majority (56.6 percent) of properties being utilised for rental purpose at the time of the last Census, 80.0 percent of units were recorded as rentals. Median weekly rents for units within Newtown are currently \$380/week and this result coupled with the median price shows that the indicative gross rental yields are recorded at 5.0 percent.

Demographics Newtown had an estimated 14,891 residents as at June 2009. The 2006 Census recorded a significantly larger proportion of residents aged 15 to 64 (84.7 percent) compared with that across the city (68.2 percent). This result has likely attributed to a considerably lower average age of residents within the suburb; 32 years compared with 35 years across Sydney. The average household size was also considerably lower within the suburb (2 persons) compared with that across the city (2.7 persons), suggesting the suburb contains a below average number of family households. Newtown's average household income was recorded at \$1,394/week which is much higher than Sydney's average (\$1,154/week). The majority of Newtown residents were born in Australia (67.3 percent) and the United Kingdom accounts for the largest number of migrant residents within the suburb.

Precincts A plethora of cafes, restaurants and shops are situated along King Street and Enmore Road. The Sydney University Village is also located in Newtown and the University of Sydney and the Royal Prince Alfred Hospital are situated adjacent within the neighbouring suburb of Camperdown. Units within close proximity to the University are likely to be the most sought after and those close to public transport would also experience higher demand.

Local amenity The closest major shopping centre is the Marrickville Metro Shopping Centre located within the neighbouring suburb of Marrickville. Located within Newtown is the Newtown Plaza which offers a supermarket, butcher, newsagency and many other conveniences.

Transport/Infrastructure The suburb benefits from its own train station on the Inner West line which affords quality public transport, as well as close proximity to Erskineville and St Peters train stations which form part of the Bankstown line. A number of buses also service the suburb. King Street and Enmore Road join towards the middle of the suburb and continue towards the CBD providing access by private vehicle.

Capital growth attributes The prospects for future increases in median unit prices in Newtown would appear to be quite strong. The suburb sits less than five kilometres from the CBD and benefits from significant retail and public transport amenity, as well as close proximity to the University of Sydney and the aforementioned village within the suburb. Most units have some renovation potential and with the current median price under \$400,000, they are quite affordable and coupled with high rental demand, they can show ample rental return to astute investors.

Indicative Sales



Probert Street, Newtown
Studio, 1 bathroom unit
Sold November 2010 - \$253,000

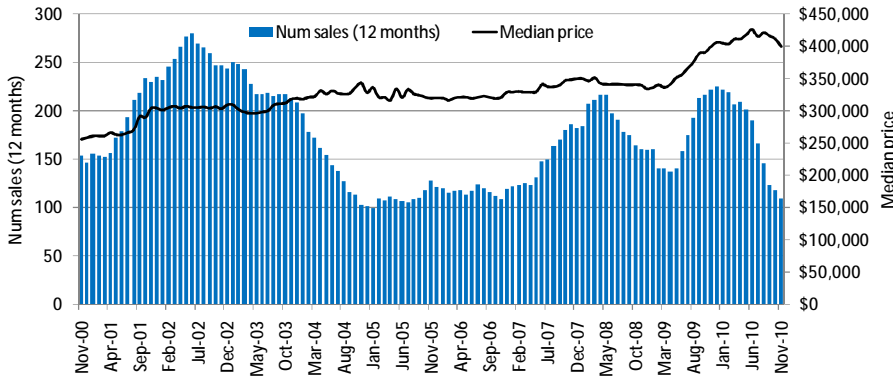


Missenden Road, Newtown
2 bedroom, 1 bathroom unit
Sold December 2010 - \$591,000



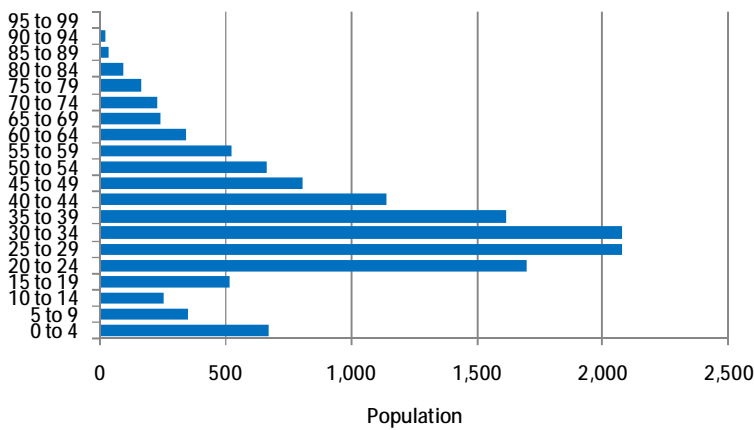
Australia Street, Newtown
1 bedroom, 1 bathroom unit
Sold November 2010 - \$375,000

Newtown median prices and sales volumes
Nov-00 to Nov-10

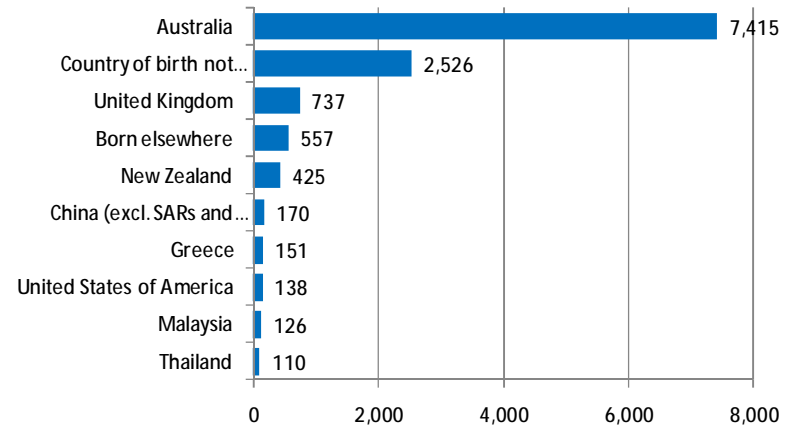


	Newtown	Sydney
Total Population (2006)	13,548	4,119,191
Aged under 15	1,283 (9.5%)	805,032 (19.5%)
Aged 15 to 64	11,481 (84.7%)	2,808,186 (68.2%)
Aged 65 and over	785 (5.8%)	505,974 (12.3%)
Average age	32	35
Average indiv income	\$742	\$518
Average household income	\$1,394	\$1,154
Average household size	2	2.7
Born in Australia	7,415 (67.3%)	2,486,711 (65.5%)
Born overseas	3,611 (32.7%)	1,307,416 (34.5%)
English speaking	9,040 (66.7%)	2,635,997 (64.0%)

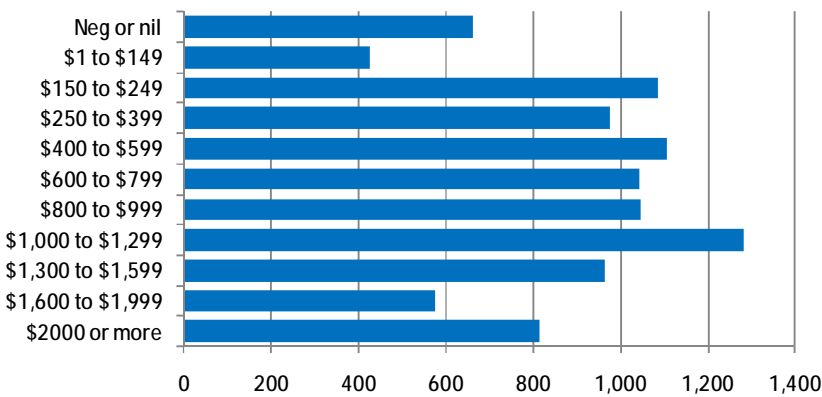
Population distribution



Top ten countries of birth



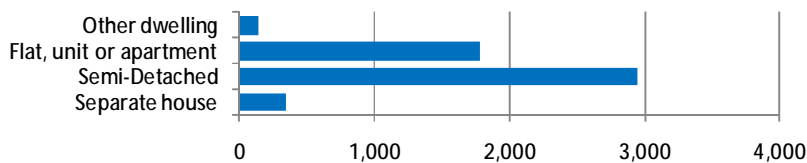
Income distribution



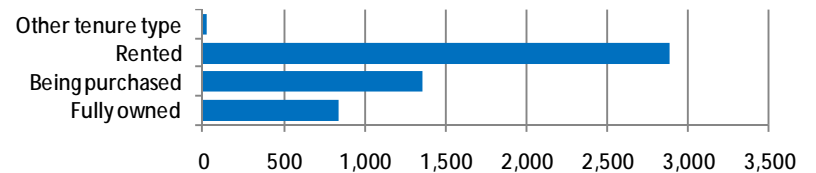
Dwelling Structure	Newtown	Sydney
Separate house	347 (6.7%)	905,635 (63.7%)
Semi-Detached	2,949 (56.6%)	168,433 (11.8%)
Flat, unit or apartment	1,784 (34.2%)	339,782 (23.9%)
1 to 2 storey block	357	92,166
3 storey block	503	122,518
4 storey block or higher	914	122,373
Attached to a house	10	2,725
Total	1,784 (34.2%)	339,782 (23.9%)
Other dwelling	134 (2.6%)	8,646 (0.6%)

Dwelling tenure	Newtown	Sydney
Fully owned	834 (16.4%)	454,596 (32.9%)
Being purchased	1,358 (26.7%)	471,084 (34.1%)
Rented	2,883 (56.6%)	445,691 (32.3%)
Other tenure type	20 (0.4%)	10,484 (0.8%)

Dwelling types



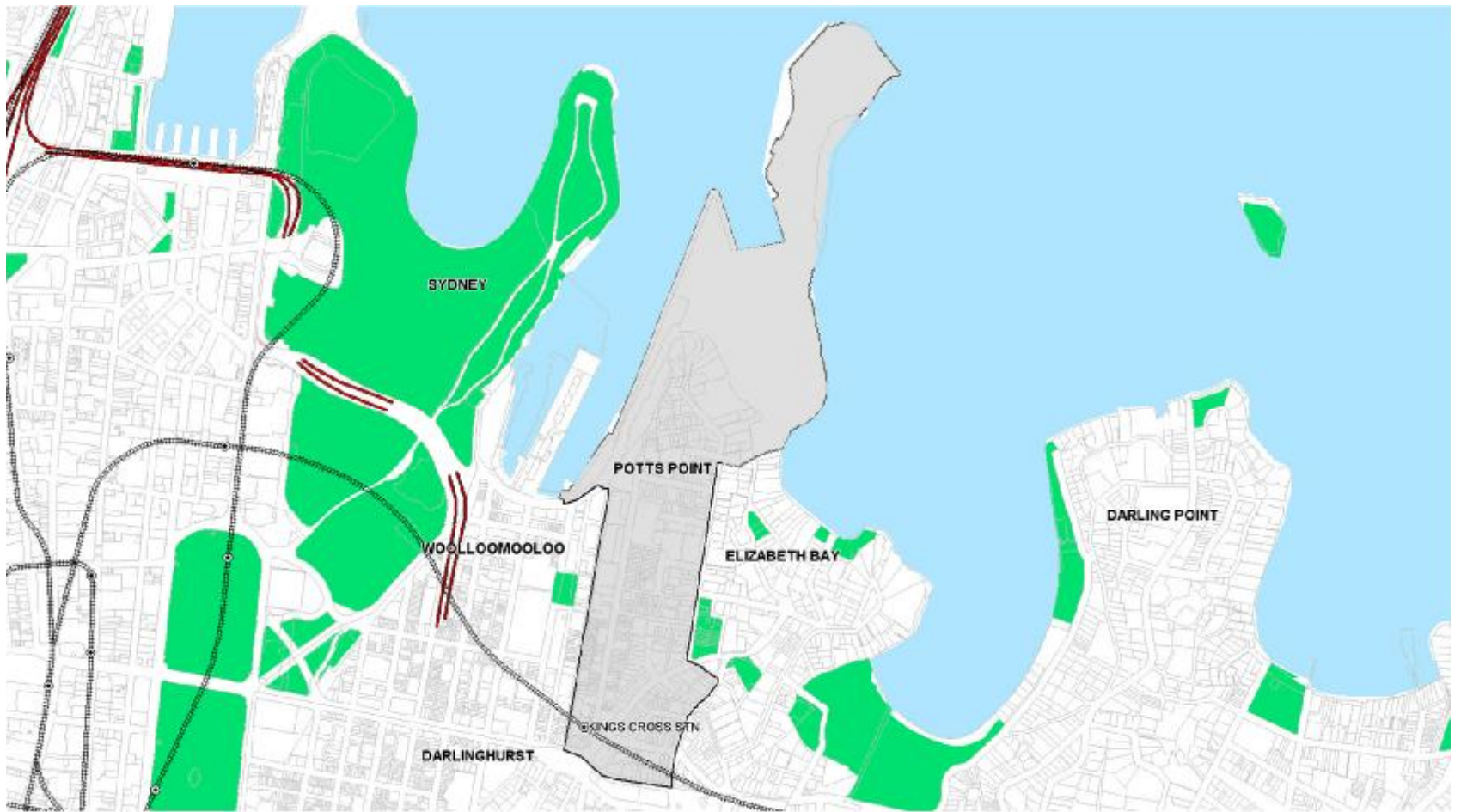
Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	308
Median price	\$364,792
12 month change in median price	-1.4%
Avg annual change in median price (10 yrs)	2.2%
Median weekly rent	\$400
Indicative gross rental yield	5.7%
Avg discount	-7.5%
Avg time on market (days)	42
Avg hold period (yrs)	8.2



Potts Point is located within the Sydney Council Area and is situated just two kilometres from Sydney's CBD and positioned on the waterfront of Sydney Harbor. Units within Potts Point have a current median price of \$364,792 for the 12 months to November 2010, which when compared to the surrounding suburbs, represents extremely good value. The suburb's median unit price is also the most affordable of any suburb within 5km of Sydney's CBD. Over the past 12 months the median unit price has fallen by -1.4 percent and on average, those units which sold during the past year have recorded a discount of -7.5 percent from their initial listing price. Of the 308 units which were sold during the past year, on average, vendors had owned their properties for 8.2 years.

Housing The property market within Potts Points shows an overwhelming dominance of units which account for 92.8 percent of all dwellings within the suburb. The landscape is predominantly low-rise unit buildings constructed over 30 years ago however, due to the suburb's close proximity to the CBD, high-rise buildings have increased in prominence over the last 30 years. Many of the older units are likely to have significant renovation potential and some of the newer units may as well.

Rental market Across the city, 62.9 percent of units were detailed as rentals at the last Census and Potts Point has a slightly stronger market, with 63.6 percent of units detailed as rentals. This result coupled with the high proportion of units within the suburb indicates a very strong rental market with 63.0 percent of all dwellings being rented, which is considerably higher than Sydney's proportion of rental properties (32.3 percent). The current median unit rent for Potts Point is \$400/week and this figure combined with the median price, shows a strong indicative gross rental yield of 5.7 percent; one of the highest yields within five kilometres of the CBD.

Demographics Potts Point had an estimated 7,617 residents as at June 2009 and the population has had an above average population growth rate of 3.5 percent over the previous three years. The 2006 Census detailed that Potts Point had a significantly greater proportion of persons aged 15 to 64 compared to that across Greater Sydney. Although the average resident age (35 years) does not differ from Sydney's average, Potts Point's average household size (1.5 persons) is considerably smaller than Sydney's average household size (2.7 persons); this is likely due to the prevalence of one and two bedroom units within Potts Point. The average household income within the suburb (\$1,133/week) is slightly below Sydney's average (\$1,154/week) however, the suburb's average individual income is significantly higher than Sydney's average. The majority of Potts Point residents were born in Australia (60.4 percent), the United Kingdom and countries outside of the top 35 countries of migration to Australia contributed the largest amount of persons born outside of Australia.

Precincts Units which are adjacent to the waterfront or have views of the harbour are likely to be the suburbs most desirable. Dwellings situated away from the entertainment precinct of Kings Cross are likely to be more desirable due to being closer to the water and less noise.

Local amenity Located within Kings Cross is a plethora of restaurants, bars and cafes. There is also a Woolworths for all grocery needs as well as many services offered within the suburb such as hair dressers, real estate agents and accommodation.

Transport/Infrastructure The Kings Cross train station, which is on the Eastern Suburbs railway line, is located within Potts Point. A number of buses also service the area.

Capital growth attributes Potts Point units look to be positioned well for potential future price growth. The suburb is much more affordable than surrounding suburb's and its location within five kilometres of the CBD adds significantly to its appeal. Located within the suburb is a large variety of amenities including the Kings Cross district with its own train station. Many of the older units within the suburb have potential to be renovated which can add significant value. Those units which sold during the last year took an average of 42 days to sell and were discounted by an average of -7.5 percent which suggests that purchasers are likely to be able to negotiate from the initial list price. The suburb's above average population growth suggests potential supply issues may place upward pressures on prices and the area may see further densification taking place.

Indicative Sales



McDonald Street, Potts Point
1 bedroom, 1 bathroom unit
Sold December 2010 - \$285,000

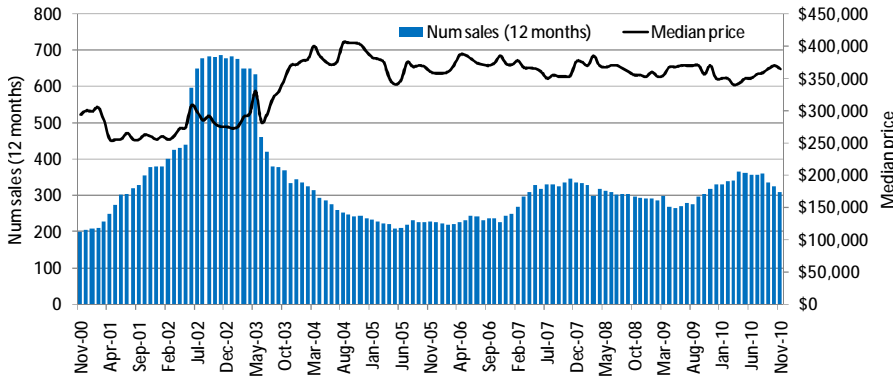


McDonald Street, Potts Point
1 bedroom, 1 bathroom unit
Sold December 2010 - \$350,000



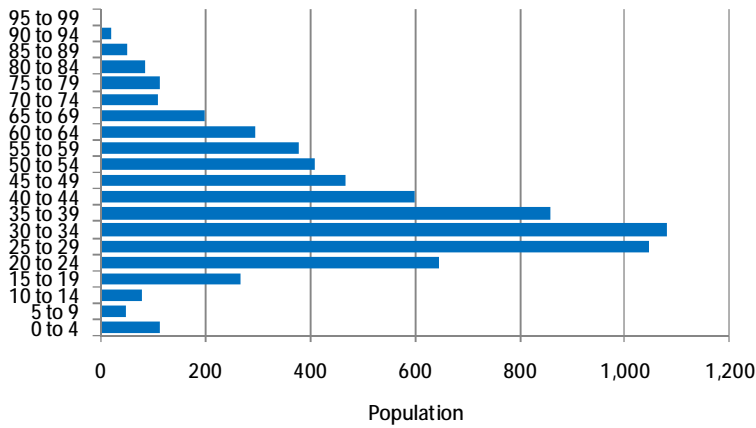
Victoria Street, Potts Point
1 bedroom, 1 bathroom unit
Sold December 2010 - \$518,000

Potts Point median prices and sales volumes
Nov-00 to Nov-10

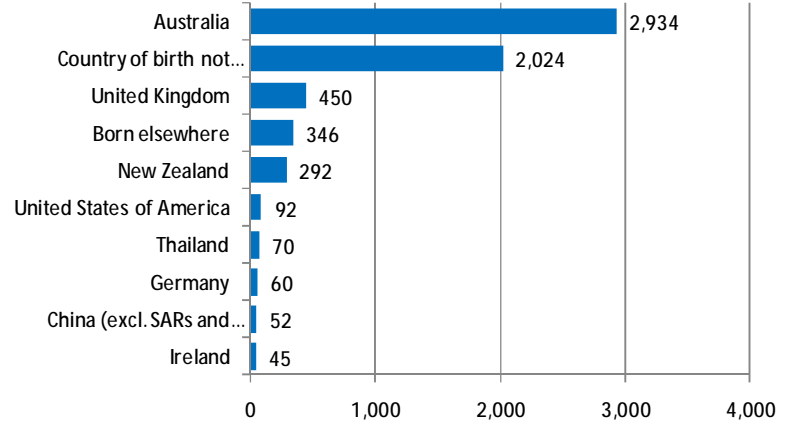


	Potts Point	Sydney
Total Population (2006)	6,877	4,119,191
Aged under 15	244 (3.5%)	805,032 (19.5%)
Aged 15 to 64	6,051 (88.0%)	2,808,186 (68.2%)
Aged 65 and over	582 (8.5%)	505,974 (12.3%)
Average age	35	35
Average indiv income	\$921	\$518
Average household income	\$1,133	\$1,154
Average household size	1.5	2.7
Born in Australia	2,933 (60.4%)	2,486,711 (65.5%)
Born overseas	1,920 (39.6%)	1,307,416 (34.5%)
English speaking	4,087 (59.4%)	2,635,997 (64.0%)

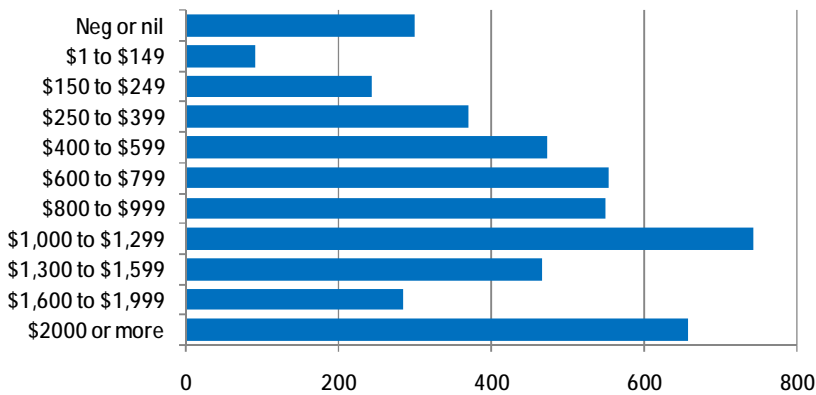
Population distribution



Top ten countries of birth



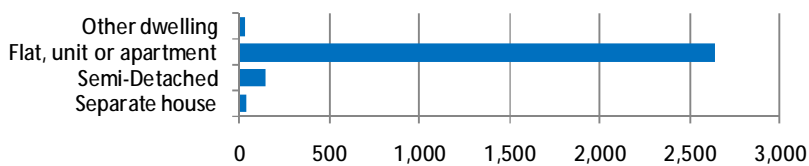
Income distribution



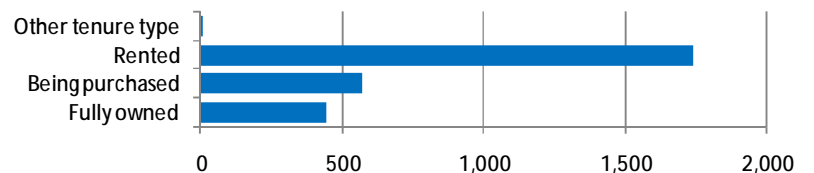
Dwelling Structure	Potts Point	Sydney
Separate house	38 (1.3%)	905,635 (63.7%)
Semi-Detached	142 (5.0%)	168,433 (11.8%)
Flat, unit or apartment	2,634 (92.8%)	339,782 (23.9%)
1 to 2 storey block	60	92,166
3 storey block	419	122,518
4 storey block or higher	2,152	122,373
Attached to a house	3	2,725
Total	2,634 (92.8%)	339,782 (23.9%)
Other dwelling	25 (0.9%)	8,646 (0.6%)

Dwelling tenure	Potts Point	Sydney
Fully owned	441 (16.0%)	454,596 (32.9%)
Being purchased	572 (20.7%)	471,084 (34.1%)
Rented	1,740 (63.0%)	445,691 (32.3%)
Other tenure type	8 (0.3%)	10,484 (0.8%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	26
Median price	\$637,500
12 month change in median price	25.0%
Avg annual change in median price (10 yrs)	8.6%
Median weekly rent	\$510
Indicative gross rental yield	4.2%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	9.6



Sydenham is located within the Marrickville Council Area and is situated approximately seven kilometres from the CBD. Sydenham houses have experienced above average growth of 8.6 percent annually on average over the last decade however, for the 12 months to November 2010, houses have recorded superior growth of 25.0 percent. The suburb's house market is quite small with just 26 sales last year. Of the houses which sold over the last year within Sydenham, vendors had owned their properties for an average of 9.6 years.

Housing The Sydenham dwelling market shows a dominance of semi-detached dwellings (50.1 percent), whilst separate houses (41.5 percent) make up most of the remaining stock. The housing stock consists mainly of small cottages and terrace houses, which can offer significant renovation potential whether it be internal, external or both.

Rental market At the time of the last Census, 29.6 percent of dwellings within Sydenham were reported for rental purpose, which is slightly below the results across the city (32.3 percent). The current median house rent for Sydenham is \$510/week, this result coupled with the median house price results in an indicative gross rental yield of 4.2 percent.

Demographics Sydenham had an estimated 1,015 residents as at June 2009 and has seen an average population growth of 1.9 percent annually over the previous three years. The 2006 Census found that Sydenham had a far greater proportion of residents aged 15 to 64 compared to the result across the city however, the average age of the suburb's resident was 36, which is slightly higher than Sydney's average. Sydenham's average household size of 2.5 persons was slightly smaller than the 2.7 persons average across the city and the suburb's average household income was right on the broader average. The majority of residents were born in Australia (55.4 percent), those born overseas predominantly come from countries outside of the top 35 countries of migration to Australia.

Precincts Sydenham has a mixture of residential and industrial land uses within the suburb. Given the suburb is relatively small, there is no real preferential area in which to be located however, houses positioned along the Princes Highway or near the industrial areas are likely to be less appealing as traffic noise may adversely affect these homes. Properties along quiet streets positioned adjacent to the small pockets of park space are likely to be the most desirable.

Local amenity Sydenham doesn't have any major shopping centres located within the suburb however, there a few commercial businesses located along the Princes Highway. The closest shopping centre is the Marrickville Metro Shopping Centre which is located within the neighbouring suburb of Marrickville. The Marrickville Metro offers many majors stores such as Woolworths, Aldi, Kmart and Dick Smith Electronics, as well as an abundance of speciality stores.

Transport/Infrastructure The suburb benefits from its own train station which is a junction for three lines; Illawarra, East Hills and the Bankstown lines. Access to the suburb is relatively easy by private vehicle along Sydenham Road and the Princes Highway.

Capital growth attributes Sydenham is well positioned for potential future price growth. Houses are in short supply and often present with significant renovation potential. There are retail amenities located within close proximity and the suburb is well serviced by public transport. The suburb potentially may see further densification in coming years which may offer astute investors capital growth.

Indicative Sales



Yelverton Street, Sydenham
3 bedroom, 1 bathroom house on 145 sqm
Sold December 2010 - \$730,000

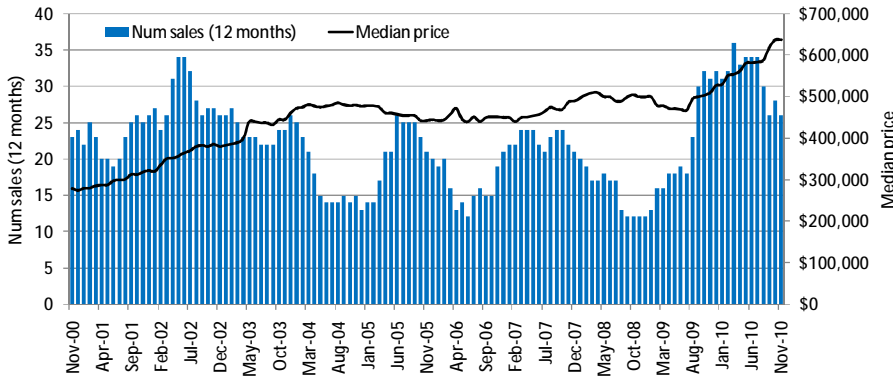


George Street, Sydenham
3 bedroom, 1 bathroom house on 367 sqm
Sold December 2010 - \$640,000



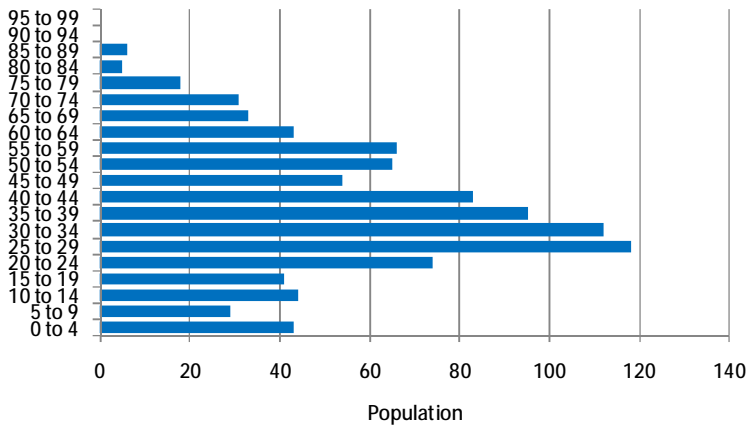
George Street, Sydenham
3 bedroom, 1 bathroom house on 183 sqm
Sold October 2010 - \$591,000

Sydenham median prices and sales volumes Nov-00 to Nov-10

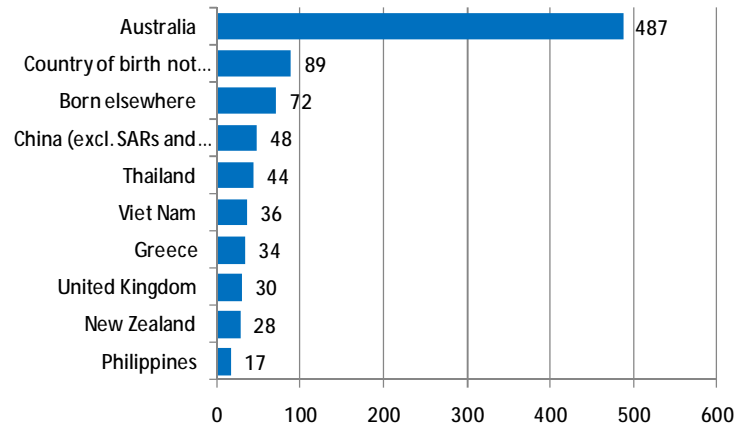


	Sydenham	Sydney
Total Population (2006)	960	4,119,191
Aged under 15	114 (11.9%)	805,032 (19.5%)
Aged 15 to 64	755 (78.6%)	2,808,186 (68.2%)
Aged 65 and over	92 (9.6%)	505,974 (12.3%)
Average age	36	35
Average indiv income	\$520	\$518
Average household income	\$1,153	\$1,154
Average household size	2.5	2.7
Born in Australia	484 (55.4%)	2,486,711 (65.5%)
Born overseas	389 (44.6%)	1,307,416 (34.5%)
English speaking	498 (51.9%)	2,635,997 (64.0%)

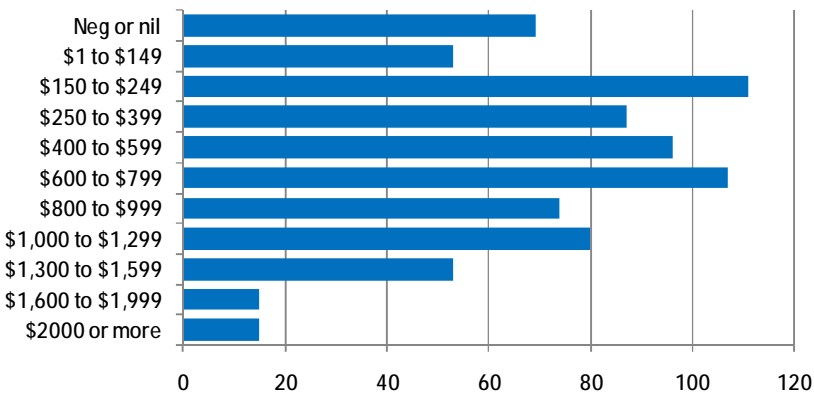
Population distribution



Top ten countries of birth



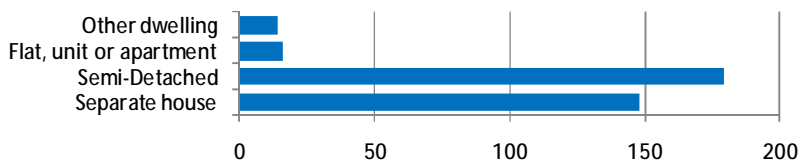
Income distribution



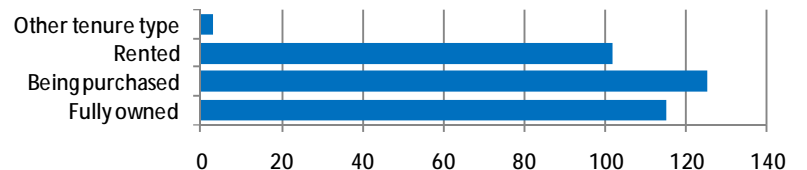
Dwelling Structure	Sydenham	Sydney
Separate house	148 (41.5%)	905,635 (63.7%)
Semi-Detached	179 (50.1%)	168,433 (11.8%)
Flat, unit or apartment	16 (4.5%)	339,782 (23.9%)
1 to 2 storey block	0	92,166
3 storey block	11	122,518
4 storey block or higher	5	122,373
Attached to a house	0	2,725
Total	16 (4.5%)	339,782 (23.9%)
Other dwelling	14 (3.9%)	8,646 (0.6%)

Dwelling tenure	Sydenham	Sydney
Fully owned	115 (33.3%)	454,596 (32.9%)
Being purchased	125 (36.2%)	471,084 (34.1%)
Rented	102 (29.6%)	445,691 (32.3%)
Other tenure type	3 (0.9%)	10,484 (0.8%)

Dwelling types



Tenure of dwellings

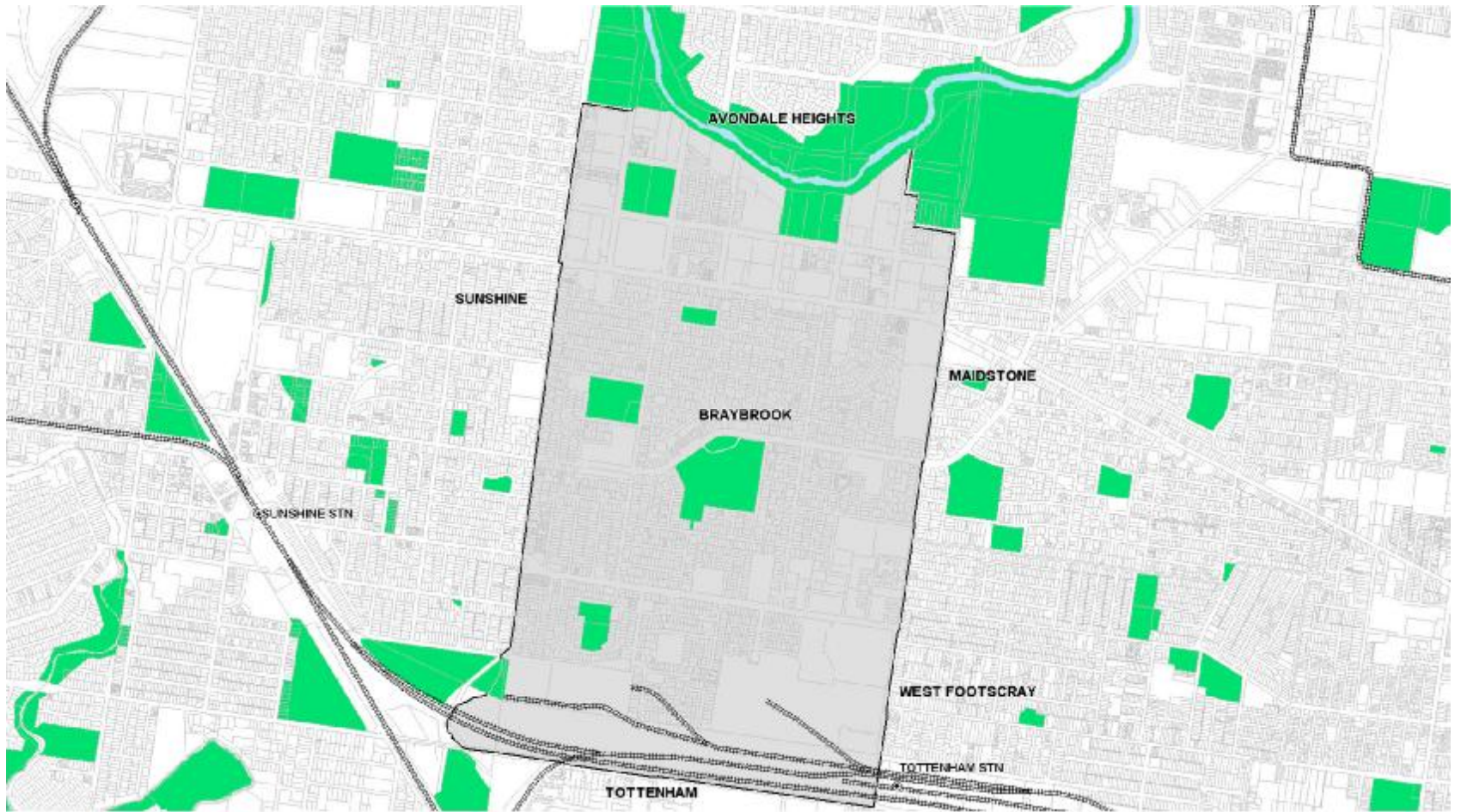


Sources: rpdata, ABS.

Melbourne

Key Statistics

Number of sales	74
Median price	\$442,500
12 month change in median price	22.2%
Avg annual change in median price (10 yrs)	14.0%
Median weekly rent	\$290
Indicative gross rental yield	3.4%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	10.4



Braybrook is located within the Maribyrnong Council Area and is situated approximately 10 kilometres north-west of Melbourne's CBD. Braybrook shows strong affordability with its median house price of \$442,500 being the most affordable within 10 kilometres of the CBD. Braybrook houses have recorded strong price growth of 14.0 percent annually on average over the last decade, during the 12 months to November 2010, house prices have recorded superior growth of 22.2 percent. 74 house sales have occurred within the suburb over the last 12 months and on average, vendors had owned their properties for 10.4 years.

Housing The housing market within Braybrook is dominated by detached houses which account for 66.1 percent of all dwellings within the suburb. The houses within the suburb show considerable diversity however, there is a slight dominance towards post-war dwellings which generally offer significant renovation potential whether it be internal, external or both. Some vendors have already utilised the renovation potential of their properties, having performed significant alterations internally by installing modern amenities and using modern materials on the exterior to improve the value of their properties.

Rental market The Braybrook rental market is strong with 49.3 percent of all dwellings within the suburb detailed as being rented. Across separate houses, 42.3 percent of the suburb's houses are detailed as being rental properties which is much greater than that recorded across Melbourne. The current median rent for Braybrook houses sits at \$290/week and this figure coupled with the current median house prices indicates that current indicative gross rental yields are recorded at 3.4 percent.

Demographics Braybrook had an estimated 7,860 residents as at June 2009 and the suburb recorded an increase in the population at a rate of 4.3 percent annually on average over the preceding three years. The 2006 Census found that the suburb had a greater number of persons aged under 15 years of age compared to that across Melbourne. This differential has resulted in Braybrook's average resident age (34 years) being younger than the average across Melbourne (36 years). Braybrook's average household size (2.7 persons) was slightly higher than that throughout the city (2.6 persons) and the suburb's average household income (\$587/week) was considerably lower than Melbourne's average (\$1,079/week). Slightly less than half of residents within Braybrook were born in Australia (48.1 percent), with persons born in Vietnam and countries outside of the top 35 countries of migration to Australia account for the greatest portion of migrant residents.

Precincts Braybrook is predominantly residential however, situated in the north of the suburb is a large industrial and commercial precinct which is adjacent to the Western Highway. Houses positioned away from busy roads and the aforementioned businesses are likely to be the most desirable. Close proximity to public transport and park space are also likely to offer greater appeal to purchases.

Local amenity The local area benefits from the amenity of two major shopping complexes. The Braybrook Plaza offers a Safeway, Spotlight, Clive Peters and more, whilst the larger of the two, the Central West Plaza consists of Aldi, Coles and considerably smaller businesses. The Central West Plaza is part of the larger business district, the Central West Business Park, which has an abundance of office space and offers a wide variety of services.

Transport/Infrastructure Braybrook is situated within close proximity to two train stations, the Sunshine station and the Tottenham station which are both on the Sydenham line. A number of buses also service the area. By private vehicle, access to the suburb is also easy along the Western Highway.

Capital growth attributes Braybrook is positioned well for future capital growth. The suburb is situated within 10 kilometres of Melbourne's CBD and is afforded significant local amenities. The suburb shows strong affordability, currently having the most affordable median house price in under 10 kilometres of the CBD. Many houses have potential to be renovated which can help to significantly boost their value.

Indicative Sales



Kannan Boulevard, Braybrook
5 bedroom, 3 bathroom house on 474 sqm
Sold December 2010 - \$650,000

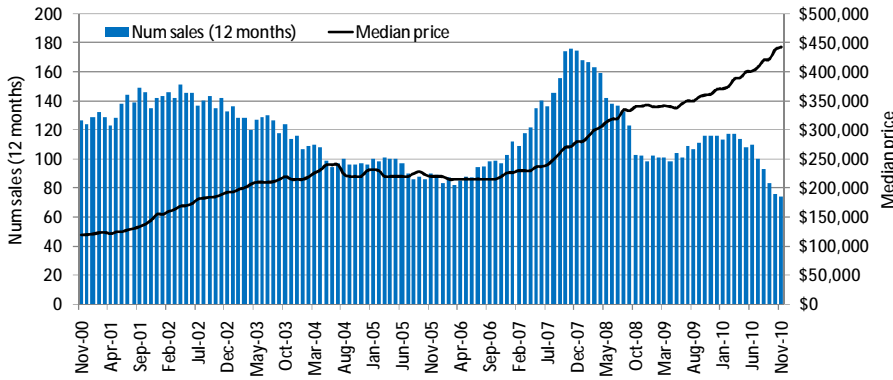


Lawton Street, Braybrook
2 bedroom, 1 bathroom house on 446 sqm
Sold February 2010 - \$430,000



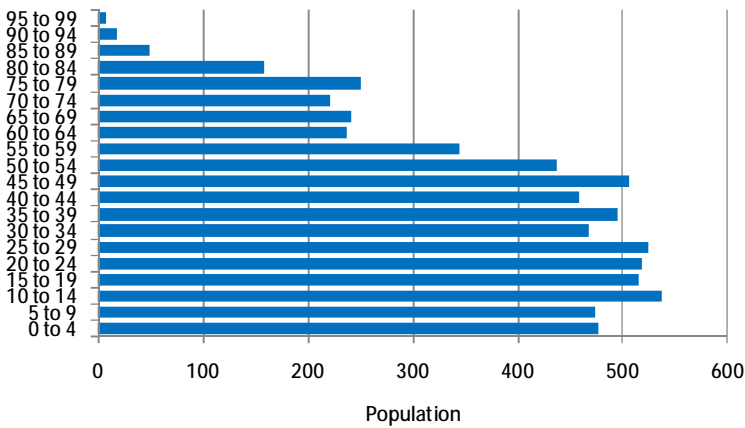
Middleton Street, Braybrook
3 bedroom, 1 bathroom house on 681 sqm
Sold November 2010 - \$491,000

Braybrook median prices and sales volumes
Nov-00 to Nov-10

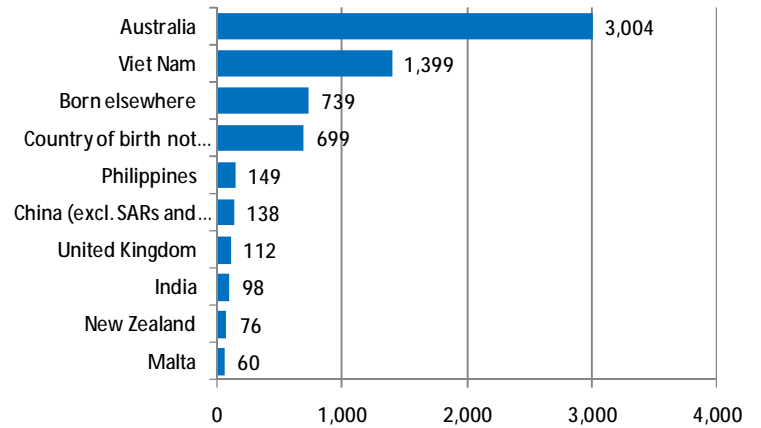


	Braybrook	Melbourne
Total Population (2006)	6,937	3,592,590
Aged under 15	1,491 (21.5%)	677,191 (18.8%)
Aged 15 to 64	4,504 (64.9%)	2,453,887 (68.3%)
Aged 65 and over	943 (13.6%)	461,512 (12.8%)
Average age	34	36
Average indiv income	\$256	\$481
Average household income	\$587	\$1,079
Average household size	2.7	2.6
Born in Australia	3,002 (48.1%)	2,306,100 (69.0%)
Born overseas	3,242 (51.9%)	1,038,428 (31.0%)
English speaking	2,374 (34.2%)	2,447,490 (68.1%)

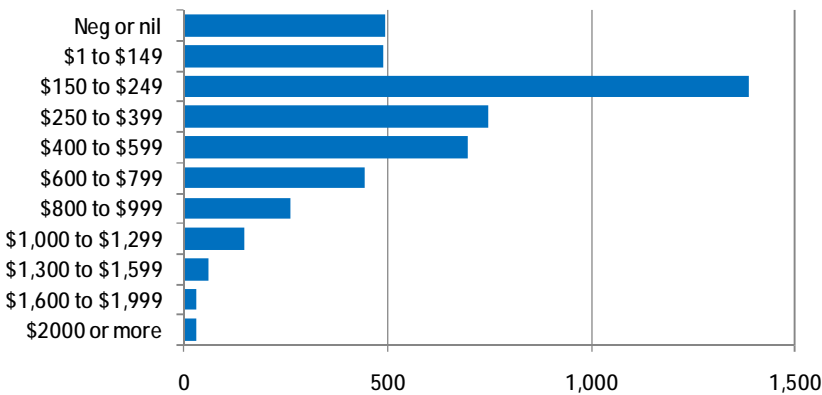
Population distribution



Top ten countries of birth



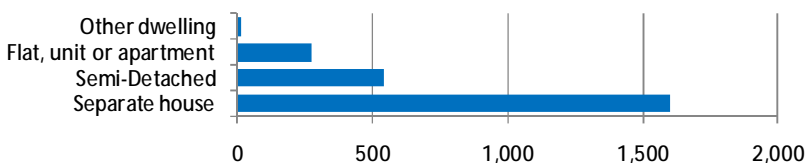
Income distribution



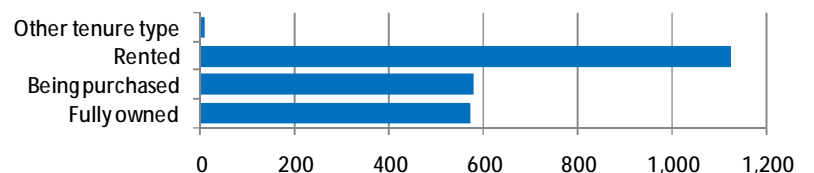
Dwelling Structure	Braybrook	Melbourne
Separate house	1,602 (66.1%)	937,621 (73.1%)
Semi-Detached	540 (22.3%)	145,395 (11.3%)
Flat, unit or apartment	272 (11.2%)	193,577 (15.1%)
1 to 2 storey block	257	122,569
3 storey block	12	33,559
4 storey block or higher	0	36,101
Attached to a house	3	1,348
Total	272 (11.2%)	193,577 (15.1%)
Other dwelling	11 (0.5%)	6,448 (0.5%)

Dwelling tenure	Braybrook	Melbourne
Fully owned	572 (25.1%)	445,153 (35.8%)
Being purchased	577 (25.3%)	465,399 (37.4%)
Rented	1,123 (49.3%)	325,697 (26.2%)
Other tenure type	8 (0.4%)	8,109 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	247
Median price	\$255,000
12 month change in median price	9.7%
Avg annual change in median price (10 yrs)	2.9%
Median weekly rent	\$380
Indicative gross rental yield	7.7%
Avg discount	-5.6%
Avg time on market (days)	43
Avg hold period (yrs)	6.9



Carlton is situated directly north of Melbourne's CBD, within the Melbourne Council Area. The suburb shows strong affordability with the current median unit price (\$255,000) being the most affordable within 10 kilometres of the CBD. During the last decade, unit prices have experienced nominal growth of 2.9 percent annually on average however, over the 12 months to November 2010 units have recorded superior price growth of 9.7 percent. Units which sold during the last year have recorded moderate discounting from their initial listing price however, they are taking an average of 43 days to sell suggesting there is some room for negotiation. Of the 247 units sold within the last 12 months, vendors have owned their properties for an average of 6.9 years.

Housing The property market within Carlton is clearly dominated by units which account for 76.4 percent of all dwellings within the suburb, many of these properties are student accommodation units. The landscape is quite diverse however, since Carlton is a well established suburb, the majority of unit's are situated within old buildings maintaining the architecture of their time. Some of these old buildings have received significant external renovations, whilst some modern buildings have taken their place offering modern conveniences such as gyms and pools. As is the case for older suburbs of Melbourne, small cottage and terrace style dwellings are still quite prominent and are likely to afford significant internal renovation potential.

Rental market The rental market within Carlton is extremely strong with 76.4 percent of all dwellings detailed as rental properties. For units, 85.7 percent of dwellings are rental properties which is considerably higher than the 65.6 percent recorded throughout the city. Median weekly rents for Carlton units are recorded at \$380/week, this figure coupled with the median unit price results in an indicative gross rental yield of 7.7 percent.

Demographics Carlton had an estimated 13,743 residents as at June 2009 and has experienced above average population growth of 4.5 percent annually on average during the last three years. The 2006 Census found that Carlton had a significantly greater proportion of residents aged 15 to 64 (86.1 percent) than across the city (68.3 percent), which has resulted in a much younger average resident age (24 years) than that across Melbourne (36 years). The average Carlton household size was 1.9 persons, which is well below Melbourne's average (2.6 persons). The suburb's average household income (\$528/week) was also well below Melbourne's average household income (\$1,079/week). Less than half (38.4 percent) of Carlton's residents were born in Australia, whilst Malaysia and persons born outside of the top 35 countries of migration to Australia accounting for the largest amount of residents born outside of Australia.

Precincts The suburb is predominantly residential however, given the close proximity to the CBD, there are a considerable number of cafes and restaurants located within Carlton. Both the University of Melbourne and the RMIT University are located within very close proximity of Carlton, as such units close to these universities receive considerable demand from students.

Local amenity Carlton has its own convenience supermarket facilities situated in the suburb. Lygon Street is home to a plethora of culture and cuisine, whilst the Lygon Court Shopping Centre offers a Safeway, Borders and cinemas amongst many other specialty stores.

Transport/Infrastructure The suburb is well serviced by trams providing easy access to the suburb and the CBD. Access to the suburb by private vehicle is also relatively easy along the many main roads which run through and around Carlton.

Capital growth attributes Carlton is in a solid position to support future price growth, rental yields are quite attractive for investors and the suburb is located adjacent to the CBD. The suburb also benefits from significant amenities including high quality public transport and shopping facilities. Carlton's median unit price of \$255,000 is very affordable and the suburb has experienced average population growth well above that of most areas of the city. The nearby universities will continue to support rental demand within the suburb as will the proximity to the CBD.

Indicative Sales



Keppel Street, Carlton
2 bedroom, 1 bathroom unit
Sold December 2010 - \$546,000

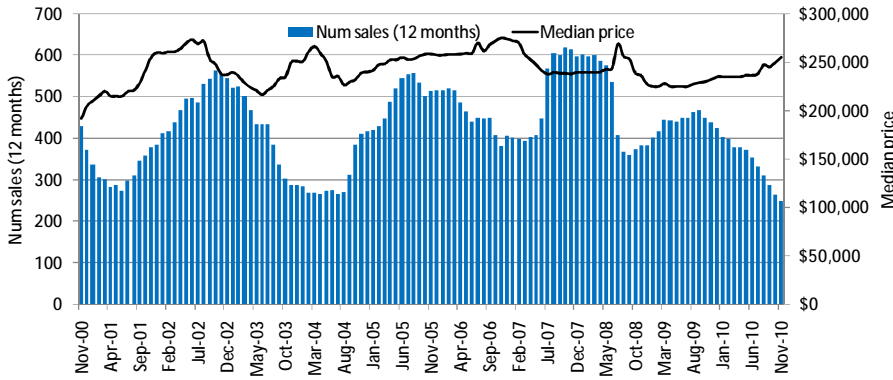


Swanston Street, Carlton
2 bedroom, 1 bathroom unit
Sold November 2010 - \$290,000



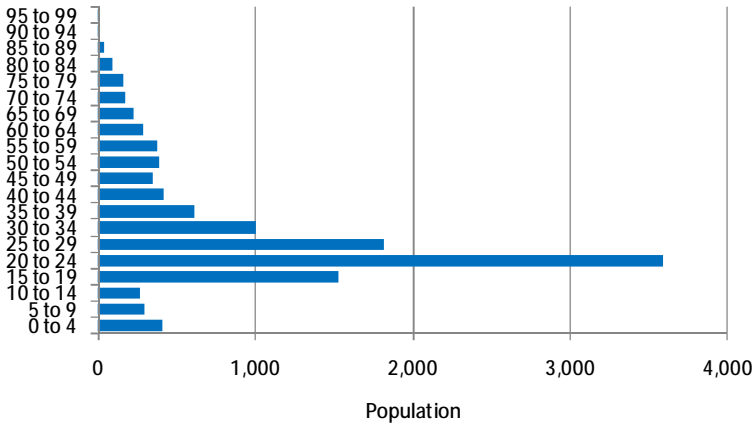
Lygon Street, Carlton
1 bedroom, 1 bathroom unit
Sold October 2010 - \$181,000

Carlton median prices and sales volumes Nov-00 to Nov-10

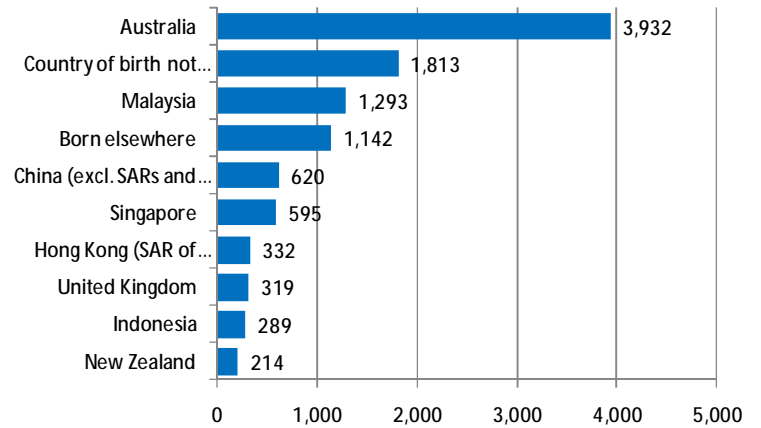


	Carlton	Melbourne
Total Population (2006)	12,050	3,592,590
Aged under 15	956 (7.9%)	677,191 (18.8%)
Aged 15 to 64	10,378 (86.1%)	2,453,887 (68.3%)
Aged 65 and over	716 (5.9%)	461,512 (12.8%)
Average age	24	36
Average indiv income	\$280	\$481
Average household income	\$528	\$1,079
Average household size	1.9	2.6
Born in Australia	3,932 (38.4%)	2,306,100 (69.0%)
Born overseas	6,308 (61.6%)	1,038,428 (31.0%)
English speaking	4,795 (39.8%)	2,447,490 (68.1%)

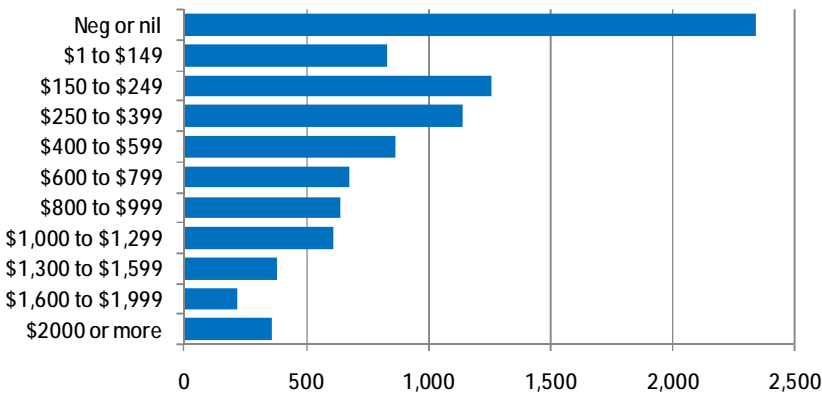
Population distribution



Top ten countries of birth



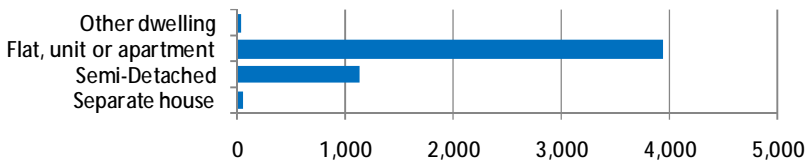
Income distribution



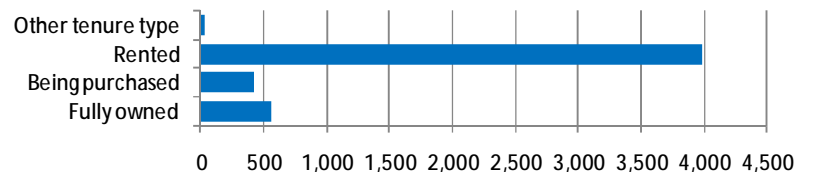
Dwelling Structure	Carlton	Melbourne
Separate house	52 (1.0%)	937,621 (73.1%)
Semi-Detached	1,131 (21.9%)	145,395 (11.3%)
Flat, unit or apartment	3,940 (76.4%)	193,577 (15.1%)
1 to 2 storey block	222	122,569
3 storey block	561	33,559
4 storey block or higher	3,149	36,101
Attached to a house	8	1,348
Total	3,940 (76.4%)	193,577 (15.1%)
Other dwelling	33 (0.6%)	6,448 (0.5%)

Dwelling tenure	Carlton	Melbourne
Fully owned	566 (11.3%)	445,153 (35.8%)
Being purchased	423 (8.5%)	465,399 (37.4%)
Rented	3,983 (79.7%)	325,697 (26.2%)
Other tenure type	25 (0.5%)	8,109 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	85
Median price	\$482,000
12 month change in median price	28.7%
Avg annual change in median price (10 yrs)	13.3%
Median weekly rent	\$310
Indicative gross rental yield	3.3%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	12.2



Heidelberg West is located within the Banyule Council Area and is situated approximately 11 kilometres north-east of Melbourne's CBD. Heidelberg West's median house price is recorded at a relatively affordable \$482,000 which is significantly more affordable than the surrounding suburbs. Over the last decade house prices have recorded solid gains at an average of 13.3 percent annually and during the 12 months to November 2010 the median house price has increased by a far superior 28.7 percent. Heidelberg West has recorded 85 house sales during the last year and on average, vendors have owned their properties for 12.2 years.

Housing Heidelberg West's residential market is dominated by detached houses which account for 64.9 percent of all dwellings within the suburb. The suburb's housing market is primarily made up of post-war dwellings which may afford owners significant renovation potential whether it be internal, external or both. The houses generally sit on large blocks of land which can offer further densification opportunities.

Rental market Heidelberg West's rental market is strong with 56.1 percent of all dwellings detailed as rental properties. Within the housing market, 44.4 percent of dwellings are rentals which is significantly higher than the Melbourne average of 15.6 percent. Median rents for Heidelberg West houses are recorded at \$310/week which, when coupled with the median prices, results in an indicative gross rental yield of 3.3 percent.

Demographics Heidelberg West had an estimated 5,392 residents as at June 2009. At the time of the 2006 Census the suburb showed a slightly higher proportion of residents aged under 15 years of age (20.8 percent) than that across Melbourne (18.8 percent), whilst the average age of residents within the suburb was the same as the Melbourne average. The suburb's average household size was recorded at 2.4 persons which is slightly below the 2.6 average across Melbourne. Average household incomes in Heidelberg West are recorded at \$577/week which is well below the \$1,079/week average throughout Melbourne. The majority of Heidelberg West residents (70.1 percent) were born in Australia and those born outside of Australia, most came from countries outside of the top 35 countries of migration to Australia.

Precincts Heidelberg West is predominantly residential however, in the north of the suburb is a large industrial area. Houses situated close to the industrial estate or major roads tend to be less desirable as they can be adversely impacted by traffic and industry noise. Houses which are close to the parks and on quiet streets are likely to be the most desirable.

Local amenity Heidelberg West has a small open style shopping district which has potential for significant redevelopment and could bring further value to the suburb. The Northern Melbourne Institute of TAFE is situated within Heidelberg West and the Latrobe University is also located within close proximity of the suburb. The closest major shopping amenity is the Northland Shopping Centre located in the neighbouring suburb of Preston East and affords significant shopping facilities.

Transport/Infrastructure Buses service Heidelberg West providing ample public transport to the area, whilst the Northland Shopping Centre is a major interchange node for the district. The closest train station is located in the nearby suburb of Heidelberg providing additional access to Melbourne's CBD.

Capital growth attributes Heidelberg West appears to have potential for future median house price growth. The suburb shows strong affordability compared to surrounding suburbs with a median house price of \$482,000. The suburb is within close proximity of significant local amenities including a major shopping centre which also provides a major public transport node. Within the suburb, the industrial estate and current shopping facilities offer strong potential for urban renewal, whilst the suburb's housing market typically has substantial renovation potential which may result in additional capital growth.

Indicative Sales



South Crescent, Heidelberg West
2 bedroom, 1 bathroom house on 650 sqm
Sold November 2010 - \$490,000

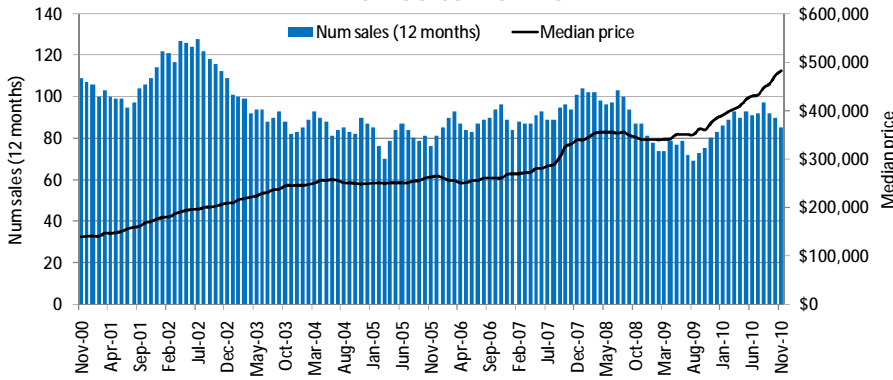


Alamein Road, Heidelberg West
2 bedroom, 1 bathroom house on 448 sqm
Sold September 2010 - \$345,000



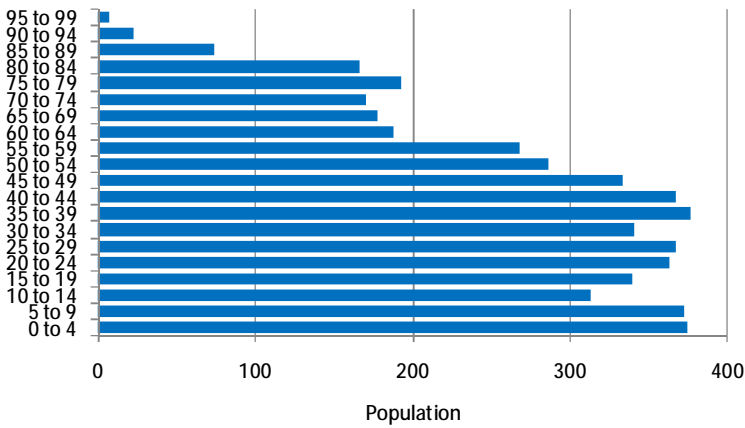
Ebony Parade, Heidelberg West
3 bedroom, 1 bathroom house on 737 sqm
Sold September 2010 - \$550,000

Heidelberg West median prices and sales volumes
Nov-00 to Nov-10

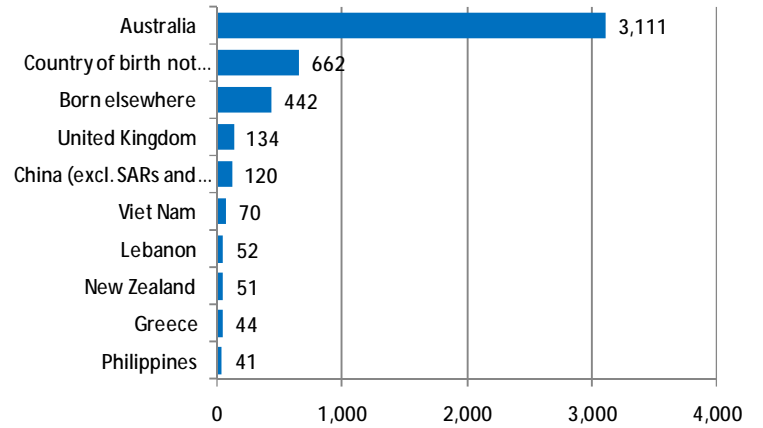


	Heidelberg West	Melbourne
Total Population (2006)	5,096	3,592,590
Aged under 15	1,062 (20.8%)	677,191 (18.8%)
Aged 15 to 64	3,230 (63.4%)	2,453,887 (68.3%)
Aged 65 and over	805 (15.8%)	461,512 (12.8%)
Average age	36	36
Average indiv income	\$295	\$481
Average household income	\$577	\$1,079
Average household size	2.4	2.6
Born in Australia	3,112 (70.1%)	2,306,100 (69.0%)
Born overseas	1,325 (29.9%)	1,038,428 (31.0%)
English speaking	3,183 (62.5%)	2,447,490 (68.1%)

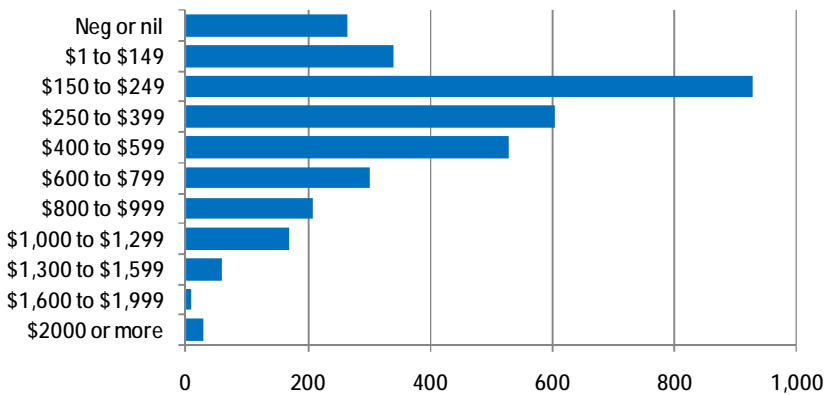
Population distribution



Top ten countries of birth



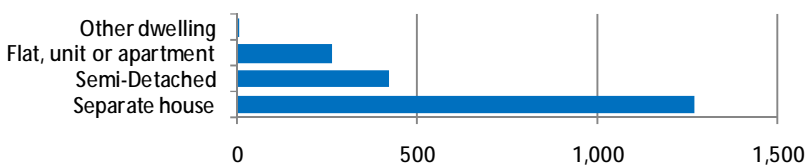
Income distribution



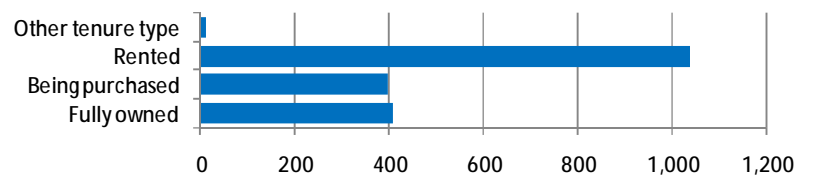
Dwelling Structure	Heidelberg West	Melbourne
Separate house	1,269 (64.9%)	937,621 (73.1%)
Semi-Detached	421 (21.5%)	145,395 (11.3%)
Flat, unit or apartment	261 (13.4%)	193,577 (15.1%)
1 to 2 storey block	242	122,569
3 storey block	8	33,559
4 storey block or higher	7	36,101
Attached to a house	4	1,348
Total	261 (13.4%)	193,577 (15.1%)
Other dwelling	3 (0.2%)	6,448 (0.5%)

Dwelling tenure	Heidelberg West	Melbourne
Fully owned	407 (22.0%)	445,153 (35.8%)
Being purchased	395 (21.4%)	465,399 (37.4%)
Rented	1,038 (56.1%)	325,697 (26.2%)
Other tenure type	10 (0.5%)	8,109 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	20
Median price	\$318,250
12 month change in median price	9.1%
Avg annual change in median price (10 yrs)	8.4%
Median weekly rent	\$275
Indicative gross rental yield	4.5%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	6.4



Kingsville is a small suburb located within the Maribyrnong Council Area and is situated less than 10 kilometres west of Melbourne's CBD. Kingsville units current median unit price (\$318,250) is amongst the most affordable within 10 kilometres of the CBD. Units within Kingsville have recorded growth of 8.4 percent annually on average over the last decade, whilst over the 12 months to November 2010, units have recorded slightly stronger price growth of 9.1 percent. The suburb's unit market is quite small with just 20 sales last year and a total of 474 units. Of the units which sold over the year, vendors have owned their properties for an average of 6.4 years.

Housing Separate houses dominate the landscape within Kingsville, accounting for 62.1 percent of all dwellings, and units make up 30.6 percent of the housing stock. The unit market is predominantly townhouses and low-rise unit buildings, many of which were constructed over 20 years ago which can offer internal renovation potential. Some of the new units entering the market are the result of further densification and contain many modern conveniences.

Rental market The rental market within Kingsville is relatively strong with 38.3 percent of all dwellings being detailed as rentals, which is greater than the Melbourne average. 68.1 percent of units are utilised for rental purposes, which is slightly higher than that across Melbourne. Median unit rents in Kingsville are recorded at \$275/week, this figure coupled with the median price results in an indicative gross rental yield of 4.5 percent.

Demographics Kingsville had an estimated 3,624 residents as at June 2009. The 2006 Census shows Kingsville has a higher proportion of residents aged 15 to 64 compared to the result across Melbourne, this has resulted in the average age for Kingsville (35 years) being slightly below that across the city (36 years). The average household size in the suburb (2.1 persons) is substantially smaller than the 2.6 average across Melbourne and Kingsville's average household income (\$1,019/week) sits just below the average household income across Melbourne (\$1,079/week). Slightly less than two-thirds (65.8 percent) of the suburb's residents were born in Australia with countries outside the top 35 countries of migration to Australian accounting for the greatest number of persons born outside of Australia.

Precincts Those dwellings which are located on or close to busy roads such as Geelong Road, Somerville Road or Williamstown Road are likely to hold the least appeal because of the impact of traffic noise. The units which are located within relatively close proximity to amenities are likely to be the most desirable.

Local amenity Kingsville offers minimal amenities within the suburb's boundaries however, many of the neighbouring suburbs offer significant amenities. The closest major shopping district is situated in the nearby suburb of Footscray, as well as an assortment of restaurants reflective of the area's diverse cultures.

Transport/Infrastructure The closest train station is the Footscray West stop, situated in the neighbouring suburb of West Footscray which is part of the Sydenham line. Kingsville is also serviced by a number of bus routes. Access to the suburb by private vehicle is relatively easy along Geelong Road.

Capital growth attributes Units within Kingsville appear to be well positioned for future capital growth. Kingsville units are relatively affordable. The suburb has a small unit market however, its close proximity to Melbourne's CBD means that it may be a candidate for future densification. The surrounding suburbs offer an array of amenities and the public transport in the local area is of a high quality.

Indicative Sales



Edgar Street, Kingsville
3 bedroom, 1 bathroom unit
Sold October 2010 - \$380,000

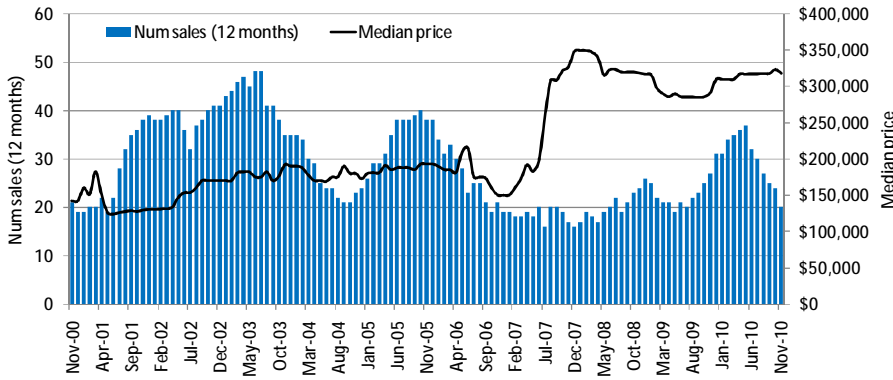


Kingsville Street, Kingsville
1 bedroom, 1 bathroom unit
Sold May 2010 - \$230,000



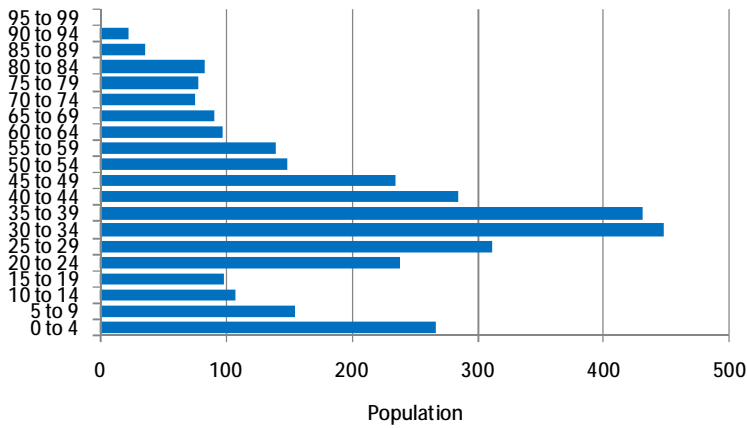
Kingsville Street, Kingsville
2 bedroom, 1 bathroom unit
Sold October 2010 - \$318,500

Kingsville median prices and sales volumes Nov-00 to Nov-10

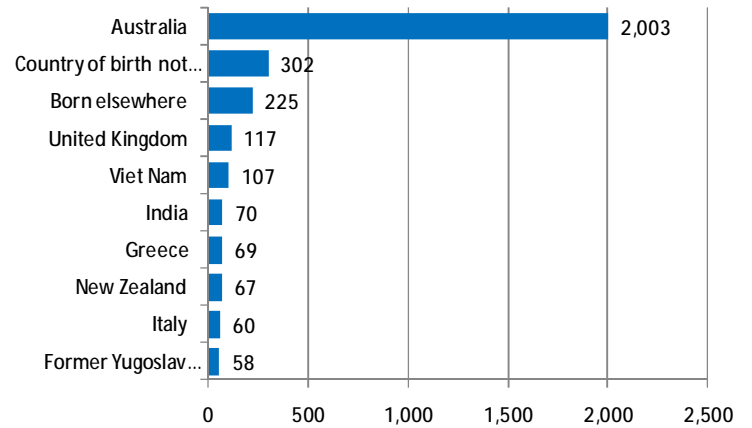


	Kingsville	Melbourne
Total Population (2006)	3,350	3,592,590
Aged under 15	527 (15.7%)	677,191 (18.8%)
Aged 15 to 64	2,435 (72.7%)	2,453,887 (68.3%)
Aged 65 and over	387 (11.6%)	461,512 (12.8%)
Average age	35	36
Average indiv income	\$563	\$481
Average household income	\$1,019	\$1,079
Average household size	2.1	2.6
Born in Australia	2,003 (65.8%)	2,306,100 (69.0%)
Born overseas	1,043 (34.2%)	1,038,428 (31.0%)
English speaking	2,092 (62.4%)	2,447,490 (68.1%)

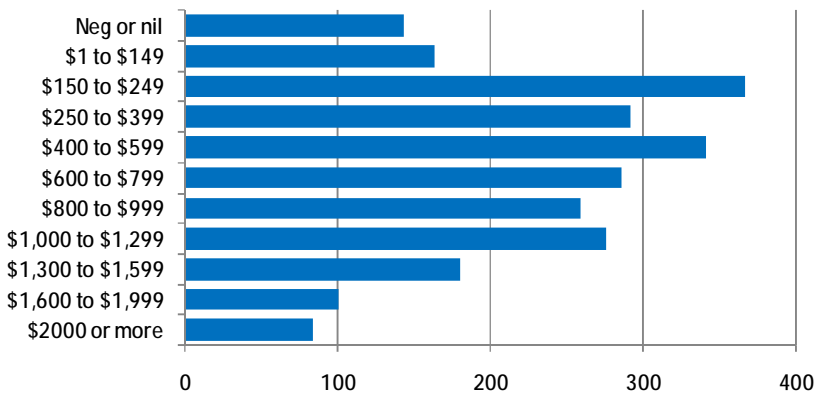
Population distribution



Top ten countries of birth



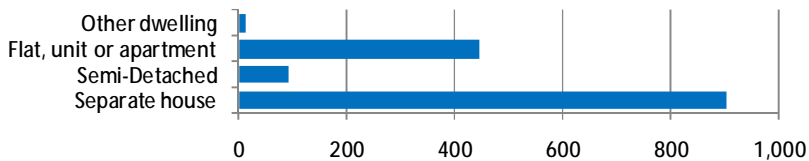
Income distribution



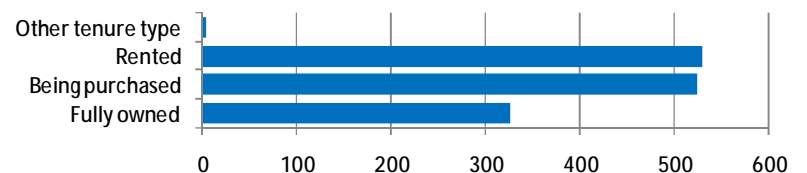
Dwelling Structure	Kingsville	Melbourne
Separate house	903 (62.1%)	937,621 (73.1%)
Semi-Detached	93 (6.4%)	145,395 (11.3%)
Flat, unit or apartment	444 (30.6%)	193,577 (15.1%)
1 to 2 storey block	395	122,569
3 storey block	42	33,559
4 storey block or higher	0	36,101
Attached to a house	7	1,348
Total	444 (30.6%)	193,577 (15.1%)
Other dwelling	13 (0.9%)	6,448 (0.5%)

Dwelling tenure	Kingsville	Melbourne
Fully owned	326 (23.6%)	445,153 (35.8%)
Being purchased	523 (37.8%)	465,399 (37.4%)
Rented	529 (38.3%)	325,697 (26.2%)
Other tenure type	4 (0.3%)	8,109 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	36
Median price	\$403,750
12 month change in median price	-2.7%
Avg annual change in median price (10 yrs)	0.0%
Median weekly rent	\$395
Indicative gross rental yield	5.1%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	3.5



Travancore is a small suburb located within the Moonee Valley Council area, situated less than five kilometres north of Melbourne's CBD. The suburb is positioned adjacent to the Citylink Tollway and the well known suburb of Flemington. The current median unit price is recorded at \$403,750, which represents relatively good affordability compared with surrounding suburbs and those suburbs a similar distance from the city. Over the past year the median unit price within Travancore has fallen by -2.7 percent however, over the last five years unit prices have grown by an average of 6.1 percent annually. Of the 36 unit sales over the last year, vendors had owned their properties for an average of just 3.5 years however, developers will try to sell the unit as soon as possible, potentially decreasing the average holding period substantially.

Housing Slightly less than half (48.2 percent) of Travancore's housing market was detailed as separate houses at the time of the last Census, units comprised of 35.6 percent of dwellings within the suburb. Since this time, a large unit complex has been developed along Mt Alexander Road, adding substantially to the quantity and quality of unit stock in the Travancore market.

Rental market Travancore's rental market is quite strong compared to the market across the city. Within Travancore, 38.3 percent of all dwellings were detailed as rentals which is above Melbourne's average and 63.2 percent of units within the suburb were rentals, slightly below the result across the city. The median unit rent for Travancore units is \$395/week and when combined with the median unit price, it results in an indicative gross rental yield of 5.1 percent.

Demographics Travancore had an estimated 999 residents as at June 2009 and the suburb has experienced exceptionally strong population growth of 5.9 percent annually on average over the previous three years. The 2006 Census showed that Travancore had proportionally more residents aged 15 and older (88.9 percent) compared to that across Melbourne (81.1 percent), which has resulted in the suburb's average resident age (37 years) recorded slightly higher than across the city (36 years). The average household size within Travancore was recorded at 2.2 persons, which is well below Melbourne's average household size (2.6 persons). Despite this, Travancore's average household income of \$1,152/week is above the \$1,079/week recorded across Melbourne. The proportion of Australian born residents within Travancore was reported with very similar results to that of Melbourne.

Precincts Travancore is predominantly a residential suburb with an assortment of businesses and services positioned along Mt Alexander Road. Units located along busy roads such as Mt Alexander Road may be adversely affected by traffic noise however, their close proximity to amenities and the fact they are typically quite modern may outweigh any shortcomings.

Local amenity Travancore doesn't have its own shopping centre however, situated along Mt Alexander Road are a variety of shops offering all of the essentials and much more. The easiest accessible major shopping centre is likely to be Moonee Ponds Central situated within the nearby suburb of Moonee Ponds which offers majors such as Coles and Kmart amongst many specialty stores. The Newmarket Plaza within the neighbouring suburb of Flemington also offers significant shopping amenities.

Transport/Infrastructure Travancore enjoys quality tram amenity within the suburb which affords easy access to surrounding suburbs such as Moonee Ponds as well as Melbourne's CBD. The closest train station is the Newmarket station, situated within the neighbouring suburb of Flemington and also positioned adjacent to the Newmarket Plaza.

Capital growth attributes Travancore appears to be well positioned for future growth in median unit prices. The suburb is very close to the Melbourne CBD, less than 5 kilometres north, and enjoys quality public transport facilities. The suburb has some local amenity however, it is quite close to a number of large shopping districts. The current median unit price of \$403,750 is considerably more affordable than most suburbs within a similar distance from the CBD. The unit market is relatively small and many units are likely to have renovation potential which can help to boost capital value.

Indicative Sales



Buckland Street, Travancore
2 bedroom, 1 bathroom unit
Sold November 2010 - \$451,000

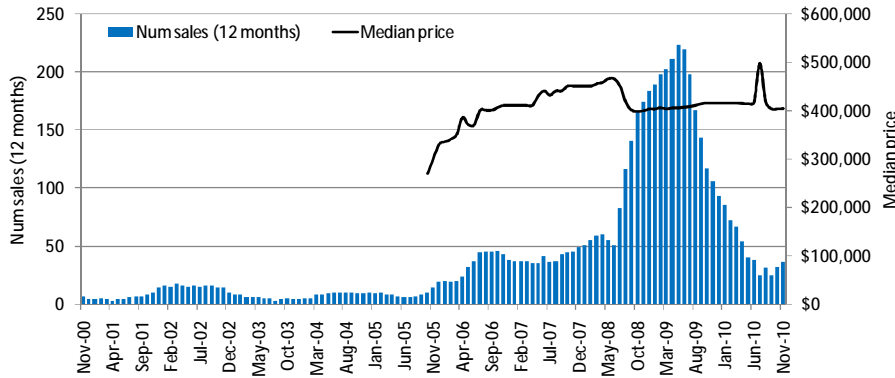


Flemington Street, Travancore
3 bedroom, 1 bathroom unit
Sold November 2010 - \$550,500



Mt Alexander Road, Travancore
1 bedroom, 1 bathroom unit
Sold February 2010 - \$392,000

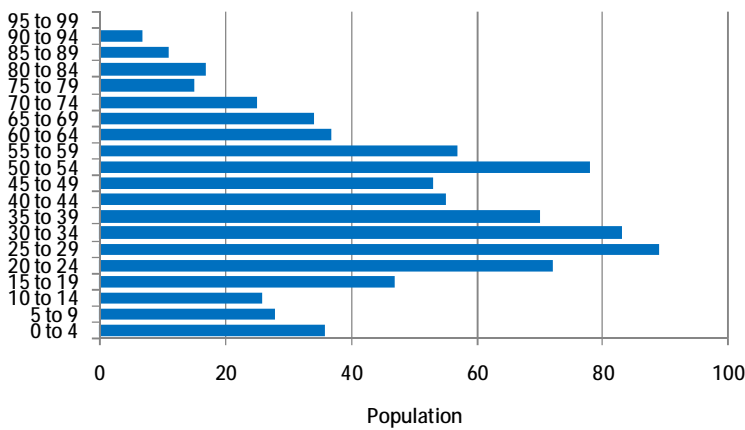
Travancore median prices and sales volumes Nov-00 to Nov-10



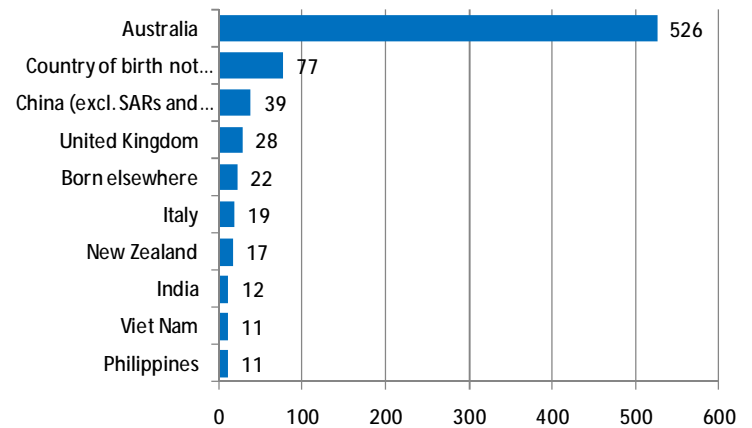
The increase in sales volumes is largely attributed to the new unit developments along Mt Alexander Road.

	Travancore	Melbourne
Total Population (2006)	841	3,592,590
Aged under 15	92 (10.9%)	677,191 (18.8%)
Aged 15 to 64	636 (75.6%)	2,453,887 (68.3%)
Aged 65 and over	112 (13.3%)	461,512 (12.8%)
Average age	37	36
Average indiv income	\$601	\$481
Average household income	\$1,152	\$1,079
Average household size	2.2	2.6
Born in Australia	526 (68.8%)	2,306,100 (69.0%)
Born overseas	238 (31.2%)	1,038,428 (31.0%)
English speaking	564 (67.1%)	2,447,490 (68.1%)

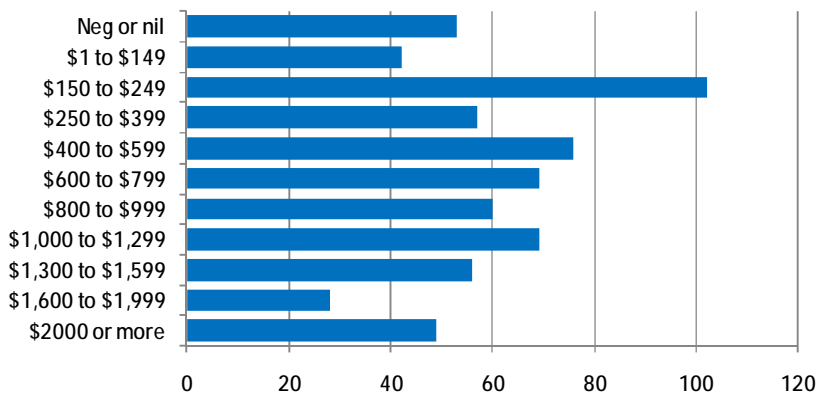
Population distribution



Top ten countries of birth



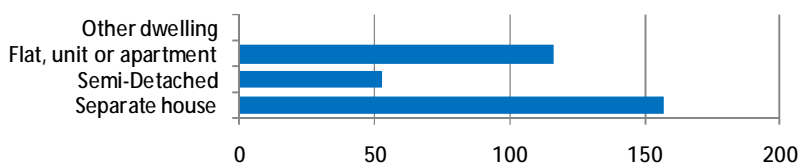
Income distribution



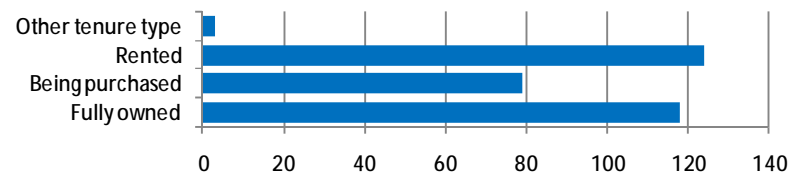
Dwelling Structure	Travancore	Melbourne
Separate house	157 (48.2%)	937,621 (73.1%)
Semi-Detached	53 (16.3%)	145,395 (11.3%)
Flat, unit or apartment	116 (35.6%)	193,577 (15.1%)
1 to 2 storey block	58	122,569
3 storey block	45	33,559
4 storey block or higher	10	36,101
Attached to a house	3	1,348
Total	116 (35.6%)	193,577 (15.1%)
Other dwelling	0 (0.0%)	6,448 (0.5%)

Dwelling tenure	Travancore	Melbourne
Fully owned	118 (36.4%)	445,153 (35.8%)
Being purchased	79 (24.4%)	465,399 (37.4%)
Rented	124 (38.3%)	325,697 (26.2%)
Other tenure type	3 (0.9%)	8,109 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Brisbane

Key Statistics

Number of sales	83
Median price	\$450,000
12 month change in median price	3.2%
Avg annual change in median price (10 yrs)	12.4%
Median weekly rent	\$400
Indicative gross rental yield	4.6%
Avg discount	-5.6%
Avg time on market (days)	68
Avg hold period (yrs)	6.3



Arana Hills is located within the Moreton Bay Council Area and is situated approximately 11 kilometres north-west of Brisbane's CBD. The suburb is much more affordable than many of its surrounding suburbs with a current median house price of \$450,000. House prices have increased by a nominal 3.2 percent during the 12 months to November 2010 however, over the last decade house prices have recorded superior growth of 12.4 percent annually on average. Houses which have sold in the past 12 months have recorded an average discount level of -5.6 percent and these vendors had owned their properties for an average of 6.3 years.

Housing The housing market within Arana Hills is dominated by detached houses which account for 89.9 percent of all dwellings within the suburb. The suburbs housing offering shows a majority of post-war one and two level houses, often with significant renovation potential, whether it be internal, external or both. Many of the houses are located on large blocks of land, some may have scope to be subdivided.

Rental market Arana Hills has a rather small rental market with just 18.0 percent of all dwellings detailed for rental purpose. Across the housing market there are fewer rental properties (15.4 percent) than the Brisbane average (23.5 percent). The median rent for Arana Hills houses sits at \$400/week and the indicative gross rental yield is recorded at 4.6 percent based on the current median house price.

Demographics Arana Hills had an estimated 7,152 residents as at June 2009. The 2006 Census showed that the suburb had a smaller proportion of residents aged 65 years and greater (7.0 percent) than the Brisbane average (11.2 percent). Given this, it has resulted in the suburb's average resident age (34 years) being slightly lower than Brisbane's average (35 years). Arana Hills' average household size is recorded at 2.8 persons, which is greater than Brisbane's average (2.6 persons), this is likely a result of the larger proportion of detached houses within the suburb compared to the Brisbane average. This result has also likely contributed to the average household income within Arana Hills (\$1,320/week) being higher than the Brisbane average (\$1,111/week). The suburb has a majority of persons born in Australia (85.2 percent), those born in the United Kingdom and from countries outside the top 35 countries of migration to Australia make up the greatest proportion of persons born outside of Australia.

Precincts Houses which are located close to local amenities are likely to be the most desirable, especially within walking distance of public transport and shopping amenities. Dwellings located on or nearby major roads and infrastructure may be adversely affected by noise, especially if they are situated along the train line.

Local amenity Arana Hills has plenty of local and nearby amenities including the Kmart and Coles Plaza situated on the corner of Dawson Parade and Patricks Road. The majority of local amenities are situated around this intersection, including banks, restaurants, fast-food, medial centre and much more.

Transport/Infrastructure Arana Hills is situated close to the Grovely train station, which is actually in the neighbouring suburb of Keperra. The train station affords easy access to Brisbane's CBD. The area is also serviced by buses providing relatively easy access to surrounding suburbs and those which are not on the train line. By private vehicle, access to the suburb is also relatively easy, along Dawson Parade which adjoins onto Samford Road.

Capital growth attributes Arana Hills is well positioned for future capital growth. Houses are relatively affordable compared to surrounding suburbs with the median house price currently \$450,000, yet the suburb is still relatively close to the CBD. The suburb enjoys significant local amenities including easy access to public transport and shopping facilities. Houses currently take an average of 68 days to sell and have recorded an average discount of -5.6 percent suggesting that there is some room for negotiation on the initial listing price.

Indicative Sales



Leatherwood Drive, Arana Hills
3 bedroom, 1 bathroom house on 692 sqm
Sold December 2010 - \$540,000

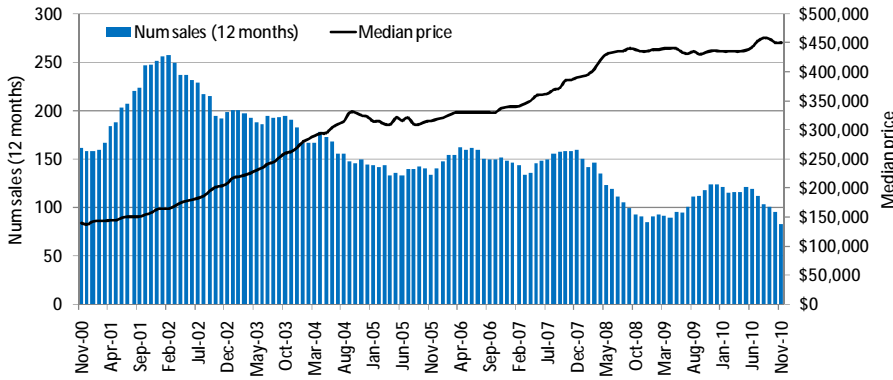


Leonarda Drive, Arana Hills
3 bedroom, 1 bathroom house on 782 sqm
Sold November 2010 - \$440,000



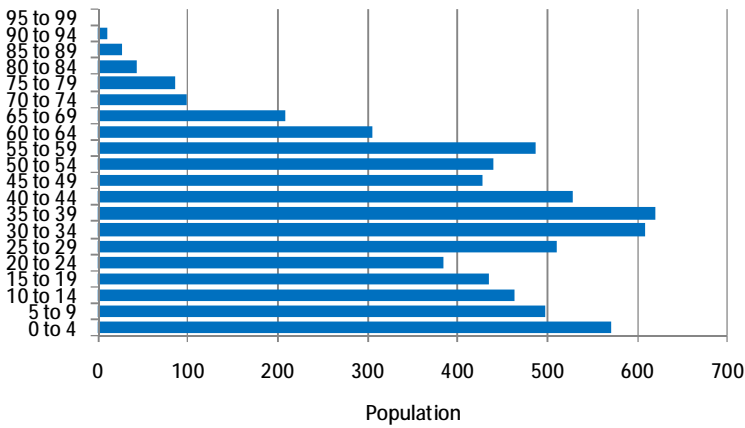
Plucks Road, Arana Hills
3 bedroom, 1 bathroom house on 809 sqm
Sold November 2010 - \$400,000

Arana Hills median prices and sales volumes
Nov-00 to Nov-10

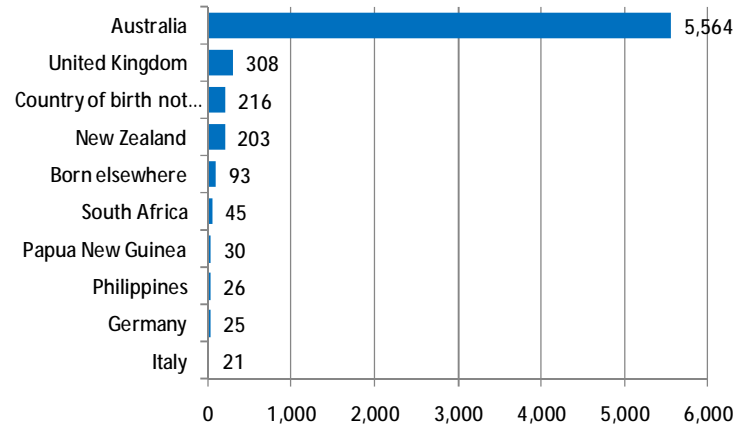


	Arana Hills	Brisbane
Total Population (2006)	6,744	1,763,132
Aged under 15	1,530 (22.7%)	358,748 (20.3%)
Aged 15 to 64	4,744 (70.3%)	1,207,640 (68.5%)
Aged 65 and over	469 (7.0%)	196,744 (11.2%)
Average age	34	35
Average indiv income	\$601	\$516
Average household income	\$1,320	\$1,111
Average household size	2.8	2.6
Born in Australia	5,564 (85.2%)	1,269,990 (76.8%)
Born overseas	965 (14.8%)	382,798 (23.2%)
English speaking	6,312 (93.6%)	1,478,907 (83.9%)

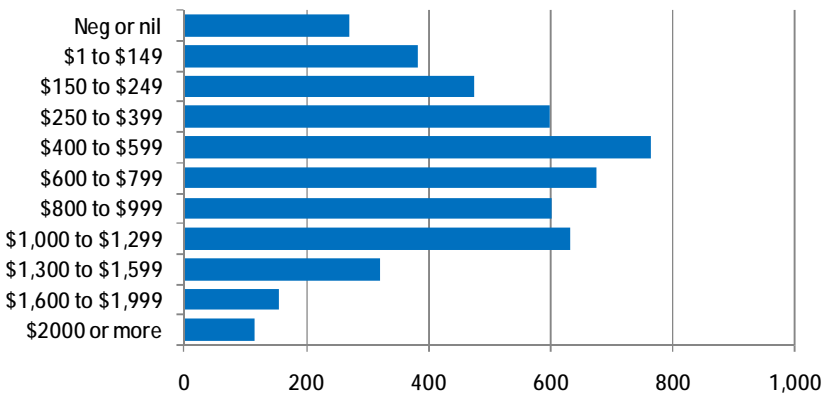
Population distribution



Top ten countries of birth



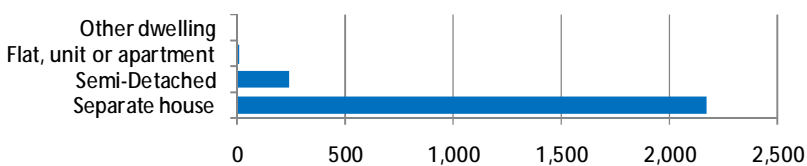
Income distribution



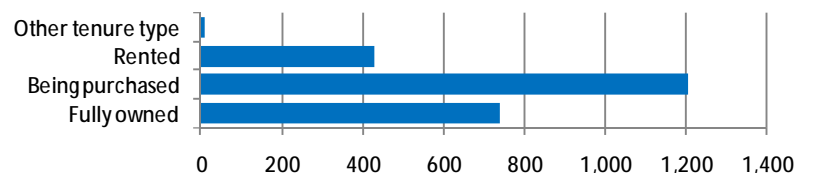
Dwelling Structure	Arana Hills	Brisbane
Separate house	2,169 (89.9%)	502,674 (80.0%)
Semi-Detached	235 (9.7%)	45,586 (7.3%)
Flat, unit or apartment	8 (0.3%)	74,295 (11.8%)
1 to 2 storey block	0	40,651
3 storey block	0	18,211
4 storey block or higher	0	14,735
Attached to a house	8	698
Total	8 (0.3%)	74,295 (11.8%)
Other dwelling	0 (0.0%)	5,433 (0.9%)

Dwelling tenure	Arana Hills	Brisbane
Fully owned	737 (31.0%)	186,189 (30.4%)
Being purchased	1,205 (50.6%)	228,014 (37.2%)
Rented	428 (18.0%)	194,213 (31.7%)
Other tenure type	10 (0.4%)	4,492 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	101
Median price	\$368,000
12 month change in median price	0.0%
Avg annual change in median price (10 yrs)	8.6%
Median weekly rent	\$330
Indicative gross rental yield	4.7%
Avg discount	-5.2%
Avg time on market (days)	50
Avg hold period (yrs)	6.7



Greenslopes is situated approximately five kilometres south of the Brisbane CBD. The suburb is a long established residential area within the Brisbane Council Area. The current median unit price within Greenslopes sits at \$368,000 and is quite affordable compared to the surrounding suburbs and considering how close it is to the CBD. Unit prices have recorded no change over the last 12 months however, they have grown by an average of 8.6 percent annually over the last decade. On average, units are currently being discounted by -5.2 percent from their initial listing price and of those which sold during the year, vendors had owned their properties for an average of 6.7 years.

Housing The Greenslopes residential dwelling market shows a fairly even split between houses which account for 44.6 percent of dwellings, and units, which account for 47.6 percent of all dwellings within the suburb. The unit offering within Greenslopes consists mainly of low-rise unit complexes, many of which were built over 15 years ago. In some instances, newer townhouses have entered the market. In most cases, the dwellings are likely to have internal renovation potential.

Rental market The Greenslopes rental market is extremely strong with more than half (54.6 percent) of all dwellings detailed as rental properties. Across units, 74.6 percent are rented within the suburb, which is more than the average across Brisbane (70.9 percent). The median rents for units in Greenslopes are currently recorded at \$330/week which results in an indicative gross rental yield of 4.7 percent.

Demographics Greenslopes had an estimated 8,725 residents as at June 2009. The 2006 Census found that the suburb had a greater proportion of persons aged 15 years and older (87.2 percent) than that found across the city (79.7 percent). Despite this, the average resident age within Greenslopes (33 years) is younger than that of Brisbane (35 years). Greenslopes' average household size (2.1 persons) is considerably smaller than the Brisbane average (2.6 persons), though this is likely due to the larger unit market within the suburb. The average household income for Greenslopes (\$1,063/week) is slightly below the Brisbane average (\$1,111/week), though given the smaller household size and younger average resident, this can be attributed to a population of young professionals. The proportion of Australian born residents within Greenslopes was reportedly similar to Brisbane's results.

Precincts Units situated close to amenities are likely to see higher demand, especially those close to the Greenslopes Private Hospital for both employees and family members of patients. Dwellings along the main roads may be adversely affected by traffic noise, particularly Logan Road which is a major arterial road south of the Brisbane CBD.

Local amenity Greenslopes has its own shopping centre with a number of retailers and a Coles supermarket, while there is also a number of commercial businesses situated along Logan Road. As previously mentioned, the Greenslopes Private Hospital is a significant employment node within the suburb. The locality of Stones Corner is situated in the north of the suburb and has many strip retailers as well as potential for future development and gentrification.

Transport/Infrastructure Greenslopes is well serviced by buses particularly along the South-East Busway. The closest train station, the Buranda station, is located in the neighbouring suburb of Woolloongabba. By private vehicle, access to the suburb is relatively easy along Logan Road.

Capital growth attributes Greenslopes has potential for future price growth. The suburb is located within five kilometres of the CBD and shows good relative affordability with the current median unit price of \$368,000. Greenslopes is provided with significant amenities and good public transport, with future infrastructure improvements likely to further enhance the suburbs appeal. Greenslopes' rental market is quite strong thanks to the suburbs close proximity to the CBD and two major hospitals, the Greenslopes Private Hospital and the Princess Alexandra Hospital. Many of the units show renovation potential which is an excellent way to improve a dwelling's value. Greenslopes' units currently take 50 days to sell and this coupled with the current average discount level of -5.2 percent indicates this is likely to be some scope for negotiation on list prices.

Indicative Sales



Lilly Street, Greenslopes
2 bedroom, 1 bathroom unit
Sold November 2010 - \$295,000

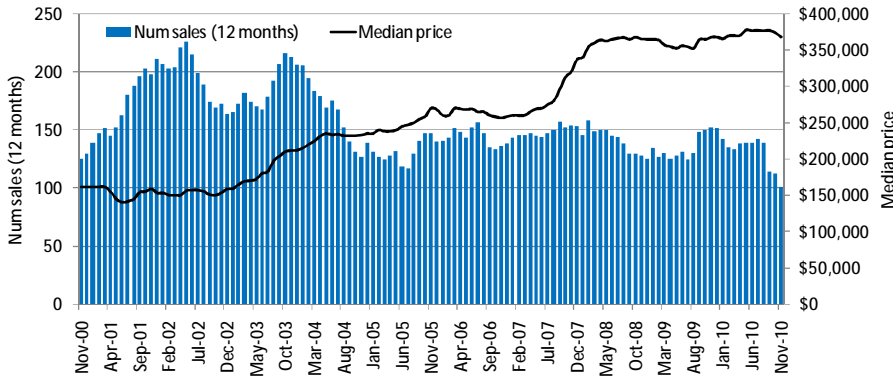


Cleveland Street, Greenslopes
2 bedroom, 1 bathroom unit
Sold November 2010 - \$350,000



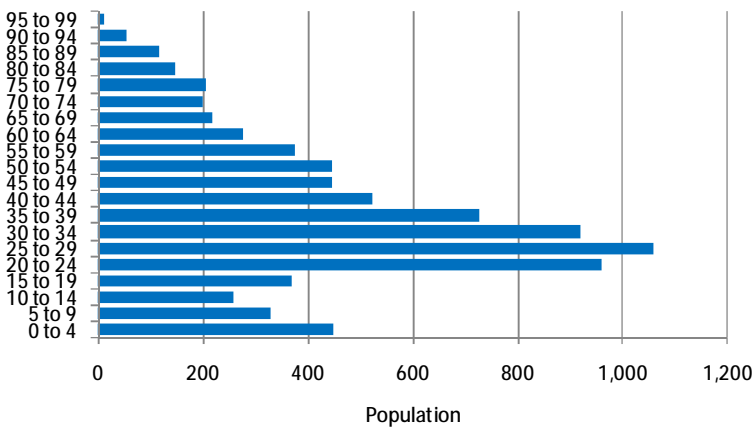
Denman Street, Greenslopes
3 bedroom, 2 bathroom unit
Sold October 2010 - \$450,000

Greenslopes median prices and sales volumes Nov-00 to Nov-10

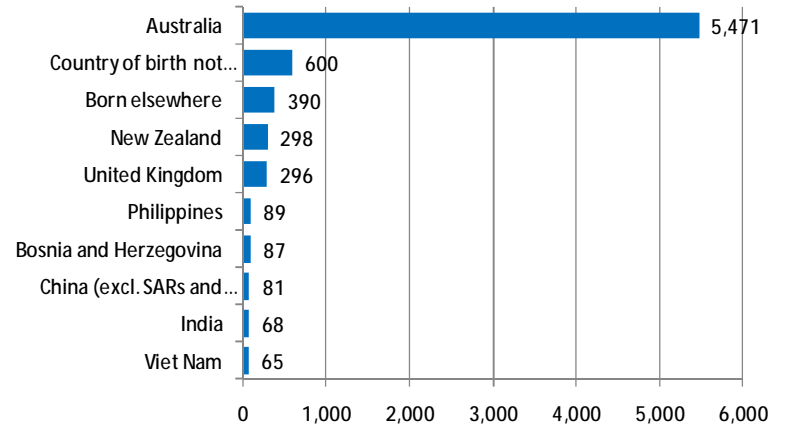


	Greenslopes	Brisbane
Total Population (2006)	8,088	1,763,132
Aged under 15	1,036 (12.8%)	358,748 (20.3%)
Aged 15 to 64	6,101 (75.4%)	1,207,640 (68.5%)
Aged 65 and over	951 (11.8%)	196,744 (11.2%)
Average age	33	35
Average indiv income	\$633	\$516
Average household income	\$1,063	\$1,111
Average household size	2.1	2.6
Born in Australia	5,473 (73.1%)	1,269,990 (76.8%)
Born overseas	2,013 (26.9%)	382,798 (23.2%)
English speaking	6,287 (77.7%)	1,478,907 (83.9%)

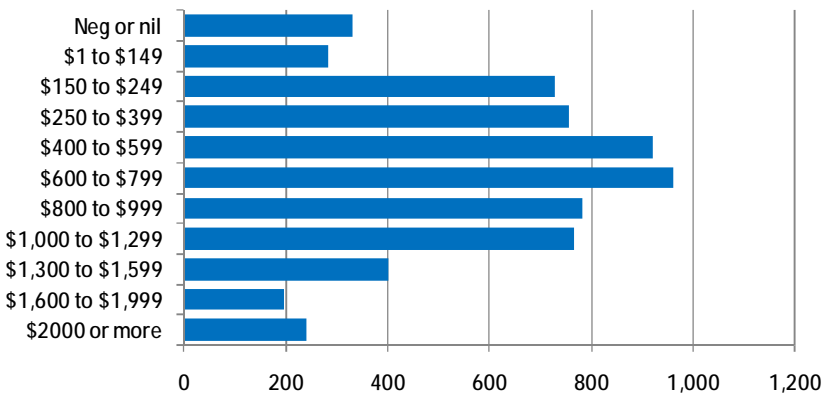
Population distribution



Top ten countries of birth



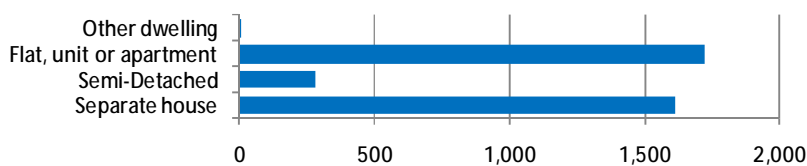
Income distribution



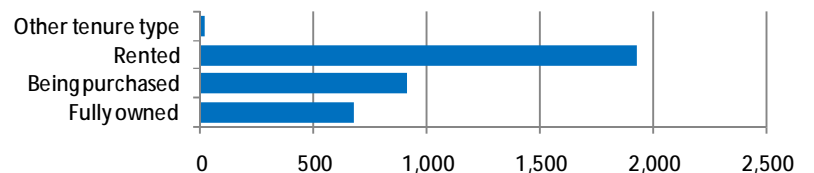
Dwelling Structure	Greenslopes	Brisbane
Separate house	1,612 (44.6%)	502,674 (80.0%)
Semi-Detached	279 (7.7%)	45,586 (7.3%)
Flat, unit or apartment	1,721 (47.6%)	74,295 (11.8%)
1 to 2 storey block	1,138	40,651
3 storey block	540	18,211
4 storey block or higher	43	14,735
Attached to a house	0	698
Total	1,721 (47.6%)	74,295 (11.8%)
Other dwelling	3 (0.1%)	5,433 (0.9%)

Dwelling tenure	Greenslopes	Brisbane
Fully owned	678 (19.2%)	186,189 (30.4%)
Being purchased	906 (25.7%)	228,014 (37.2%)
Rented	1,923 (54.6%)	194,213 (31.7%)
Other tenure type	16 (0.5%)	4,492 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	146
Median price	\$543,000
12 month change in median price	9.7%
Avg annual change in median price (10 yrs)	13.0%
Median weekly rent	\$395
Indicative gross rental yield	3.8%
Avg discount	-6.3%
Avg time on market (days)	46
Avg hold period (yrs)	8.2



Holland Park is situated approximately seven kilometres south-east of the Brisbane CBD and is part of the Brisbane Council Area. The suburb's houses show relative affordability compared to other nearby suburbs within a similar proximity to the CBD. The suburb's current median house price sits at \$543,000 and over the past year, median prices have increased by 9.7 percent, over the last decade, house prices have grown by an even stronger 13.0 percent annually. On average, houses have recorded discounts of -6.3 percent from their initial list price and across the 146 houses which have sold during the past year, the vendors had owned their properties for an average of 8.2 years.

Housing The residential dwelling market within Holland Park shows a strong dominance of houses which account for 88.8 percent of dwellings within the suburb. The suburbs housing market is mostly characterised by post-war two story timber dwellings which often have the potential to be renovated, whether it be internal, external or both.

Rental market Demand for residential dwellings within Holland Park is moderate with 35.8 percent of all dwellings detailed for rental purpose, which is slightly higher than the Brisbane average. Across the housing market, 29.5 percent of houses are rented which is also above Brisbane's average. Median weekly rents for houses are recorded at \$395/week and this result coupled with the median price shows the indicative gross rental yield currently sit at 3.8 percent.

Demographics Holland Park had an estimated 7,982 residents as at June 2009. The 2006 Census found that Holland Park had a similar distribution of residents ages compared to the results across Brisbane. Given this, the suburb's average resident age (34 years) is only slightly lower than the Brisbane average (35 years). The average household income for Holland Park (\$1,131/week) is slightly above the Brisbane average (\$1,111/week) despite the suburb's average household size (2.5 persons) being slightly below Brisbane's average (2.6 persons). The majority of Holland Park residents (81.8 percent) were born in Australia, whilst countries outside of the top 35 countries of migration to Australia and United Kingdom accounted for the greatest number of residents born outside of Australia.

Precincts Houses which are located on or close to busier roads such as Cavendish, Logan and Holland Roads, are likely to be less desirable due to traffic noise. Properties situated within close proximity to parks or any of the schools within Holland Park are likely to see higher demand from families with children which are typically attracted to this suburb.

Local amenity Holland Park enjoys a large variety of commercial and retail business along Logan Road. The suburb is also within close proximity to two shopping centres; the Greenslopes Mall and the Mt Gravatt Homemaker City. Both offer a supermarket while the Greenslopes Mall has predominantly smaller retail outlets, the Homemaker City offers bulky goods retailers such as The Good Guys. As previously mentioned, Holland Park benefits from a number of schools, as well as kindergartens within the suburb.

Transport/Infrastructure Holland Park is serviced regularly by buses which affords easy access to Brisbane's CBD and the surrounding suburbs. By private vehicle, access to the suburb is relatively easy along Logan Road or Cavendish Road, as well as via the Pacific Motorway and Marshall Road.

Capital growth attributes Holland Park is well situated for future capital growth. The suburb is within close proximity of the Brisbane CBD and enjoys good public transport amenity and high quality access by private vehicle. Considerable retail amenities are located within close proximity to Holland Park and the suburb has substantial schooling and young child development conveniences. Houses within Holland Park show relative affordability compared to surrounding suburbs and offer scope to be renovated which can potentially assist in boosting the value of the property. Holland Park houses have taken, on average, 46 days to sell during the past year and have recorded an average discount of -6.5 percent from the initial list price to the ultimate selling price.

Indicative Sales



Eric Road, Holland Park
4 bedroom, 1 bathroom house on 599 sqm
Sold November 2010 - \$450,000

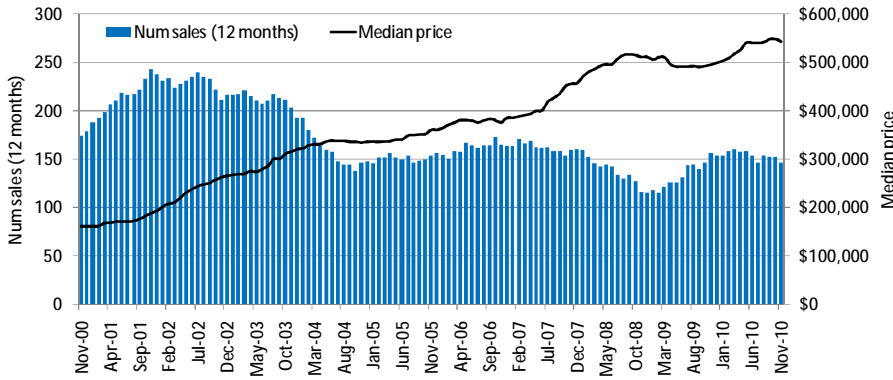


Balcha Street, Holland Park
3 bedroom, 1 bathroom house on 607 sqm
Sold November 2010 - \$550,000



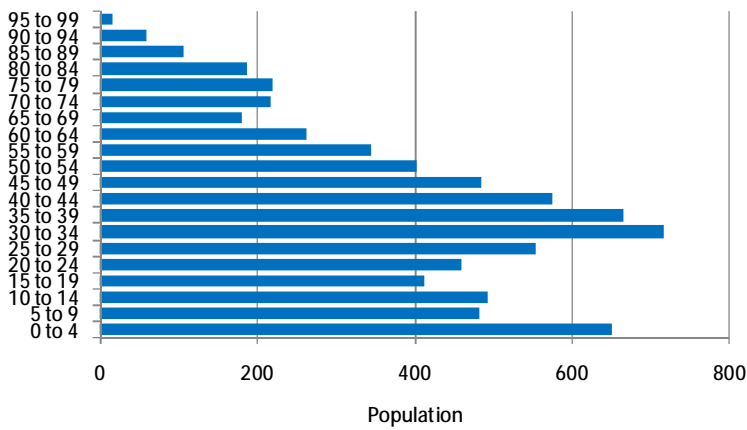
Framont Avenue, Holland Park
3 bedroom, 2 bathroom house on 607 sqm
Sold November 2010 - \$726,000

Holland Park median prices and sales volumes Nov-00 to Nov-10

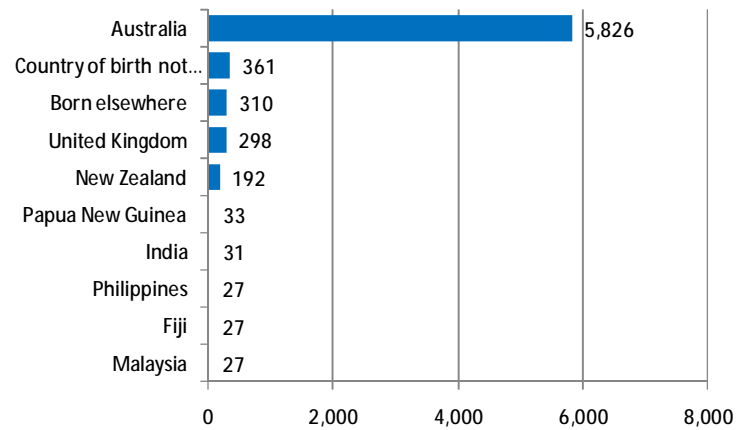


	Holland Park	Brisbane
Total Population (2006)	7,488	1,763,132
Aged under 15	1,625 (21.7%)	358,748 (20.3%)
Aged 15 to 64	4,876 (65.1%)	1,207,640 (68.5%)
Aged 65 and over	987 (13.2%)	196,744 (11.2%)
Average age	34	35
Average indiv income	\$582	\$516
Average household income	\$1,131	\$1,111
Average household size	2.5	2.6
Born in Australia	5,825 (81.8%)	1,269,990 (76.8%)
Born overseas	1,298 (18.2%)	382,798 (23.2%)
English speaking	6,473 (86.4%)	1,478,907 (83.9%)

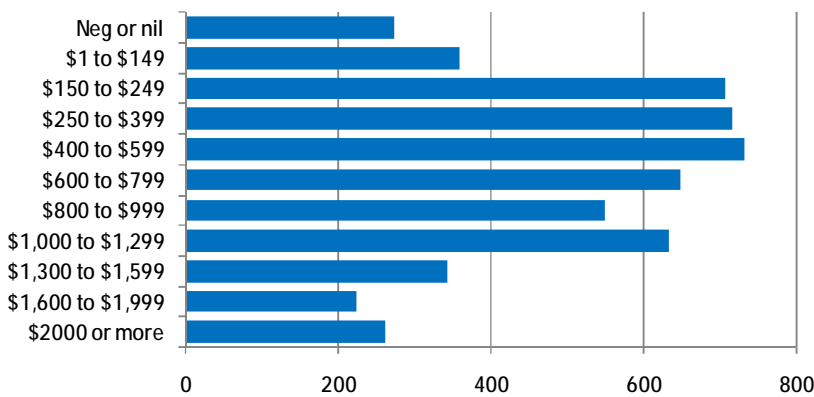
Population distribution



Top ten countries of birth



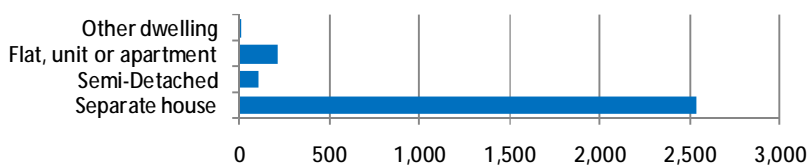
Income distribution



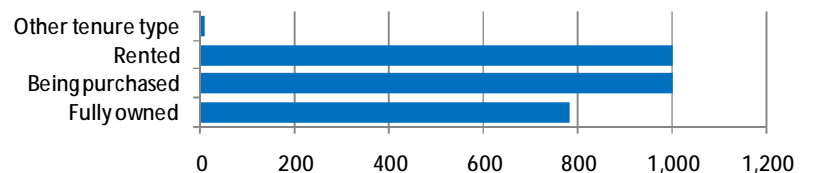
Dwelling Structure	Holland Park	Brisbane
Separate house	2,531 (88.8%)	502,674 (80.0%)
Semi-Detached	101 (3.5%)	45,586 (7.3%)
Flat, unit or apartment	214 (7.5%)	74,295 (11.8%)
1 to 2 storey block	167	40,651
3 storey block	44	18,211
4 storey block or higher	0	14,735
Attached to a house	3	698
Total	214 (7.5%)	74,295 (11.8%)
Other dwelling	3 (0.1%)	5,433 (0.9%)

Dwelling tenure	Holland Park	Brisbane
Fully owned	782 (28.0%)	186,189 (30.4%)
Being purchased	999 (35.8%)	228,014 (37.2%)
Rented	999 (35.8%)	194,213 (31.7%)
Other tenure type	8 (0.3%)	4,492 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	97
Median price	\$450,000
12 month change in median price	5.1%
Avg annual change in median price (10 yrs)	14.4%
Median weekly rent	\$360
Indicative gross rental yield	4.2%
Avg discount	-5.2%
Avg time on market (days)	44
Avg hold period (yrs)	8.1



Salisbury is situated approximately 10 kilometres south of Brisbane's CBD within the Brisbane Council Area. The suburb enjoys significant public transport and local amenities. The current median house price of just \$450,000 is relatively affordable for a suburb so close to the city. During the past year median house prices recorded relatively subdued growth of 5.1 percent, over the last decade houses have recorded superior price growth of an average of 14.4 percent annually. Of the 97 houses sold during the past 12 months, they have recorded average discounting of -5.2 percent and vendors had, on average, owned their properties for 8.1 years.

Housing Salisbury's dwelling market shows an overwhelming dominance of houses with 93.8 percent of all dwellings detailed as detached houses. The suburb's housing offering shows a majority of post-war timber dwellings, many have recently been renovated while many have scope for renovations, often the properties are on large land parcels which may be sub-divided.

Rental market The rental market in Salisbury is quite modest with 28.3 percent of all dwellings being utilised for rental purpose. Across houses, 24.7 percent were detailed as rentals, which is slightly higher than Brisbane's average (23.5 percent). Median house rents in the suburb are currently recorded at \$360/week, this result coupled with the median prices shows the indicative gross rental yield sit at 4.2 percent.

Demographics Salisbury had an estimated 5,861 residents as at June 2009. The 2006 Census found that Salisbury had a greater proportion of residents aged 65 years and older (17.0 percent) compared with the Brisbane average (11.2 percent). Despite this, the suburb's average resident age (35 years) is on par with the Brisbane average. This result shows that Salisbury, on average, had a slightly smaller household size (2.5 persons) than that recorded across Brisbane (2.6 persons), as well, the suburb's average household income (\$1,003/week) was below the city's average (\$1,111/week). The majority of residents (77.1 percent) were born in Australia, with the top 35 countries of migration to Australia and the United Kingdom accounting for the greatest proportion of residents born outside of the country.

Precincts Salisbury has a large industrial precinct within the suburb however, it is generally well separated from the residential area. Houses situated along or close to major roads, or adjacent to the train line would likely be impacted by noise and are less desirable, those houses located within walking distance of the train station and those on large blocks of land are likely to be the most desirable.

Local amenity Salisbury has some local convenience stores including an Aldi Supermarket, as well as a collection of commercial businesses situated along Evans Road. The closest major shopping complex is the Westfield Garden City located within the nearby suburb of Upper Mount Gravatt, which offers an abundance of retail shopping including David Jones, Big W, Kmart, Coles and Woolworths as well as movie cinemas and specialty stores. The Griffith University Nathan Campus is situated adjacent to Salisbury and is likely contributing to the rental demand within the surrounding suburbs.

Transport/Infrastructure Public transport amenity within Salisbury is very good with the suburb having its own train station and a number of bus routes also servicing the suburb, particularly towards the university, city and Garden City. By private vehicle, access to the suburb is relatively easy along Kessels Road via the Pacific Motorway, or Beaudesert Road.

Capital growth attributes Prospects for future growth in Salisbury median house prices would appear to be solid. The suburb is located relatively close to the CBD and enjoys excellent public transport amenity. Salisbury's housing offering is comparatively affordable and many of the properties have scope to be improved upon by renovations or subdivision. Salisbury houses currently take an average of 44 days to sell and this fact coupled with the current average discount level of -5.2 percent indicates that there is likely to be some scope for negotiation on list prices.

Indicative Sales



Regis Street, Salisbury
2 bedroom, 1 bathroom house on 668 sqm
Sold December 2010 - \$330,000

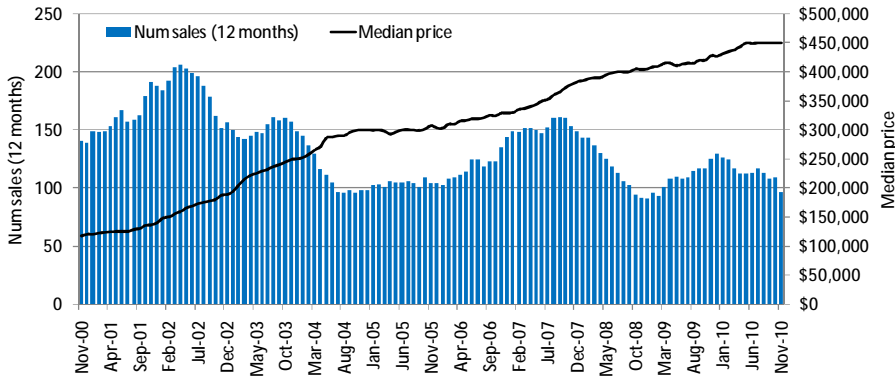


Henson Road, Salisbury
3 bedroom, 1 bathroom house on 809 sqm
Sold March November 2010 - \$455,000



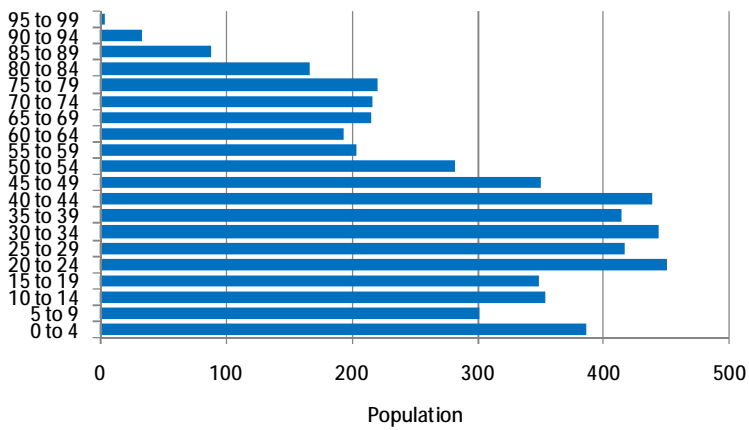
Aird Street, Salisbury
4 bedroom, 2 bathroom house on 405 sqm
Sold October 2010 - \$526,000

Salisbury median prices and sales volumes Nov-00 to Nov-10

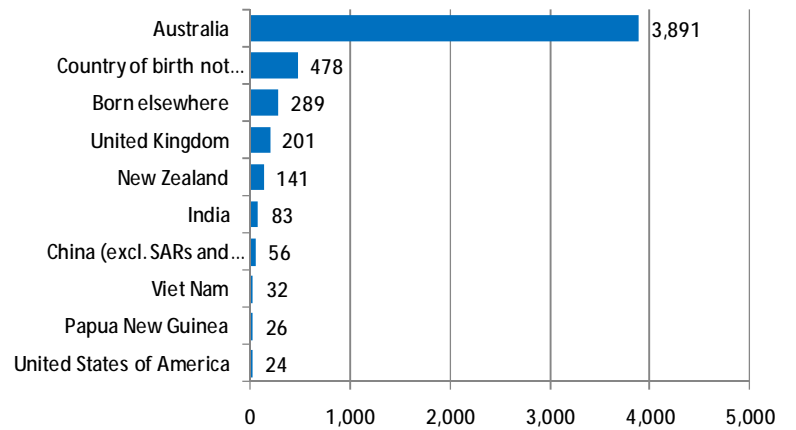


	Salisbury	Brisbane
Total Population (2006)	5,526	1,763,132
Aged under 15	1,043 (18.9%)	358,748 (20.3%)
Aged 15 to 64	3,541 (64.1%)	1,207,640 (68.5%)
Aged 65 and over	942 (17.0%)	196,744 (11.2%)
Average age	35	35
Average indiv income	\$473	\$516
Average household income	\$1,003	\$1,111
Average household size	2.5	2.6
Born in Australia	3,890 (77.1%)	1,269,990 (76.8%)
Born overseas	1,153 (22.9%)	382,798 (23.2%)
English speaking	4,380 (79.3%)	1,478,907 (83.9%)

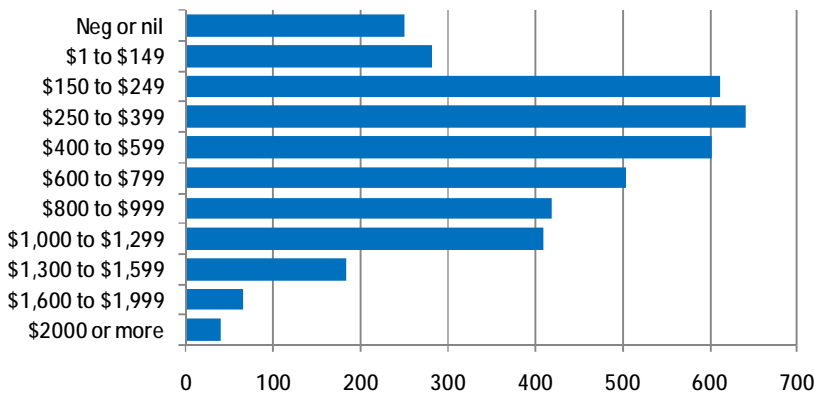
Population distribution



Top ten countries of birth



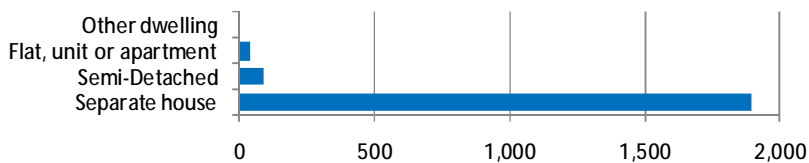
Income distribution



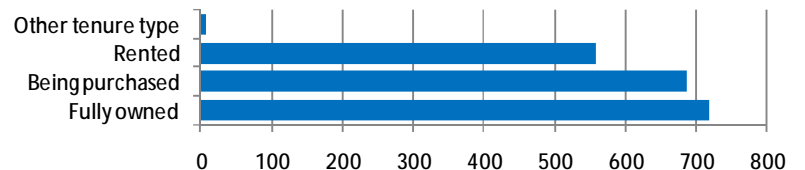
Dwelling Structure	Salisbury	Brisbane
Separate house	1,892 (93.8%)	502,674 (80.0%)
Semi-Detached	87 (4.3%)	45,586 (7.3%)
Flat, unit or apartment	38 (1.9%)	74,295 (11.8%)
1 to 2 storey block	34	40,651
3 storey block	0	18,211
4 storey block or higher	0	14,735
Attached to a house	4	698
Total	38 (1.9%)	74,295 (11.8%)
Other dwelling	0 (0.0%)	5,433 (0.9%)

Dwelling tenure	Salisbury	Brisbane
Fully owned	718 (36.4%)	186,189 (30.4%)
Being purchased	687 (34.9%)	228,014 (37.2%)
Rented	558 (28.3%)	194,213 (31.7%)
Other tenure type	7 (0.4%)	4,492 (0.7%)

Dwelling types



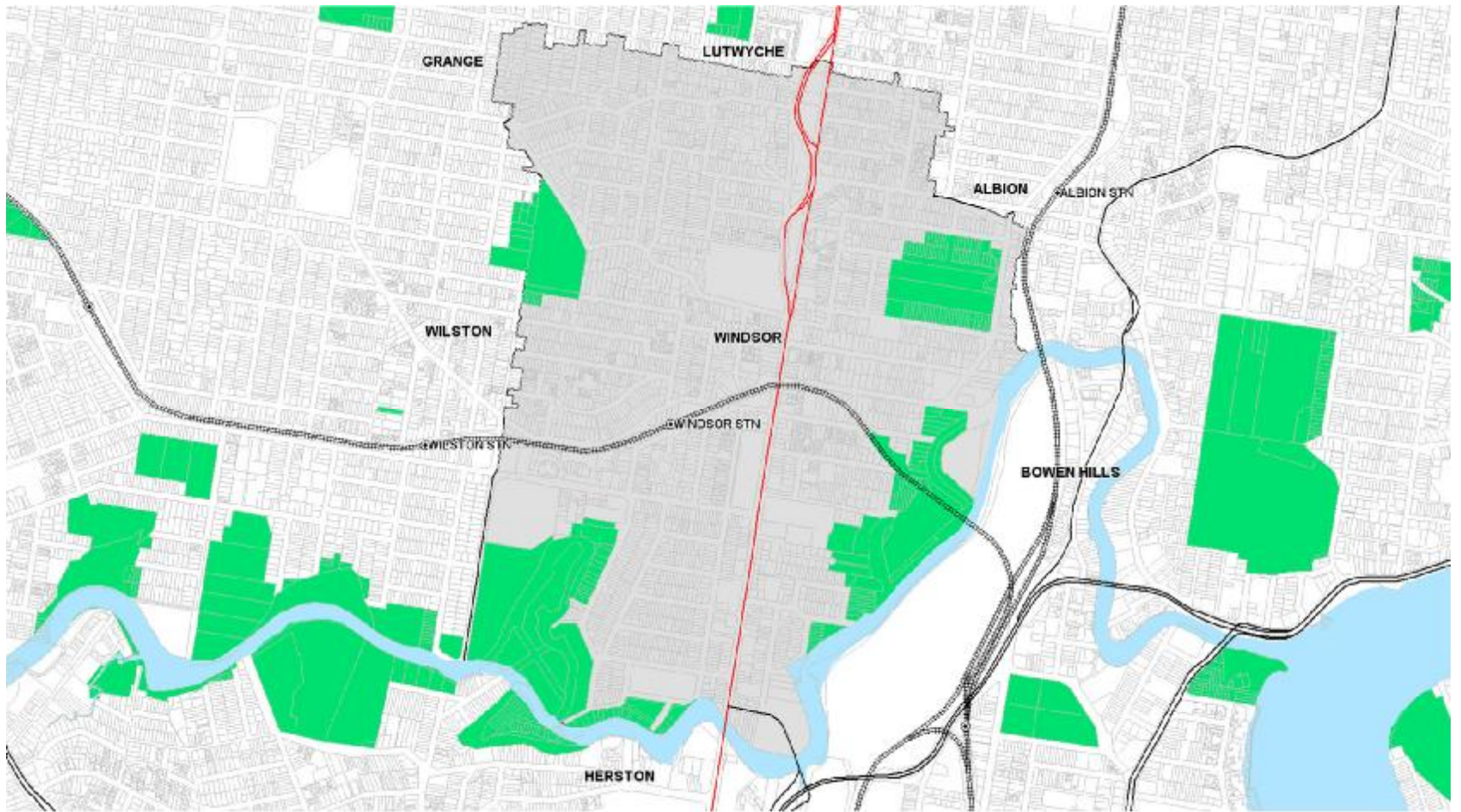
Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	32
Median price	\$368,000
12 month change in median price	6.4%
Avg annual change in median price (10 yrs)	10.4%
Median weekly rent	\$353
Indicative gross rental yield	5.0%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	8.3



Windsor is situated less than four kilometres north of Brisbane's CBD within the Brisbane Council Area. The current median unit price within Windsor of \$368,000 represents good affordability, especially compared to surrounding suburbs and those suburbs a similar distance from the city. Over the past 12 months, unit prices have grown by 6.4 percent and over the past decade unit prices have recorded superior growth of 10.4 percent annually. Of the 32 units which sold over the year, vendors have owned their properties for an average of 8.3 years.

Housing The property market within Windsor shows a slight dominance towards detached houses which account for 58.6 percent of all dwellings, units account for 37.3 percent of the suburbs dwellings. The unit market within Windsor is predominantly large low-rise brick unit buildings often constructed over 15 years ago. These properties are likely to have internal renovation potential. Some of the large old Queenslander-style homes have been converted into units as well. Modern unit complexes have entered the market within the last decade offering many modern conveniences such as pools and gyms which many of the older complexes do not have.

Rental market The rental market within Windsor is quite strong with 47.6 percent of all residential properties utilised for rental purposes. For units, 79.6 percent of dwellings are rented, which is above the result across the city (70.9 percent). Median weekly rents for Windsor units are recorded at \$353/week, and when coupled with the median unit price, the indicative gross rental yields are recorded at 5.0 percent. Windsor's close proximity to the Royal Brisbane Hospital likely increases rental demand.

Demographics Windsor had an estimated 6,486 residents as at June 2009. The 2006 Census showed that the suburb had a lower proportion of residents aged 65 years and above (9.9 percent) than that across the city (11.2 percent). Given this, Windsor's average resident age (34 years) was slightly below the average across Brisbane (35 years). The average household size of Windsor (2.2 persons) was much smaller than Brisbane's average (2.6 persons) however, the suburb's average household income (\$1,147/week) is slightly higher than the Brisbane average (\$1,111/week), which is likely reflective of a residency maintained by young professionals with a below average number of family households. 79.0 percent of Windsor residents were born in Australia, whilst the United Kingdom and New Zealand account for the greatest proportion of residents born elsewhere.

Precincts Windsor is predominantly residential. Dwellings close to or nearby busy roads, or situated along the train line are likely to be less appealing due to the associated noise. Units close to public transport and shopping amenities will likely see higher demand. The suburb is elevated in some locations, as such, units with views may also be more attractive to purchasers.

Local amenity The Homezone complex is located towards the south of the suburb and offers some retail amenities. The closest shopping centre is the Lutwyche Centro along Lutwyche Road, in the neighbouring suburb of Lutwyche and includes a Coles, Aldi and a number of specialty stores. Lutwyche Road also offers a range of commercial businesses. The neighbouring suburb of Wilston offers a number of restaurants situated along Kedron Brook Road.

Transport/Infrastructure Windsor has excellent public transport amenity with its own train station and a number of bus routes within the suburb. Access to the suburb by private vehicle is also especially easy along Lutwyche Road which also connects to both the Inner City Bypass and the Clem 7 tunnel.

Capital growth attributes Windsor has strong prospects for future capital growth. The median unit price shows relative affordability as well as recording above average rental yields. Windsor benefits from excellent public transport amenity and is situated very close to the Brisbane CBD. . The current unit market also has scope for renovation to help boost capital value and ongoing local area improvements such as the Northern Busway and RNA Showground redevelopment should help the local market.

Indicative Sales



Sixth Avenue, Windsor
3 bedroom, 2 bathroom unit
Sold September 2010 - \$515,000

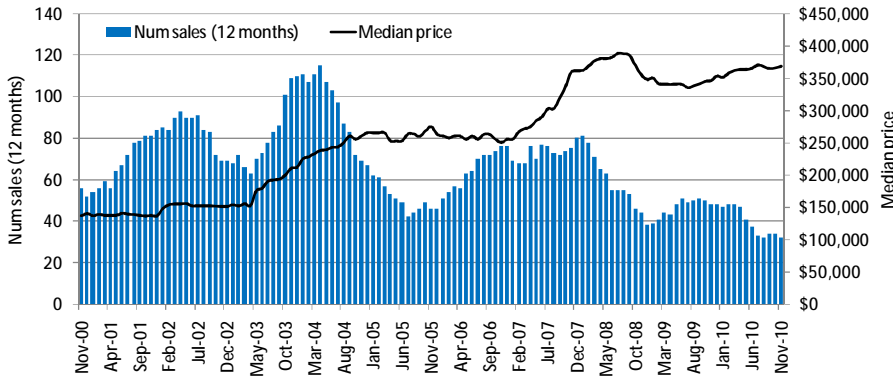


Rosemount Terrace, Windsor
2 bedroom, 1 bathroom unit
Sold October 2010 - \$366,000



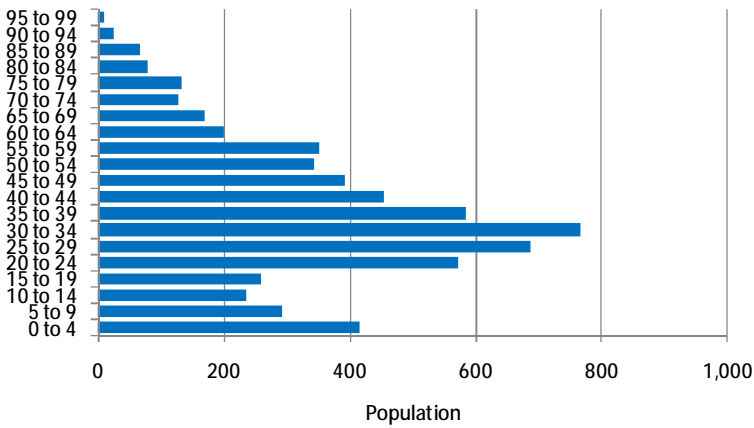
Harris Street, Windsor
2 bedroom, 1 bathroom unit
Sold September 2010 - \$265,000

Windsor median prices and sales volumes Nov-00 to Nov-10

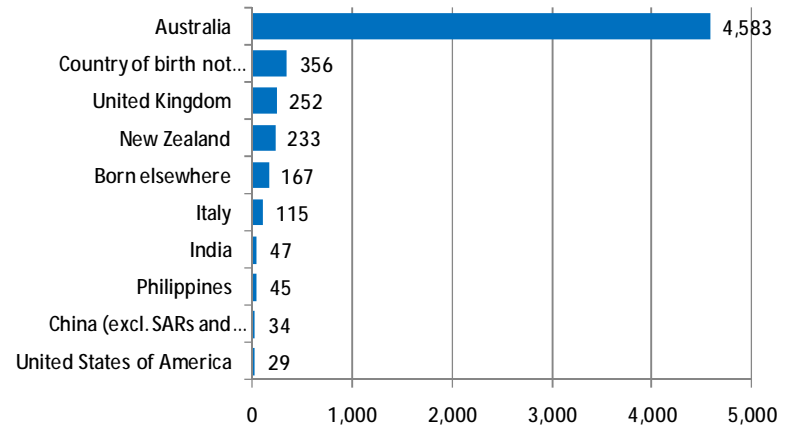


	Windsor	Brisbane
Total Population (2006)	6,164	1,763,132
Aged under 15	941 (15.3%)	358,748 (20.3%)
Aged 15 to 64	4,615 (74.9%)	1,207,640 (68.5%)
Aged 65 and over	608 (9.9%)	196,744 (11.2%)
Average age	34	35
Average indiv income	\$647	\$516
Average household income	\$1,147	\$1,111
Average household size	2.2	2.6
Born in Australia	4,584 (79.0%)	1,269,990 (76.8%)
Born overseas	1,221 (21.0%)	382,798 (23.2%)
English speaking	5,144 (83.5%)	1,478,907 (83.9%)

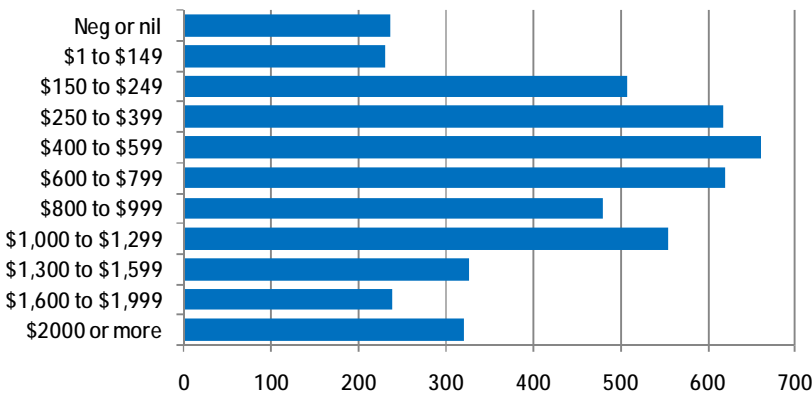
Population distribution



Top ten countries of birth



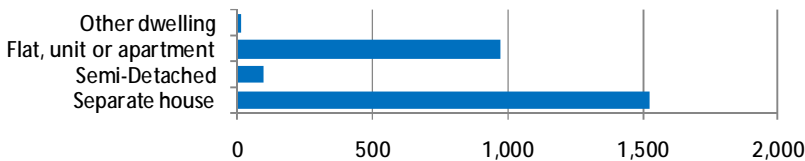
Income distribution



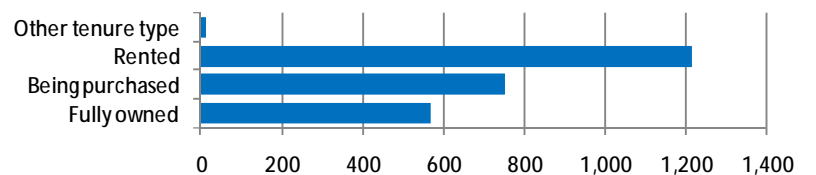
Dwelling Structure	Windsor	Brisbane
Separate house	1,526 (58.6%)	502,674 (80.0%)
Semi-Detached	96 (3.7%)	45,586 (7.3%)
Flat, unit or apartment	972 (37.3%)	74,295 (11.8%)
1 to 2 storey block	746	40,651
3 storey block	174	18,211
4 storey block or higher	33	14,735
Attached to a house	19	698
Total	972 (37.3%)	74,295 (11.8%)
Other dwelling	10 (0.4%)	5,433 (0.9%)

Dwelling tenure	Windsor	Brisbane
Fully owned	570 (22.4%)	186,189 (30.4%)
Being purchased	752 (29.5%)	228,014 (37.2%)
Rented	1,214 (47.6%)	194,213 (31.7%)
Other tenure type	13 (0.5%)	4,492 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Adelaide

Key Statistics

Number of sales	10
Median price	\$287,500
12 month change in median price	6.4%
Avg annual change in median price (10 yrs)	12.6%
Median weekly rent	\$265
Indicative gross rental yield	4.8%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	n.a.



Dulwich is located within the Burnside Council Area and is situated adjacent to the Adelaide CBD. Dulwich units represent excellent value with the current median unit price of \$287,500 being much more affordable than the surrounding suburbs, despite the suburbs location so close to the CBD. The median unit price has recorded subdued growth of 6.4 percent during the last 12 months however, over the last decade units have recorded superior price growth of 12.6 percent as an annual average. The suburb's unit market is quite small with just 10 sales last year and a total of 131 units.

Housing The property market within Dulwich shows a clear dominance of detached houses which account for 73.3 percent of all dwellings. Units comprise just 19.0 percent of all dwellings within the suburb, which is actually higher than the average across Adelaide (10.6 percent). The Dulwich unit market is dominated by old brick low-rise buildings which are likely to have significant internal renovation potential.

Rental market Dulwich's rental market is quite modest with 30.4 percent of all dwelling being used for rental purpose. For units, 72.8 percent within the suburb were detailed as rentals, which is greater than the average of 64.9 percent across the city. Dulwich units have a current median weekly rent of \$265/week, this result coupled with the median unit price, results in an indicative gross rental yield of 4.8 percent.

Demographics Dulwich had an estimated 1,842 residents as at June 2009 however, the suburb has recorded a population increase at an average of 3.1 percent annually over the previous three years. The 2006 Census found that the suburb had a much lower proportion of residents aged 65 years and older (7.8 percent) than that recorded across Adelaide (15.3 percent). Given this, it is no surprise that the suburbs average resident age (36 years) is lower than Adelaide's average (38 years). Dulwich has an average household size of 2.5 persons, which is slightly higher than Adelaide's average (2.4 persons). The average household income for Dulwich residents (\$1,473/week) is well above the Adelaide average income (\$924/week). The vast majority of Dulwich residents (81.9 percent) were born in Australia, the United Kingdom and countries outside the top 35 countries of migration to Australia account for the majority of the remaining 18.1 percent of residents born outside of Australia.

Precincts Dulwich is a predominantly residential suburb however, office space lines Greenhill and Fullarton Roads. Dwellings situated on, or nearby to these two main roads are likely to be less appealing than those located on quieter streets. Units close to public transport and shopping amenities are likely to be the most desirable. The suburb is adjacent to the Adelaide Parklands and the Glenside Hospital, each providing further appeal to the suburb.

Local amenity As previously mentioned, the Glenside Hospital is positioned adjacent to Dulwich's southern border and is a significant local working node. The suburb has some local shopping amenities, generally located near the Dulwich Centre, which includes cafes, restaurants and an IGA supermarket. The closest major shopping centre is Burnside Village in the neighbouring suburb of Glenside, which affords significant retail amenity.

Transport/Infrastructure Dulwich is well facilitated by public transport with a number of bus routes servicing the suburb. Access to Dulwich by private vehicle is also quite easy thanks to Fullarton and Greenhill Roads. The proximity to the city centre means retail amenity is also quite close by.

Capital growth attributes The potential for future capital growth in unit prices within Dulwich is solid. The suburb is directly adjacent to the Adelaide CBD and has a median unit price below \$300,000. Transport amenity within the suburb and the neighbouring CBD is excellent as is the provision of local retail amenity. Since the unit market is quite small, supply constraints may place upward pressure on unit prices, whilst renovations can help improve the value of dwellings. The current median unit price is much more affordable than most other suburbs located so close to the CBD.

Indicative Sales



Albert Street, Dulwich
2 bedroom, 1 bathroom unit
Sold December 2010 - \$445,000

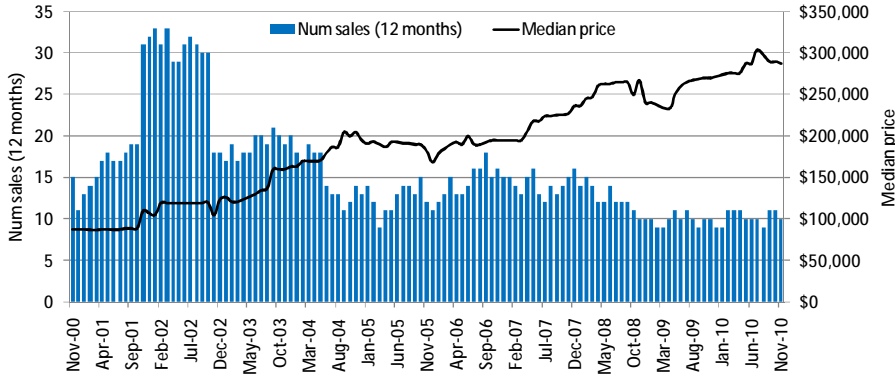


Dulwich Avenue, Dulwich
1 bedroom, 1 bathroom unit
Sold December 2010 - \$288,000



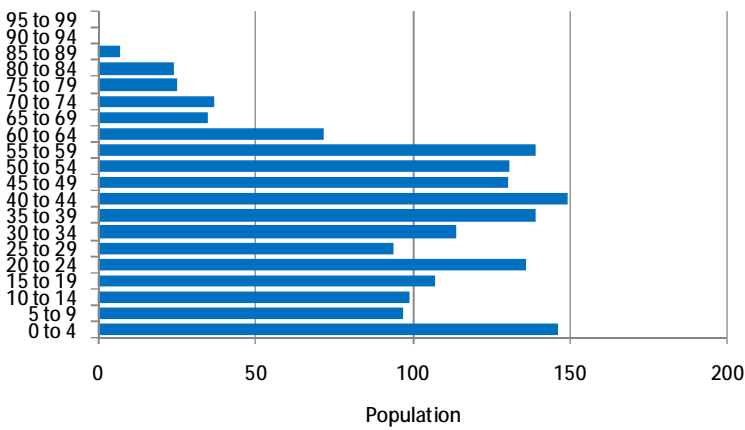
Stuart Road, Dulwich
1 bedroom, 1 bathroom unit
Sold April 2010 - \$241,000

Dulwich median prices and sales volumes
Nov-00 to Nov-10

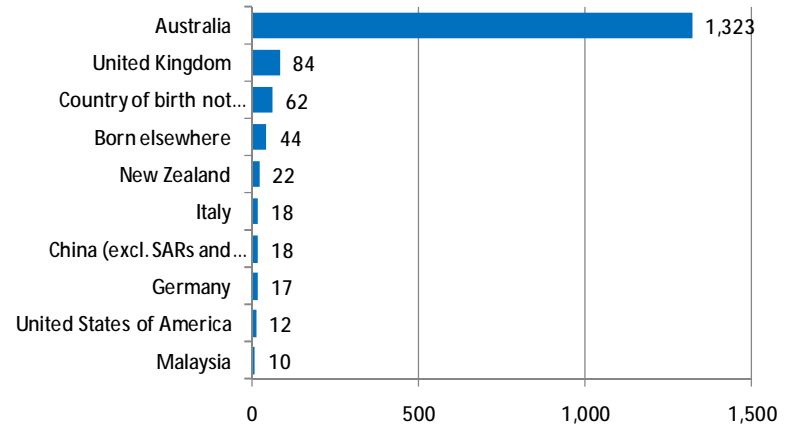


	Dulwich	Adelaide
Total Population (2006)	1,679	1,105,841
Aged under 15	343 (20.4%)	197,295 (17.8%)
Aged 15 to 64	1,204 (71.7%)	739,205 (66.8%)
Aged 65 and over	131 (7.8%)	169,341 (15.3%)
Average age	36	38
Average indiv income	\$702	\$447
Average household income	\$1,473	\$924
Average household size	2.5	2.4
Born in Australia	1,325 (81.9%)	781,447 (74.9%)
Born overseas	292 (18.1%)	262,368 (25.1%)
English speaking	1,442 (85.9%)	889,589 (80.4%)

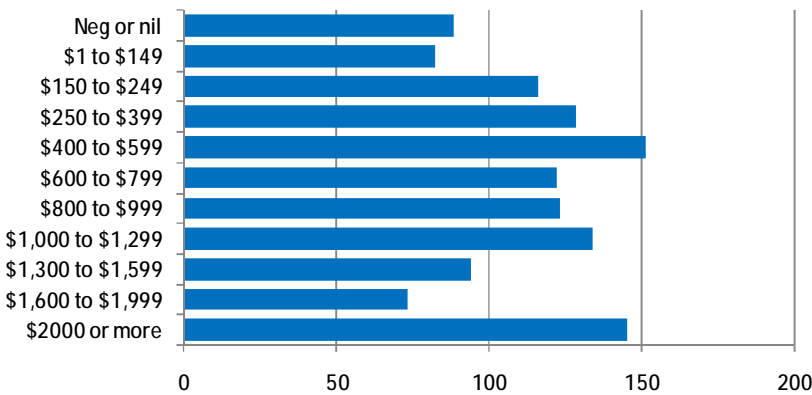
Population distribution



Top ten countries of birth



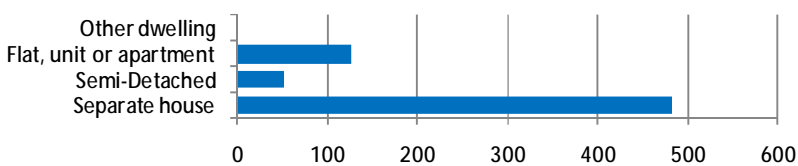
Income distribution



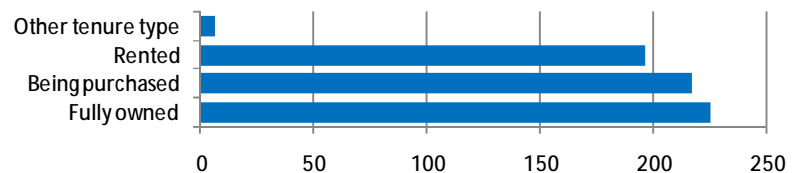
Dwelling Structure	Dulwich	Adelaide
Separate house	482 (73.3%)	331,336 (77.0%)
Semi-Detached	51 (7.8%)	52,049 (12.1%)
Flat, unit or apartment	125 (19.0%)	45,696 (10.6%)
1 to 2 storey block	125	38,805
3 storey block	0	3,228
4 storey block or higher	0	3,232
Attached to a house	0	431
Total	125 (19.0%)	45,696 (10.6%)
Other dwelling	0 (0.0%)	1,443 (0.3%)

Dwelling tenure	Dulwich	Adelaide
Fully owned	225 (34.9%)	144,652 (34.6%)
Being purchased	217 (33.7%)	152,864 (36.6%)
Rented	196 (30.4%)	114,900 (27.5%)
Other tenure type	6 (0.9%)	5,755 (1.4%)

Dwelling types



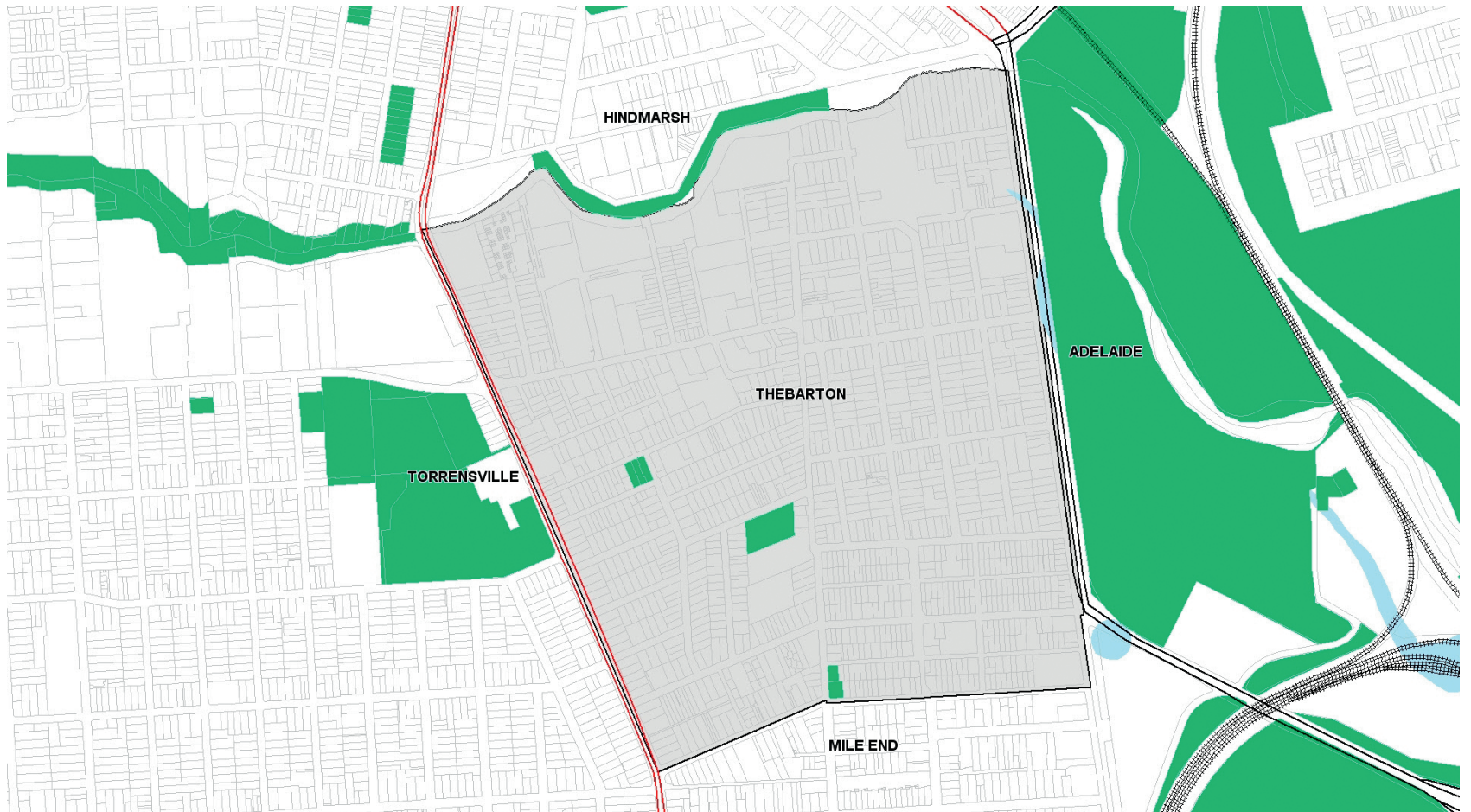
Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	15
Median price	\$420,000
12 month change in median price	3.7%
Avg annual change in median price (10 yrs)	10.3%
Median weekly rent	\$360
Indicative gross rental yield	4.5%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	n.a.



Thebarton is situated directly to the north-west of the Adelaide CBD and is located within the West Torrens Council Area. When compared to surrounding suburbs and considering the current median house price of \$420,000, it represents a very appealing purchasing opportunity especially given how close it is to the CBD. Over the past 12 months the median house price has increased by just 3.7 percent.

Housing The housing market within Thebarton is dominated by detached houses (89.3 percent of all dwellings). The suburb's housing shows a dominance of smaller federation houses, externally little renovation is possible but many are likely to have internal renovation potential which can add real value to the property.

Rental market Rental dwellings account for 45.8 percent of all dwellings in Thebarton, which is much greater than the 27.5 percent of rental dwellings across Adelaide. For houses, 37.0 percent are detailed as rented, again much greater than the 18.3 percent across the city. Thebarton's median weekly rent for houses is recorded at \$360/week, and when coupled with the median house price, indicative gross rental yields are currently recorded at 4.5 percent.

Demographics Thebarton had an estimated 1,471 residents at the end of June 2009 and the suburb has recorded average population growth of 3.5 percent annually for the previous three years. The 2006 Census found that the suburb had slightly more persons aged 65 years of age and older (18.5 percent) than that recorded throughout Adelaide (15.3 percent). Despite this, Thebarton's average age (37 years) is actually slightly lower than Adelaide's average (38 years) and the average household size was much lower (2.1 persons) than that recorded across Adelaide (2.4 persons). The average household income for Thebarton residents (\$727/week) is well below the Adelaide average income, recorded at \$924/week. The residents of Thebarton were largely born in Australia (67.8 percent) with persons born in Greece and those born outside of the top 35 nations of migration to Australia accounting for the majority of the remaining 32.2 percent of persons born outside of Australia.

Precincts The suburb tends to have clearly defined residential and industrial areas however, those houses which sit closer to the industry are likely to be less desirable than those situated in the middle of the residential area. Similarly those houses situated further away from Port and South Roads are also likely to be more desirable.

Local amenity Thebarton has its own independent supermarket which provides much needed convenience to the local area. The closest major retail amenity is found in the Adelaide CBD where there is a significant supply of retailers. There are few restaurants situated in Thebarton however, the CBD and North Adelaide have a very large supply of restaurants and dining options and both are directly adjacent to Thebarton.

Transport/Infrastructure Transport amenity within the suburb is entirely comprised of buses which run along most of the major roads whilst North Adelaide and Bowden train stations are within walking distance of most parts of the suburb. Access by private vehicle to Thebarton is also quite easy thanks to Port Road and South Road, both of which are major roads.

Capital growth attributes The potential for future capital growth in house prices within Thebarton are strong. The suburb is directly adjacent to the Adelaide CBD and has a relatively affordable median house price. Transport amenity within the suburb and the neighbouring CBD is excellent as is the provision of retail thanks to the proximity to the CBD. The suburb's housing market is dominated by character housing which in some instances may have external renovation potential and in most cases is likely to have internal renovation potential. The current median house price is much more affordable than most other suburb's located so close to the CBD.

Indicative Sales



George Street, Thebarton
4 bedroom, 1 bathroom house on 328 sqm
Sold September 2010 - \$385,500

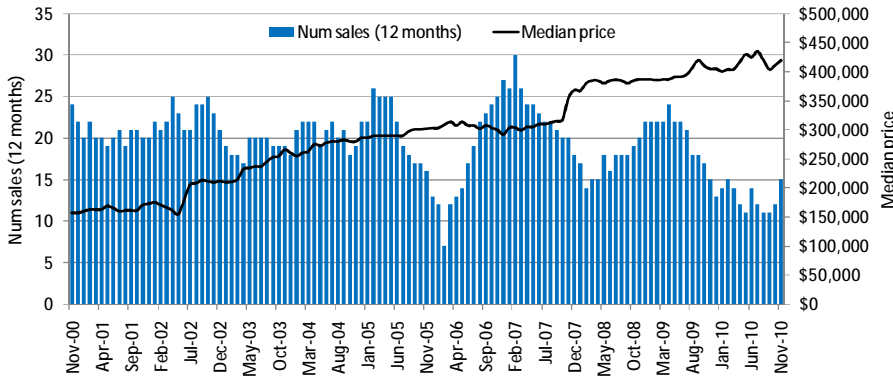


Livingstone Street, Thebarton
3 bedroom, 1 bathroom house on 604 sqm
Sold November 2010 - \$400,000



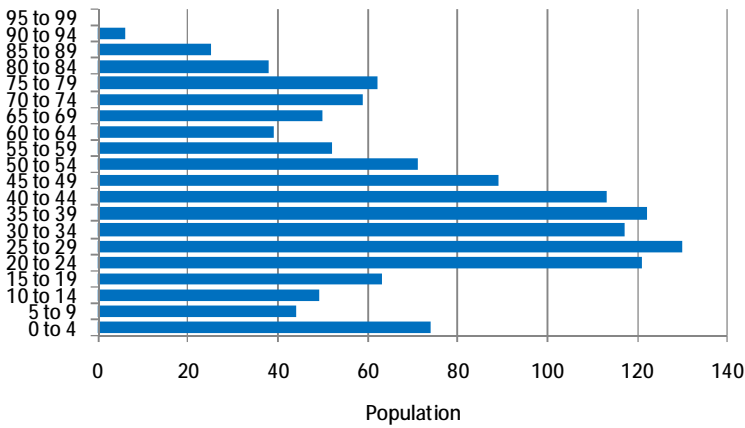
George Street, Thebarton
3 bedroom, 1 bathroom house on 710 sqm
Sold November 2010 - \$521,000

Thebarton median prices and sales volumes Nov-00 to Nov-10

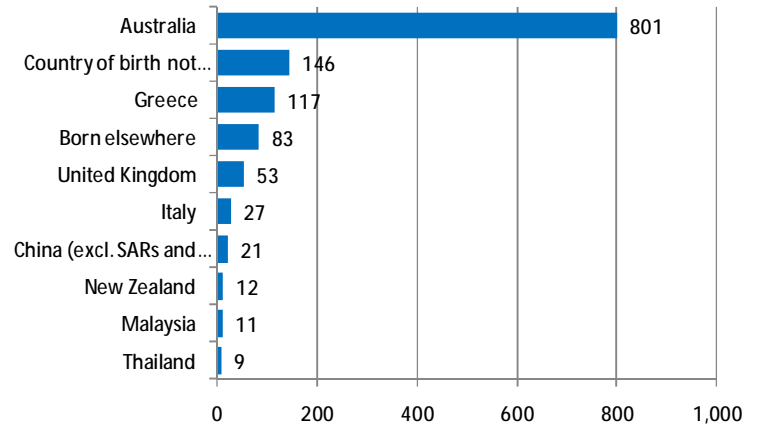


	Thebarton	Adelaide
Total Population (2006)	1,327	1,105,841
Aged under 15	171 (12.9%)	197,295 (17.8%)
Aged 15 to 64	911 (68.7%)	739,205 (66.8%)
Aged 65 and over	245 (18.5%)	169,341 (15.3%)
Average age	37	38
Average indiv income	\$384	\$447
Average household income	\$727	\$924
Average household size	2.1	2.4
Born in Australia	801 (67.8%)	781,447 (74.9%)
Born overseas	381 (32.2%)	262,368 (25.1%)
English speaking	807 (60.8%)	889,589 (80.4%)

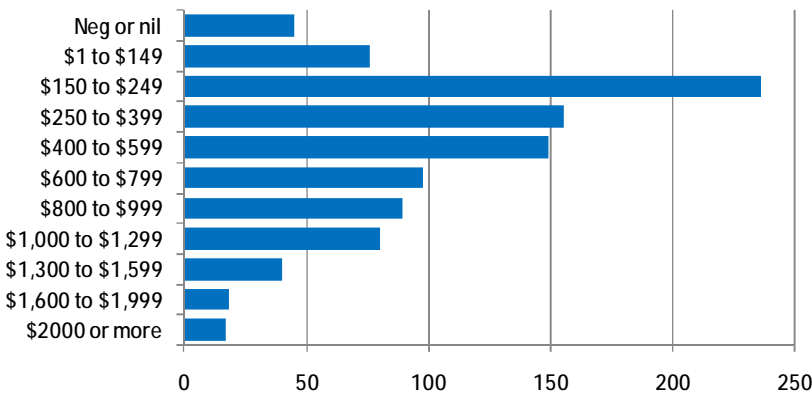
Population distribution



Top ten countries of birth



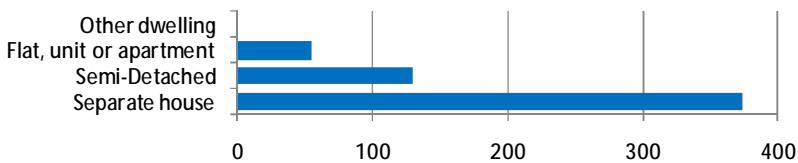
Income distribution



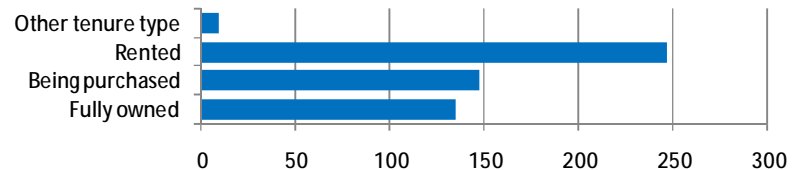
Dwelling Structure	Thebarton	Adelaide
Separate house	374 (67.0%)	331,336 (77.0%)
Semi-Detached	129 (23.1%)	52,049 (12.1%)
Flat, unit or apartment	55 (9.9%)	45,696 (10.6%)
1 to 2 storey block	55	38,805
3 storey block	0	3,228
4 storey block or higher	0	3,232
Attached to a house	0	431
Total	55 (9.9%)	45,696 (10.6%)
Other dwelling	0 (0.0%)	1,443 (0.3%)

Dwelling tenure	Thebarton	Adelaide
Fully owned	135 (25.1%)	144,652 (34.6%)
Being purchased	147 (27.4%)	152,864 (36.6%)
Rented	246 (45.8%)	114,900 (27.5%)
Other tenure type	9 (1.7%)	5,755 (1.4%)

Dwelling types



Tenure of dwellings

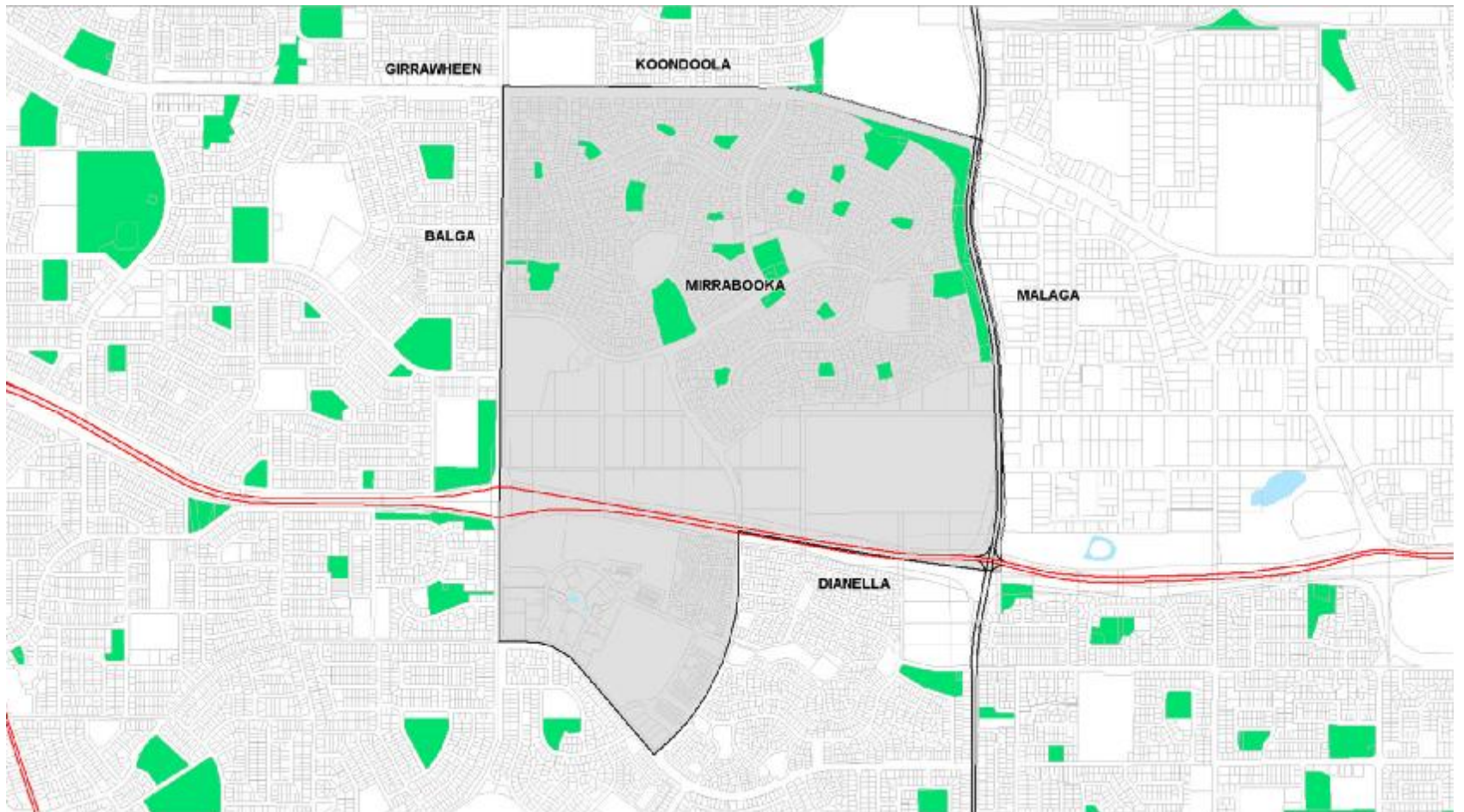


Sources: rpdata, ABS.

Perth

Key Statistics

Number of sales	77
Median price	\$365,000
12 month change in median price	4.3%
Avg annual change in median price (10 yrs)	13.1%
Median weekly rent	\$350
Indicative gross rental yield	5.0%
Avg discount	-5.6%
Avg time on market (days)	56
Avg hold period (yrs)	8.2



Mirrabooka is located within the Stirling Council Area and is situated approximately 11 kilometres north of the Perth CBD. The suburb's median house price of \$365,000 is substantially more affordable than the median prices within nearby suburbs. The past 12 months, median house prices have grown by 4.3 percent however, over the past decade house prices have increased by an average of 13.1 percent annually. Of the 77 houses which have sold within Mirrabooka over the year, vendors have owned their properties for an average of 8.2 years.

Housing The housing market in Mirrabooka shows a clear majority of detached houses which account for 89.5 percent of all dwellings within the suburb. The house offering within Mirrabooka is characterised by mostly brick dwellings constructed over 20 years ago which appear to have scope for renovation, often both internal and external. The land parcels are often quite large too, suggesting there is potential for some subdivision of blocks.

Rental market Mirrabooka's rental market is moderate although greater than the Perth average with 32.5 percent of all dwellings detailed as rentals. Across the housing market there is also a proportionally larger rental market with 27.3 percent of properties utilised for rental purposes, compared to the 19.8 percent of houses across the city being rented. The median house rent for Mirrabooka is currently \$350/week, this result combined with the median house price shows indicative gross rental yields sit at 5.0 percent.

Demographics Mirrabooka had an estimated 8,696 residents at the end of June 2009 and the suburb has recorded population growth of 3.7 percent annually on average during the previous three years. The 2006 Census showed the suburb had a lower proportion of residents aged 65 years and older (6.5 percent) than the Perth average (12.0 percent). Given this, it is no surprise that Mirrabooka has a lower average resident age (30 years) than that recorded across the city (36 years) and the suburb has a larger proportion of family households with the average household size (3.2 persons) being significantly above that across Perth (2.5 persons). Mirrabooka's average household income is recorded at \$821/week which is below the \$1,086/week recorded across the city. The majority (51.5 percent) of residents have migrated to Australia, with those born outside the top 35 countries of migration to Australia and Vietnam accounting for the greatest proportion of these residents.

Precincts Mirrabooka is predominantly residential and also has a number of parks within the suburb. Houses situated on or close to busy roads are likely to be less desirable than those further away. Properties which are located close to public transport and shopping amenities are likely to be the most desirable as are those houses next to any of the parks on quiet streets.

Local amenity Mirrabooka enjoys significant amenities with the Mirrabooka Village providing smaller conveniences, whilst the Mirrabooka Square Shopping Centre is a major shopping facility for the surrounding suburbs, which also includes the Mirrabooka Medical Centre and Mirrabooka's Public Library. The Malaga Markets, located in the neighbouring suburb of Malaga, also offers significant retail amenities.

Transport/Infrastructure Mirrabooka enjoys good quality public transport with a number of bus routes servicing the suburb. Access to the suburb by private vehicle is relatively easy along the Reid Highway.

Capital growth attributes The Mirrabooka housing market appears to have solid prospects for future capital growth. The suburb shows relative affordability compared to most of the surrounding suburbs. Mirrabooka enjoys a plethora of local shopping amenities and has quality public transport. Many of the houses show considerable renovation potential, which is an excellent way to boost their value. Houses within Mirrabooka took on average, 56 days to sell over the last year, suggesting there maybe some scope for negotiation, however, they recorded relatively low vendor discounting of -5.6 percent.

Indicative Sales



Bosberry Retreat, Mirrabooka
4 bedroom, 2 bathroom house on 549 sqm
Sold December 2010 - \$375,000

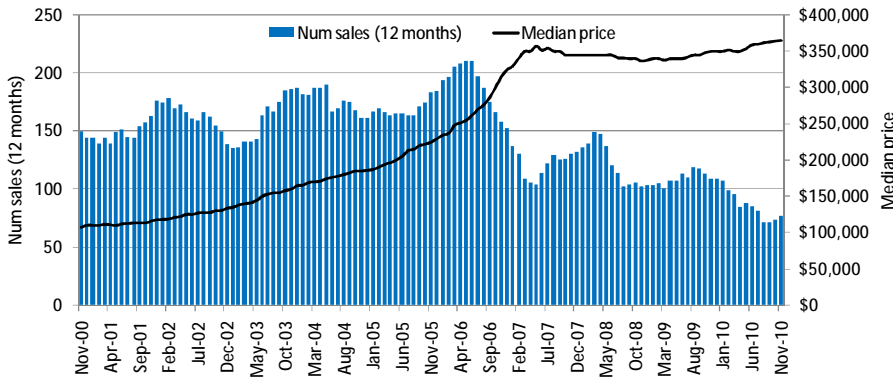


Apple Blossom Drive, Mirrabooka
3 bedroom, 1 bathroom house on 700 sqm
Sold November 2010 - \$315,000



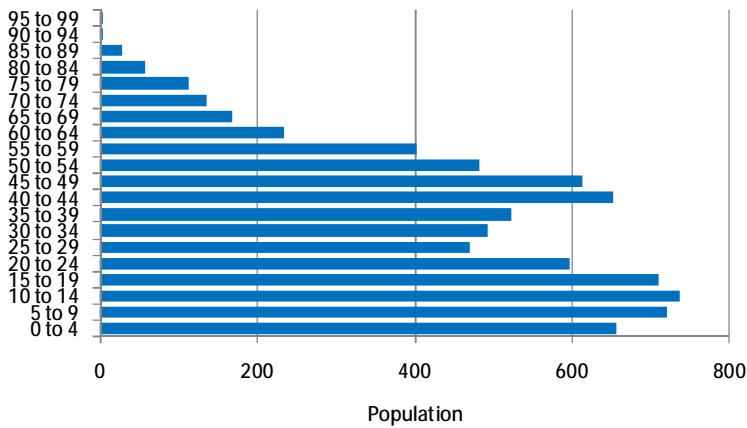
Floribunda Gardens, Mirrabooka
4 bedroom, 2 bathroom house on 686 sqm
Sold November 2010 - \$445,000

Mirrabooka median prices and sales volumes Nov-00 to Nov-10

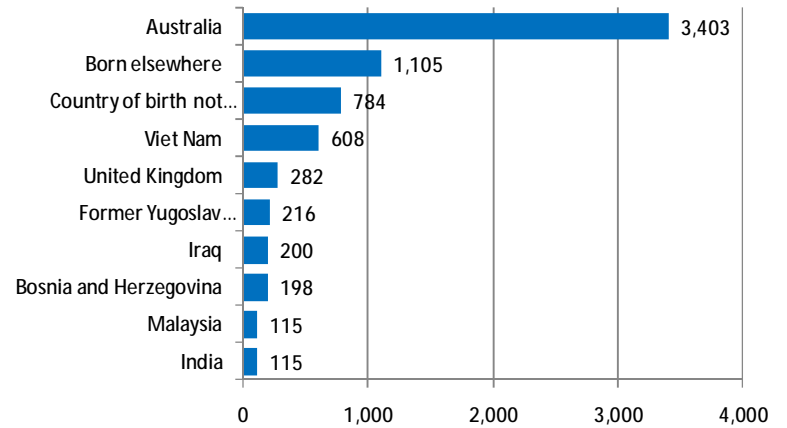


	Mirrabooka	Perth
Total Population (2006)	7,796	1,445,076
Aged under 15	2,109 (27.1%)	282,216 (19.5%)
Aged 15 to 64	5,178 (66.4%)	989,317 (68.5%)
Aged 65 and over	510 (6.5%)	173,541 (12.0%)
Average age	30	36
Average indiv income	\$348	\$513
Average household income	\$821	\$1,086
Average household size	3.2	2.5
Born in Australia	3,403 (48.5%)	889,329 (66.3%)
Born overseas	3,609 (51.5%)	452,886 (33.7%)
English speaking	3,393 (43.5%)	1,155,257 (79.9%)

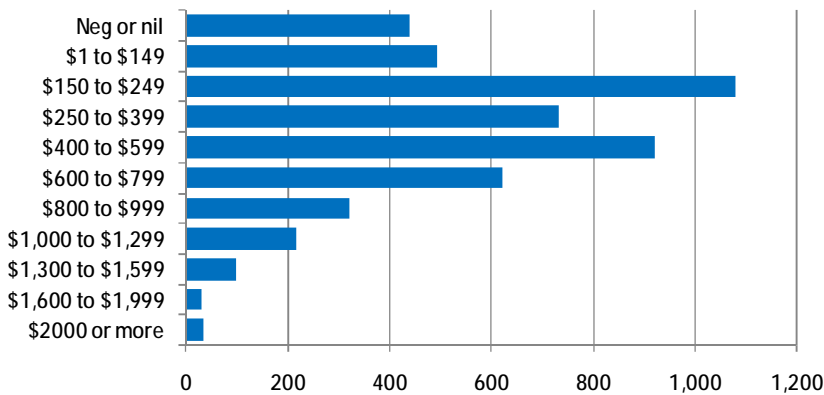
Population distribution



Top ten countries of birth



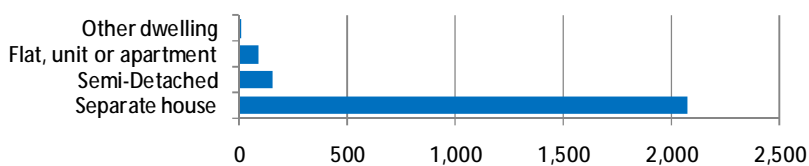
Income distribution



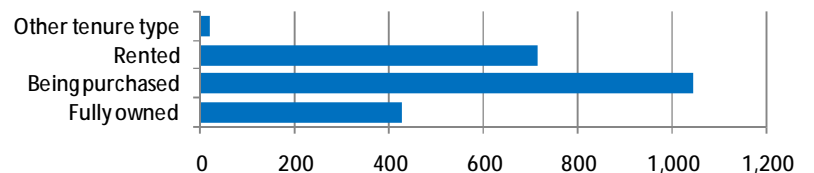
Dwelling Structure	Mirrabooka	Perth
Separate house	2,071 (89.5%)	418,165 (79.2%)
Semi-Detached	150 (6.5%)	62,252 (11.8%)
Flat, unit or apartment	90 (3.9%)	45,060 (8.5%)
1 to 2 storey block	90	26,800
3 storey block	0	9,170
4 storey block or higher	0	8,601
Attached to a house	0	489
Total	90 (3.9%)	45,060 (8.5%)
Other dwelling	3 (0.1%)	2,819 (0.5%)

Dwelling tenure	Mirrabooka	Perth
Fully owned	427 (19.4%)	164,254 (31.9%)
Being purchased	1,042 (47.4%)	209,698 (40.7%)
Rented	714 (32.5%)	135,681 (26.4%)
Other tenure type	17 (0.8%)	5,086 (1.0%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	33
Median price	\$285,000
12 month change in median price	0.0%
Avg annual change in median price (10 yrs)	16.3%
Median weekly rent	\$300
Indicative gross rental yield	5.5%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	8.1



West Leederville is located within the Cambridge Council Area and is situated less than three kilometres north-west of the Perth CBD. The suburb is extremely affordable with a median unit price which sits at \$285,000, well below the Perth median and much more affordable than prices within surrounding suburbs. Over the past year, the median unit price has recorded no change however, during the last 10 years, units have recorded superior price growth at an average of 16.3 percent annually. The suburb's unit market is quite small with just 33 sales last year. Of the units which sold during the year, vendors had owned their properties for an average of 8.1 years.

Housing The property market within West Leederville is dominated by detached houses which account for almost two-thirds of dwellings, units account for 20.2 percent of all dwellings within the suburb. The unit market within West Leederville shows some diversity, but with a clear dominance towards large unit buildings constructed over 20 years ago. Many of these units will present with internal renovation potential and have considerably more affordable body corporate fees due to a lack of amenities such as pools, lifts and gyms.

Rental market West Leederville's rental market is quite strong with 38.7 percent of all dwellings detailed as rentals. Across units, 76.7 percent are used for rental purposes, which is well above the Perth average of 62.5 percent. Median weekly rents for West Leederville units are recorded at \$300/week, and coupled with the median prices shows indicative gross rental yield of a strong 5.5 percent.

Demographics West Leederville had an estimated 4,007 residents at the end of June 2009 and the suburb has recorded above average population growth of 4.0 percent annually over the previous three years. The 2006 Census showed that the suburb had a greater proportion of residents aged 15 years and older (84.9 percent) than that across Perth (80.5 percent). Given this, West Leederville's average resident age (37 years) is slightly higher than Perth's average (36 years). The average household size within the suburb (2.2 persons) is well below Perth's average (2.5 persons) however, the average weekly income within the suburb (\$1,265/week) is well above the city's average income (\$1,086/week). The proportion of Australian born residents within West Leederville is reportedly similar to the result across Perth.

Precincts Given the suburb's close proximity to the CBD, there are a number of main roads within the suburb which would likely suffer from traffic noise. Cambridge Street and Railway Parade have a number of commercial businesses along them and would likely see even more traffic however, they are also within very close proximity to public transport amenities. Units with a view of the Lake Monger are likely to receive superior demand than those that don't and units within close proximity to the St John of God Hospital within the neighbouring suburb of Subiaco will also likely have higher rental prospects due to strong rental demand for units close to the hospital.

Local amenity The suburb enjoys some retail amenity including a Coles supermarket along Cambridge Street, as well as many businesses offering a wide range of services. The suburb's close proximity to the CBD also offers significant retail amenities, whilst the surrounding suburbs of Subiaco, West Perth and Leederville all offer substantial retail and dining options.

Transport/Infrastructure The suburb enjoys excellent public transport with its own train station and a number of bus routes servicing the suburb. Access to the suburb by private vehicle is also relatively easy via the Mitchell Freeway.

Capital growth attributes The prospects for future capital growth of unit prices in West Leederville would appear to be quite solid. The suburb is less than three kilometres from the Perth CBD and enjoys quality access and transport amenity. The local unit market shows relative affordability when compared to most of the surrounding suburbs and those a similar distance from the CBD. The unit offering shows considerable scope for renovations which can help to boost the capital value and the current yields are likely to be quite attractive to investors.

Indicative Sales



Kimberley Street, West Leederville
3 bedroom, 2 bathroom unit
Sold December 2010 - \$700,000

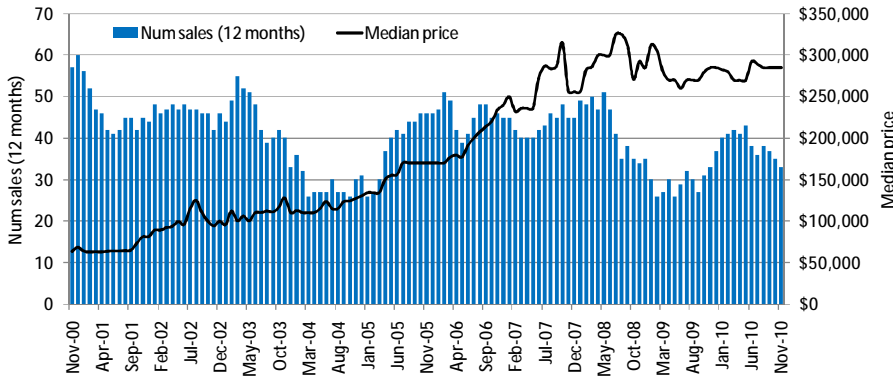


Kerr Street, West Leederville
1 bedroom, 1 bathroom unit
Sold November 2010 - \$290,000



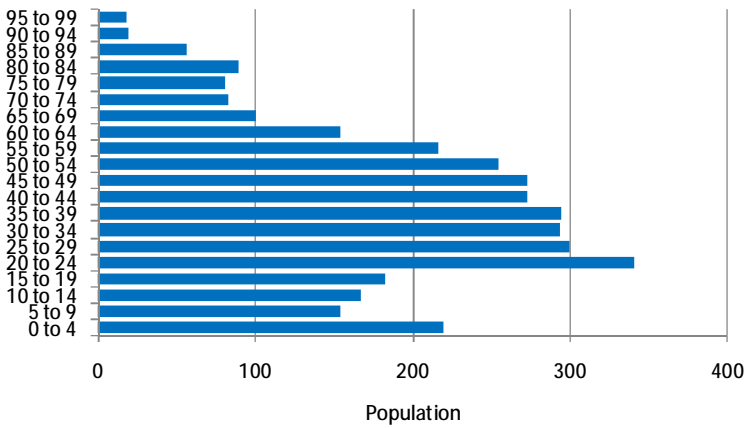
Cambridge Street, West Leederville
1 bedroom, 1 bathroom unit
Sold August 2010 - \$240,000

West Leederville median prices and sales volumes
Nov-00 to Nov-10

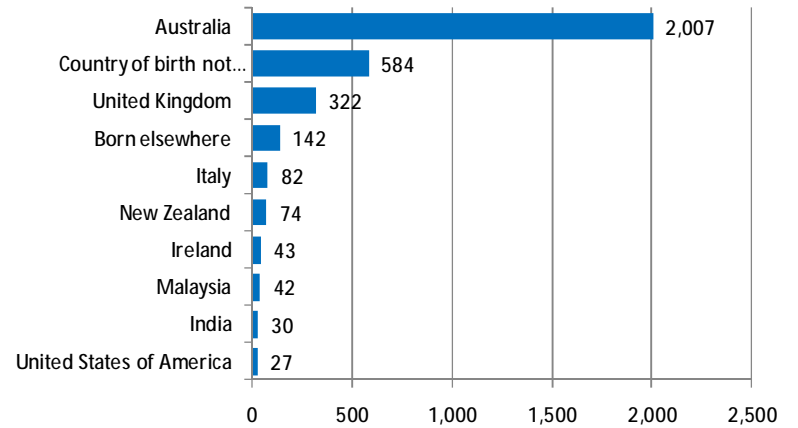


	West Leederville	Perth
Total Population (2006)	3,567	1,445,076
Aged under 15	538 (15.1%)	282,216 (19.5%)
Aged 15 to 64	2,590 (72.6%)	989,317 (68.5%)
Aged 65 and over	438 (12.3%)	173,541 (12.0%)
Average age	37	36
Average indiv income	\$696	\$513
Average household income	\$1,265	\$1,086
Average household size	2.2	2.5
Born in Australia	2,007 (67.3%)	889,329 (66.3%)
Born overseas	975 (32.7%)	452,886 (33.7%)
English speaking	2,598 (72.8%)	1,155,257 (79.9%)

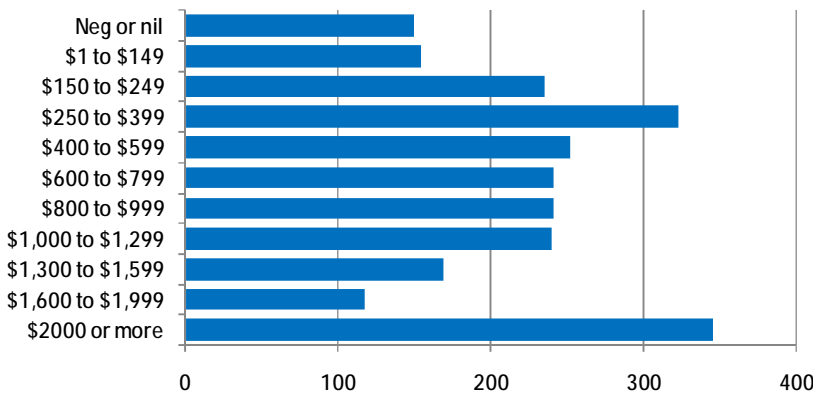
Population distribution



Top ten countries of birth



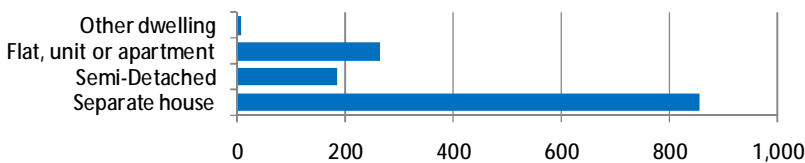
Income distribution



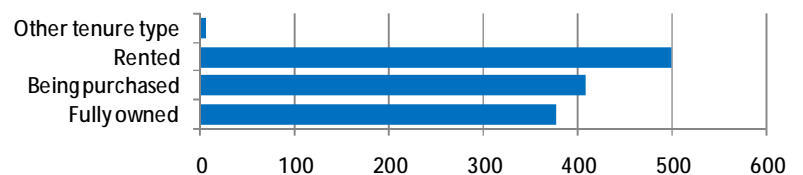
Dwelling Structure	West Leederville	Perth
Separate house	853 (65.4%)	418,165 (79.2%)
Semi-Detached	183 (14.0%)	62,252 (11.8%)
Flat, unit or apartment	264 (20.2%)	45,060 (8.5%)
1 to 2 storey block	73	26,800
3 storey block	59	9,170
4 storey block or higher	132	8,601
Attached to a house	0	489
Total	264 (20.2%)	45,060 (8.5%)
Other dwelling	5 (0.4%)	2,819 (0.5%)

Dwelling tenure	West Leederville	Perth
Fully owned	377 (29.3%)	164,254 (31.9%)
Being purchased	408 (31.7%)	209,698 (40.7%)
Rented	498 (38.7%)	135,681 (26.4%)
Other tenure type	5 (0.4%)	5,086 (1.0%)

Dwelling types



Tenure of dwellings

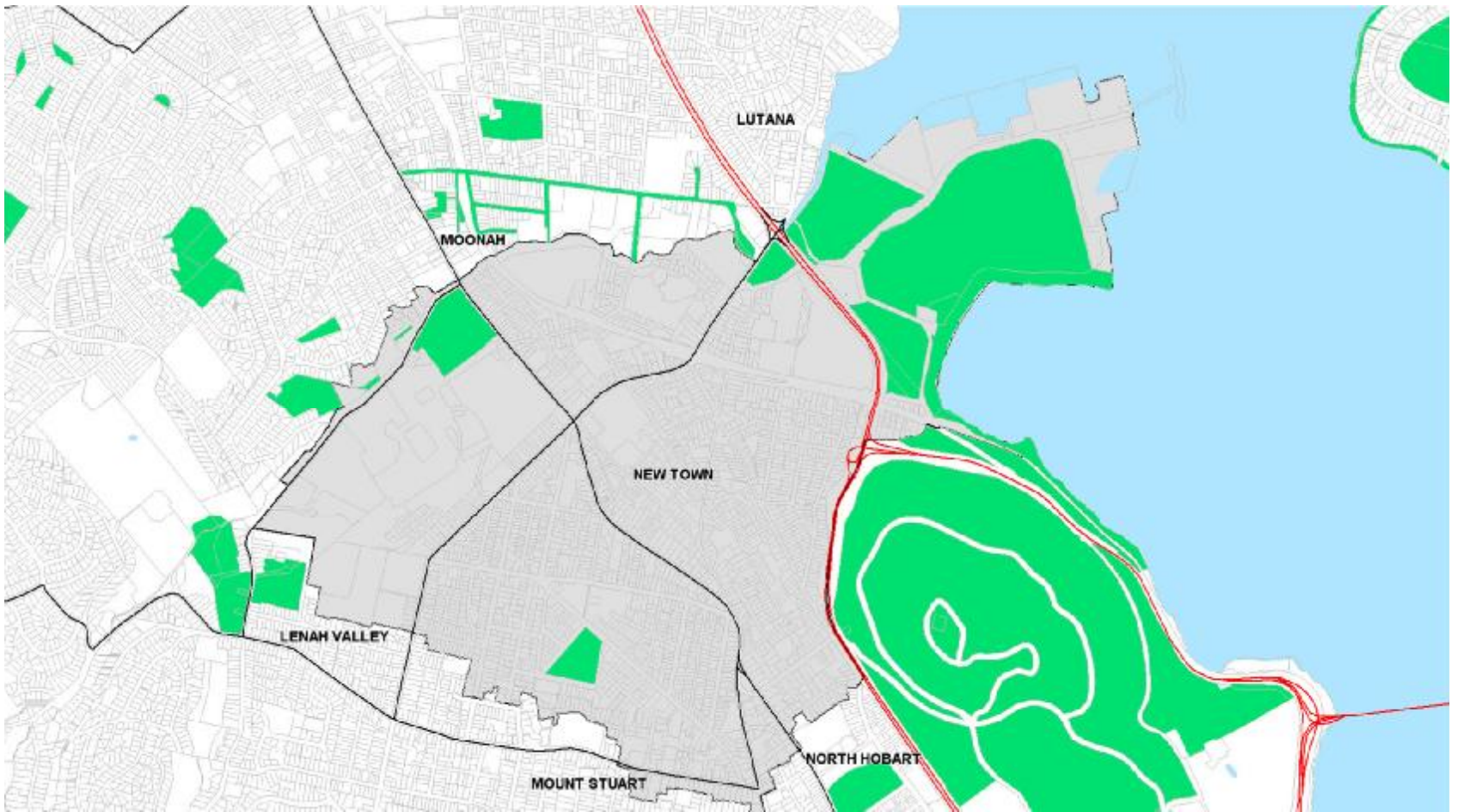


Sources: rpdata, ABS.

Hobart

Key Statistics

Number of sales	40
Median price	\$255,250
12 month change in median price	-3.7%
Avg annual change in median price (10 yrs)	11.2%
Median weekly rent	\$260
Indicative gross rental yield	5.3%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	6.7



New Town is situated approximately three kilometres north-west of the Hobart CBD and is located within the Hobart Council Area. Units within New Town are relatively affordable in comparison to prices within nearby suburbs with a median price of \$255,250. During the past 12 months, the median unit price has fallen by -3.7 percent however, over the last decade, unit prices have recorded superior growth of 11.2 percent annually on average. Of the 40 units which sold during the year, vendors had owned their properties for 6.7 years on average.

Housing Approximately two-thirds (66.5 percent) of dwellings within New Town are detailed as detached houses, with units accounting for 26.3 percent of all dwellings within the suburb. The unit offering in New Town shows a clear dominance towards townhouses, with some low-rise unit buildings throughout the suburb. Many of the townhouses are likely to offer renovation potential.

Rental market New Town's rental market is strong with 40.9 percent of dwellings within the suburb for rental purpose. Across the unit market, 82.5 percent of properties are detailed as rentals which is considerably higher than the average across the region (68.2 percent). The median rent for New Town units is recorded at \$260/week, and when coupled with the median prices it shows indicative gross rental yields at 5.3 percent.

Demographics New Town had an estimated 6,191 residents at the end of June 2009. The 2006 Census showed that the suburb has a greater proportion of residents aged 65 years and older (17.6 percent) than that across the city (14.6 percent). Given this, the average resident age of New Town (39 years) is slightly above Hobart's average (38 years). New Town's average household size (2.1 persons) is recorded well below Hobart's average (2.4 persons). This result has likely impacted New Town's average household income (\$808/week), which is recorded below the Hobart average (\$904/week). The vast majority (84.9 percent) of residents in New Town were born in Australia, with countries outside of the top 35 countries of migration to Australia and the United Kingdom accounting for the greatest proportion of residents born outside of Australia.

Precincts New Town is predominantly residential and although the suburb may be located on the waterfront, no properties have absolute water frontage. As such, any dwellings with a view of the water would likely be the most desirable. Any properties within walking distance of amenities are going to see higher demand than those that are not, while the Calvary Health Care Tasmania Lenah Valley Campus located in the neighbouring suburb of Lenah Valley may also have appeal for employees and patients alike.

Local amenity New Town enjoys good quality local amenity with its own shopping centre, the New Town Centro, as well as a number of schools within close proximity and, as previously mentioned, the Calvary Health Care Tasmania Lenah Valley Campus also within close proximity. New Town Road has a number of businesses located on it, offering a range of services to the suburb, as well as a Woolworths supermarket.

Transport/Infrastructure Although Hobart doesn't have a train system a number of buses service New Town. By private vehicle, the suburb enjoys quality access thanks to New Town Road which runs through the suburb, and the Booker Highway which borders the suburb to the east.

Capital growth attributes New Town has a number of aspects which are likely to position the suburb for future growth of median unit prices. The suburb is located within very close proximity to the CBD and benefits from the retail amenity within the suburb. Units within the suburb would appear to have significant potential for renovation, particularly internally but also externally in some cases. With a median price of \$255,250 units in the suburb are extremely affordable especially for such a high quality central location.

Indicative Sales



Bay Road, New Town
2 bedroom, 1 bathroom unit
Sold September 2010 - \$356,000

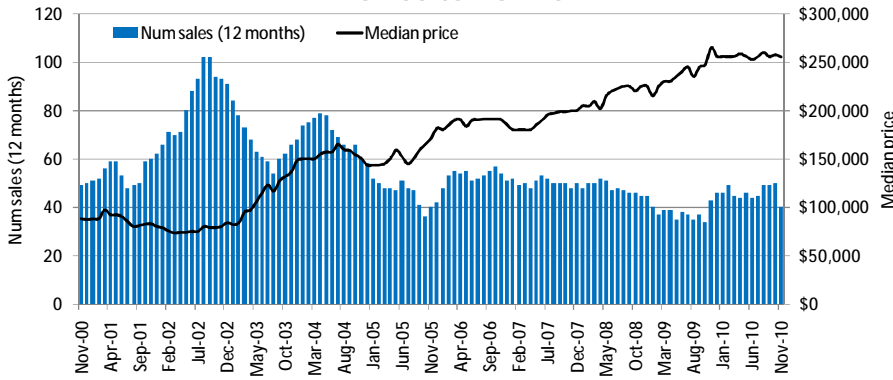


Montagu Street, New Town
2 bedroom, 1 bathroom unit
Sold October 2010 - \$259,000



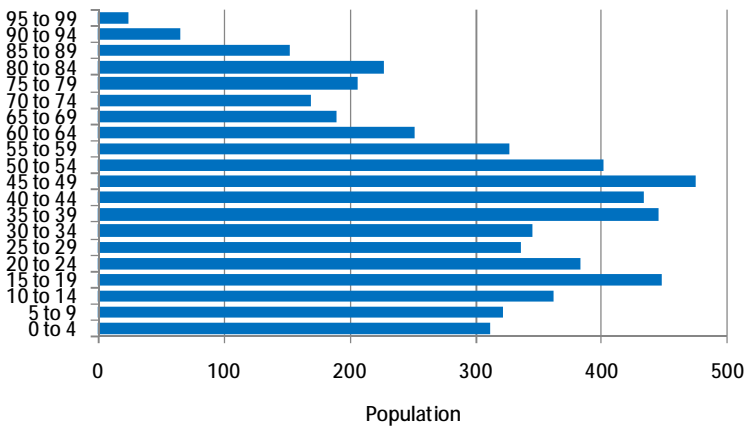
Tower Road, New Town
1 bedroom, 1 bathroom unit
Sold September 2010 - \$155,500

New Town median prices and sales volumes
Nov-00 to Nov-10

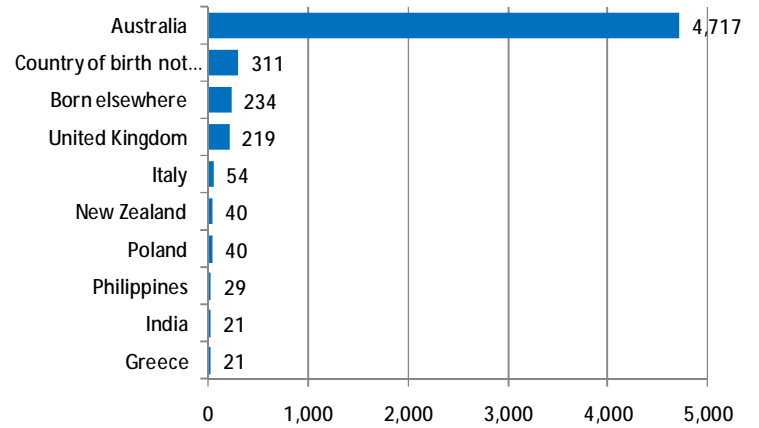


	New Town	Greater Hobart
Total Population (2006)	5,870	200,525
Aged under 15	995 (17.0%)	38,355 (19.1%)
Aged 15 to 64	3,839 (65.4%)	132,904 (66.3%)
Aged 65 and over	1,036 (17.6%)	29,267 (14.6%)
Average age	39	38
Average indiv income	\$460	\$445
Average household income	\$808	\$904
Average household size	2.1	2.4
Born in Australia	4,716 (84.9%)	163,715 (87.2%)
Born overseas	841 (15.1%)	24,036 (12.8%)
English speaking	5,158 (87.9%)	180,299 (89.9%)

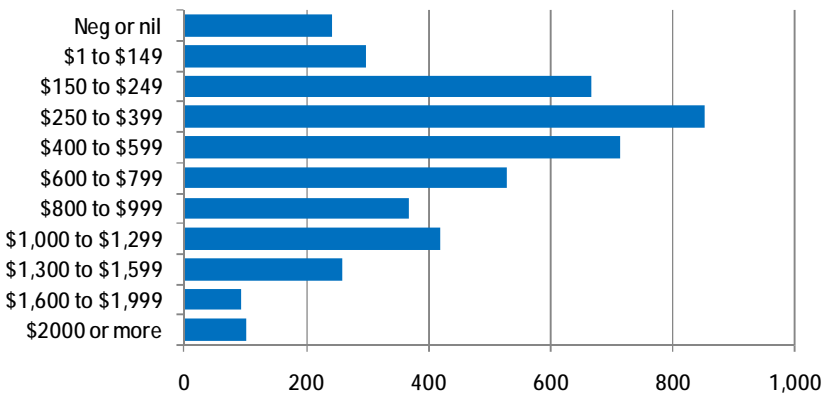
Population distribution



Top ten countries of birth



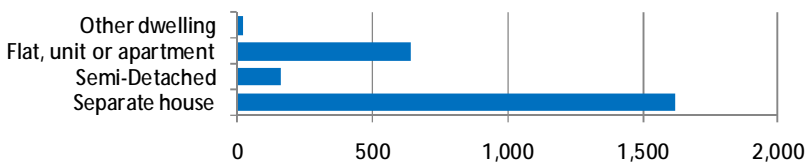
Income distribution



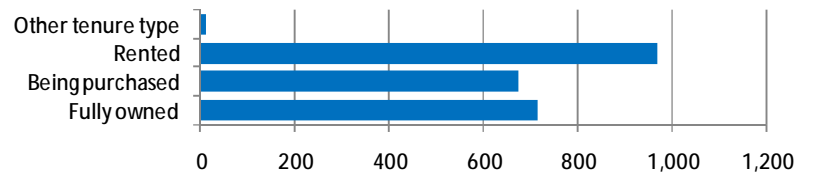
Dwelling Structure	New Town	Greater Hobart
Separate house	1,619 (66.5%)	63,584 (83.1%)
Semi-Detached	157 (6.4%)	4,594 (6.0%)
Flat, unit or apartment	640 (26.3%)	7,929 (10.4%)
1 to 2 storey block	381	6,402
3 storey block	110	662
4 storey block or higher	132	549
Attached to a house	17	316
Total	640 (26.3%)	7,929 (10.4%)
Other dwelling	19 (0.8%)	373 (0.5%)

Dwelling tenure	New Town	Greater Hobart
Fully owned	713 (30.2%)	26,889 (36.2%)
Being purchased	672 (28.4%)	27,024 (36.3%)
Rented	967 (40.9%)	19,932 (26.8%)
Other tenure type	11 (0.5%)	511 (0.7%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Darwin

Key Statistics

Number of sales	24
Median price	\$483,250
12 month change in median price	7.4%
Avg annual change in median price (10 yrs)	11.1%
Median weekly rent	\$480
Indicative gross rental yield	5.2%
Avg discount	n.a.
Avg time on market (days)	n.a.
Avg hold period (yrs)	5.9



Tiwi is situated adjacent to the oceanfront approximately 12 kilometres north of the Darwin CBD. Located within the Darwin Council Area, Tiwi's median house price is recorded at \$483,250 which represents relatively good value compared to the surrounding suburbs. The past year has recorded a median house price increase of 7.4 percent, over the last decade the median house price within Tiwi grew on average by 11.1 percent annually. Of the 24 houses sold in the past year vendors had on average owned their properties for 5.9 years.

Housing Tiwi's housing market has a clear dominance of detached houses which account for 71.7 percent of all dwellings within the suburb. The house offering within the suburb shows a dominance of long established dwellings, and due to the climate, they may often have a pool. The land parcels are quite large within Tiwi, with many houses often residing on 800 square metres or more. Tiwi's houses often have significant renovation potential, both internally and externally, while the large land sizes can allow for extensions of dwellings, construction of pools, or possible subdivision.

Rental market The rental market in Tiwi is quite strong with 41.4 percent of all dwellings detailed as rental properties, while across houses, 29.3 percent are utilised as rentals. The median house rent is recorded at \$480/week, and when coupled with the median price it provides an indicative gross rental yield of 5.2 percent.

Demographics Tiwi had an estimated 2,779 residents as at June 2009 and the suburb has recorded population growth of 3.4 percent annually on average over the previous three years. The 2006 Census found that Tiwi had proportionally fewer persons aged under 15 years of age (18.3 percent) than that across Darwin (22.6 percent). Given this, it is no surprise to see that the average age of Tiwi residents (34 years) is greater than the average age throughout Darwin (32 years). The average household size of Tiwi (2.6 persons) is on par with the average across the city, and the suburb's average household income (\$1,301/week) is slightly above the result across Darwin (\$1,282/week). The majority of Tiwi residents were born in Australia (72.8 percent), of those born outside of Australia, most came from either countries outside of the top 35 countries of migration to Australia or the United Kingdom.

Precincts A large portion of Tiwi is sparse bushland, while the Royal Darwin Hospital is located within the suburb as well. As previously mentioned, the suburb is adjacent to the water however, currently no houses are on the waterfront and it would be highly unlikely any have a view of the ocean, either. Houses close to amenities are likely to be the most desirable.

Local amenity The Royal Darwin Hospital is a major working node within Tiwi, whilst the closest major shopping centre is the Casuarina Square situated in the nearby suburb of Casuarina. The Charles Darwin University is also located nearby in Casuarina.

Transport/Infrastructure Whilst Darwin doesn't have a train system, some buses service the suburb. By private vehicle, access to the suburb is good via Trower Road. The smaller population in Darwin lends itself to less public transport and a population that primarily uses their private vehicles to travel around the city.

Capital growth attributes It appears that Tiwi is well positioned for future growth in median house prices. The suburb is located adjacent to the waterfront and has a relatively affordable median house price at \$483,250. The suburb benefits from relative proximity to Casuarina which is home to the Territory's largest shopping centre, affording all the retail amenity one could possibly require. The housing offering is generally quite modest at the moment with most properties having substantial scope to be renovated, extended or even rebuilt.

Indicative Sales



Kapalga Street, Tiwi
4 bedroom, 2 bathroom house on 817 sqm
Sold December 2010 - \$690,000

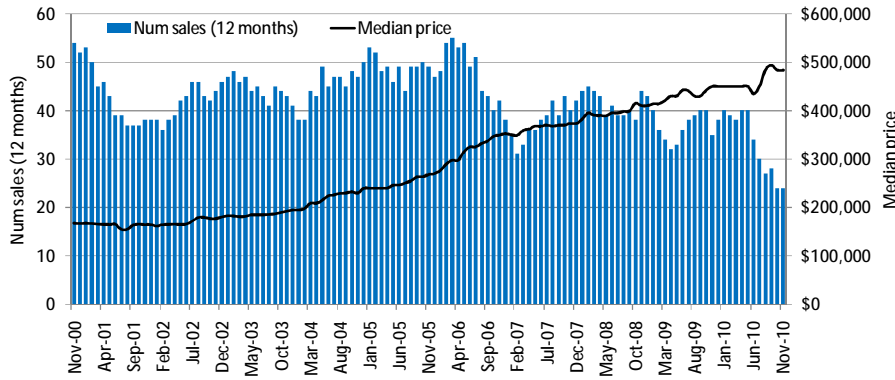


Dorisvale Crescent, Tiwi
3 bedroom, 1 bathroom house on 817 sqm
Sold January 2011 - \$461,500



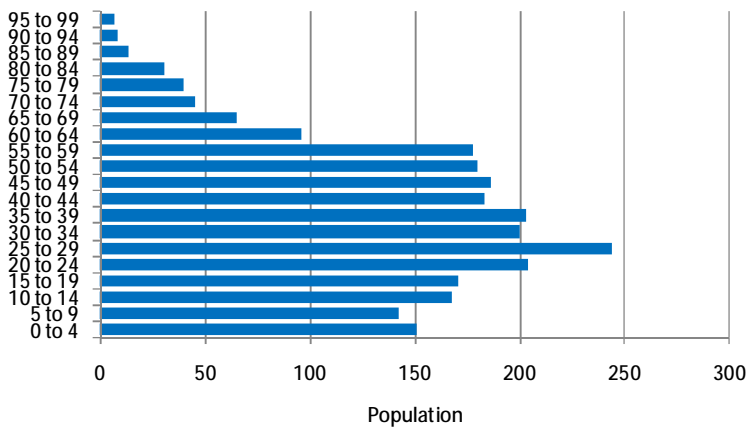
Dorisvale Crescent, Tiwi
3 bedroom, 1 bathroom house on 841 sqm
Sold November 2010 - \$468,186

Tiwi median prices and sales volumes
Nov-00 to Nov-10

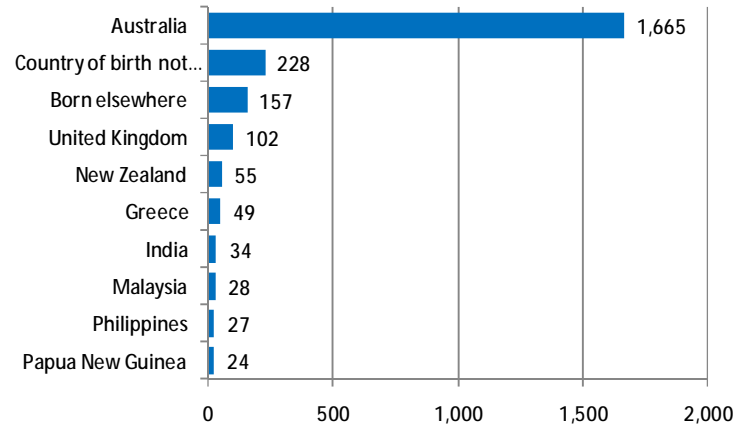


	Tiwi	Darwin
Total Population (2006)	2,516	105,990
Aged under 15	460 (18.3%)	23,914 (22.6%)
Aged 15 to 64	1,848 (73.4%)	76,454 (72.1%)
Aged 65 and over	207 (8.2%)	5,623 (5.3%)
Average age	34	32
Average indiv income	\$649	\$682
Average household income	\$1,301	\$1,282
Average household size	2.6	2.6
Born in Australia	1,666 (72.8%)	74,982 (79.5%)
Born overseas	621 (27.2%)	19,394 (20.5%)
English speaking	1,822 (72.4%)	81,407 (76.8%)

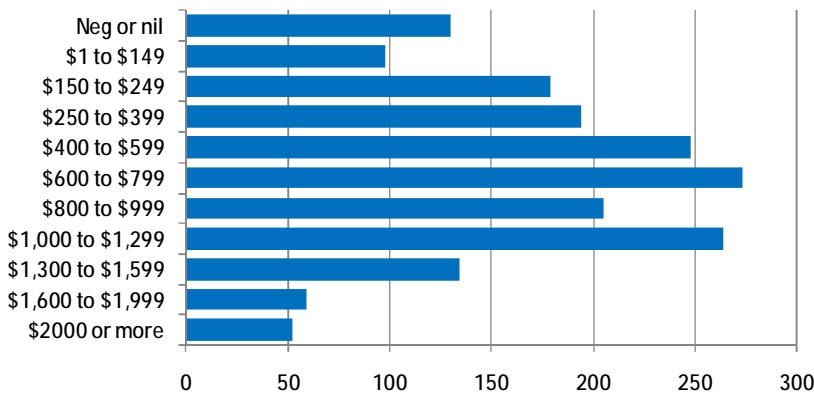
Population distribution



Top ten countries of birth



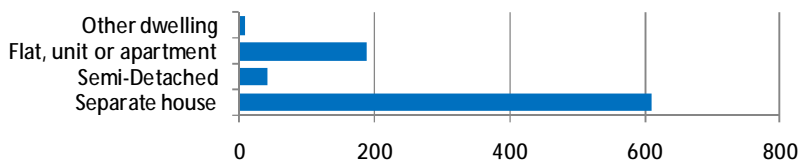
Income distribution



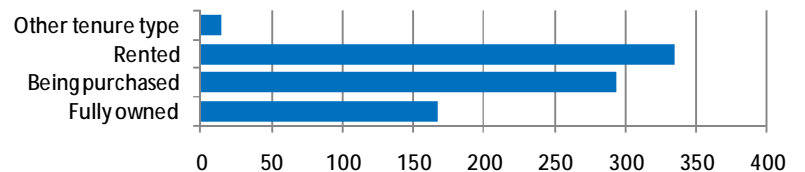
Dwelling Structure	Tiwi	Darwin
Separate house	609 (71.7%)	23,504 (66.9%)
Semi-Detached	42 (4.9%)	3,709 (10.6%)
Flat, unit or apartment	189 (22.3%)	6,812 (19.4%)
1 to 2 storey block	128	3,438
3 storey block	46	1,614
4 storey block or higher	15	1,701
Attached to a house	0	59
Total	189 (22.3%)	6,812 (19.4%)
Other dwelling	9 (1.1%)	1,121 (3.2%)

Dwelling tenure	Tiwi	Darwin
Fully owned	167 (20.6%)	6,248 (18.4%)
Being purchased	293 (36.2%)	13,608 (40.1%)
Rented	335 (41.4%)	13,996 (41.2%)
Other tenure type	15 (1.9%)	111 (0.3%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Canberra

Key Statistics

Number of sales	133
Median price	\$429,000
12 month change in median price	8.6%
Avg annual change in median price (10 yrs)	8.0%
Median weekly rent	\$460
Indicative gross rental yield	5.6%
Avg discount	-1.6%
Avg time on market (days)	48
Avg hold period (yrs)	5.9



Braddon is positioned adjacent to Canberra's CBD and benefits greatly from its close proximity to amenities. Units within Braddon have a current median price of \$429,000 which represents excellent value when compared to the surrounding area and suburbs a similar distance from the CBD. During the past 12 months, median unit prices have grown by 8.6 percent and over the last decade, unit prices have grown by an average of 8.0 percent annually. Of the 133 unit sales over the past year, they recorded discounting of just -1.6 percent and on average vendors had owned their properties for 5.9 years.

Housing Braddon's property market shows a clear dominance of units which account for 65.6 percent of all dwellings within the suburb. The unit offering within Braddon shows considerable diversity, ranging from high rise unit buildings to large two level townhouses and units. Some older style units are also present in the suburb, which may afford significant renovation potential, along with many townhouses which can be renovated relatively easily.

Rental market Given the suburbs dominance of units, it is not surprising that Braddon has a very healthy rental market with more than two-thirds (67.9 percent) of all dwellings being utilised for rental purpose. Across units, 78.6 percent are detailed as rentals. The median weekly rent for Braddon units is recorded at \$460/week, this result coupled with the median unit price shows the indicative gross rental yield's currently at 5.6 percent.

Demographics Braddon had an estimated 4,134 residents at the end of June 2009 and the suburb has recorded strong population growth of 5.0 percent annually on average over the previous three years. The 2006 Census recorded that Braddon had a far larger proportion of residents aged 15 to 64 years (86.4 percent) than that across the city (71.1 percent). The suburb's average resident age (28 years) is well below Canberra's average age (34 years), suggesting the suburb has a considerably larger proportion of residents aged under 30 than that across the city. Braddon has a much smaller average household size (1.8 persons) than the 2.6 persons recorded across the city, this is representative of the large unit market and the strong rental presence within the suburb. Given the suburb's smaller households, the average household income within Braddon (\$1,178/week) is much lower than those throughout Canberra (\$1,509/week). Braddon has a dominance of residents having been born in Australia (64.6 percent) although the result was lower than the Canberra average (77.1 percent). Of those residents born outside of Australia, most came from countries outside of the top 35 countries of migration to Australia and the United Kingdom.

Precincts Outside of the commercial precinct in the south-west of the suburb and along Northbourne Avenue, Braddon is mostly residential. The suburb's borders are defined by major roads however, the high rise buildings are most likely to be located on these roads. The smaller unit and townhouse complexes may be more appealing as they are situated away from the main roads.

Local amenity Situated along Lonsdale Street is a mixture of retail and commercial business offering a range of goods and services to the community. The closest major retail amenity is found within the Canberra CBD whilst the Dickson Centre is also relatively close to the suburb. The Australian National University is located within close proximity to Braddon which may contribute significantly to the rental market.

Transport/Infrastructure Although there is no rail system within Canberra a number of buses service Braddon providing much needed public transport options. By private vehicle, Northbourne Avenue runs from the CBD through the suburb and provides quality road access to Braddon.

Capital growth attributes The capital growth prospects within Braddon appear to be solid based on the suburb's fundamentals. Braddon is within close proximity to the CBD and benefits immensely from this location. The suburb has its own commercial hub including offices, retail, social and dining amenity which adds significant appeal to the suburb. The median unit price of \$429,000 is also relatively affordable especially in comparison to other suburb's within the North Canberra District. On average, units which have sold over the past year have taken 48 days to sell which may suggest there is some scope to negotiate however, they have recorded discounting from their listed price of just -1.6 percent.

Indicative Sales



Helemon Street, Braddon
3 bedroom, 2 bathroom unit
Sold October 2010 - \$480,000

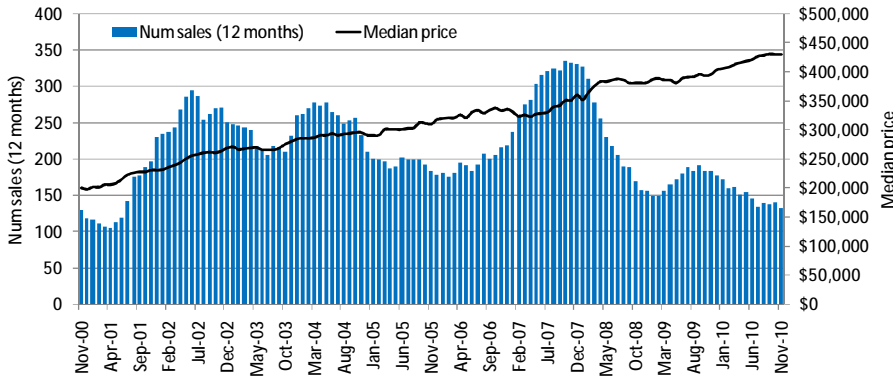


Torrens Street, Braddon
1 bedroom, 1 bathroom unit
Sold November 2010 - \$425,000



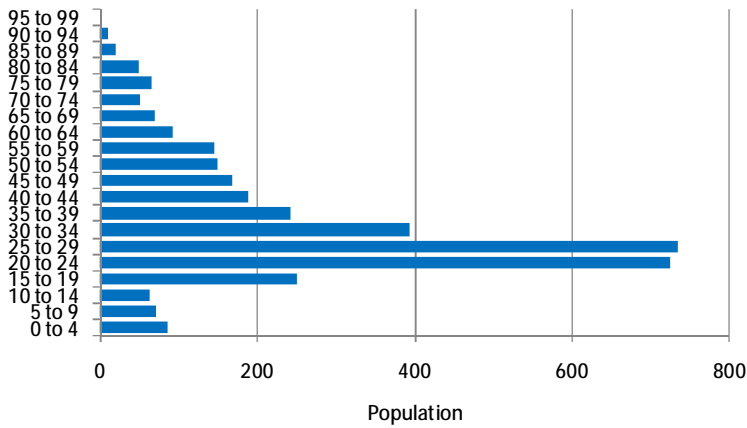
Fawkner Street, Braddon
1 bedroom, 1 bathroom unit
Sold October 2010 - \$365,000

Braddon median prices and sales volumes Nov-00 to Nov-10

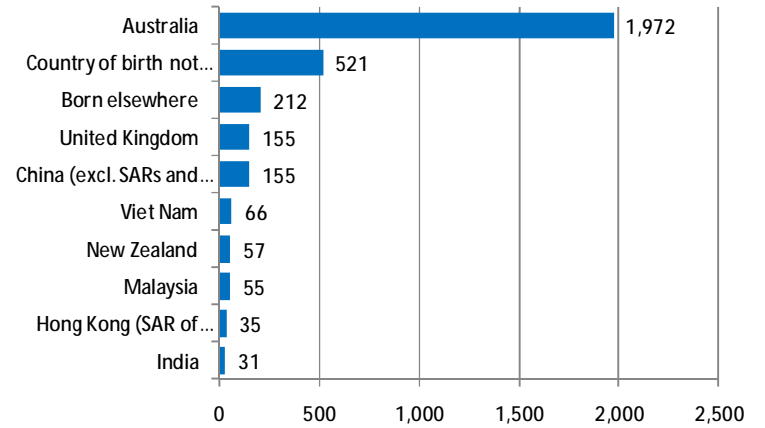


	Braddon	Canberra
Total Population (2006)	3,575	323,056
Aged under 15	224 (6.3%)	61,770 (19.1%)
Aged 15 to 64	3,088 (86.4%)	229,779 (71.1%)
Aged 65 and over	263 (7.4%)	31,508 (9.8%)
Average age	28	34
Average indiv income	\$724	\$723
Average household income	\$1,178	\$1,509
Average household size	1.8	2.6
Born in Australia	1,974 (64.6%)	235,761 (77.1%)
Born overseas	1,083 (35.4%)	70,155 (22.9%)
English speaking	2,283 (63.9%)	261,663 (81.0%)

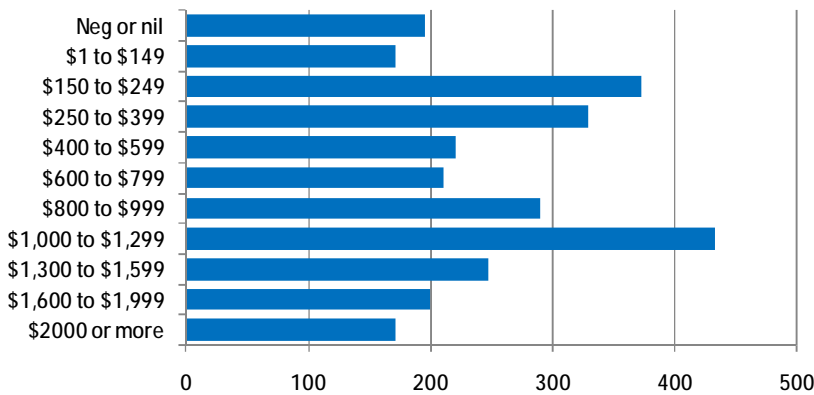
Population distribution



Top ten countries of birth



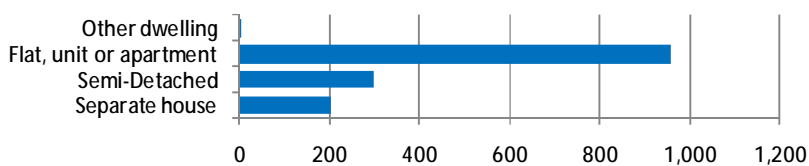
Income distribution



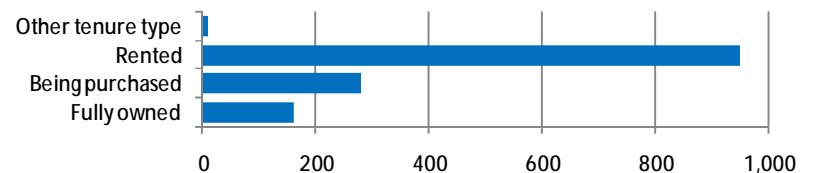
Dwelling Structure	Braddon	Canberra
Separate house	201 (13.8%)	89,142 (76.3%)
Semi-Detached	297 (20.4%)	15,661 (13.4%)
Flat, unit or apartment	957 (65.6%)	11,790 (10.1%)
1 to 2 storey block	184	4,574
3 storey block	562	4,239
4 storey block or higher	200	2,625
Attached to a house	11	352
Total	957 (65.6%)	11,790 (10.1%)
Other dwelling	3 (0.2%)	210 (0.2%)

Dwelling tenure	Braddon	Canberra
Fully owned	161 (11.5%)	34,905 (30.4%)
Being purchased	280 (20.0%)	45,084 (39.2%)
Rented	950 (67.9%)	34,300 (29.9%)
Other tenure type	9 (0.6%)	605 (0.5%)

Dwelling types



Tenure of dwellings

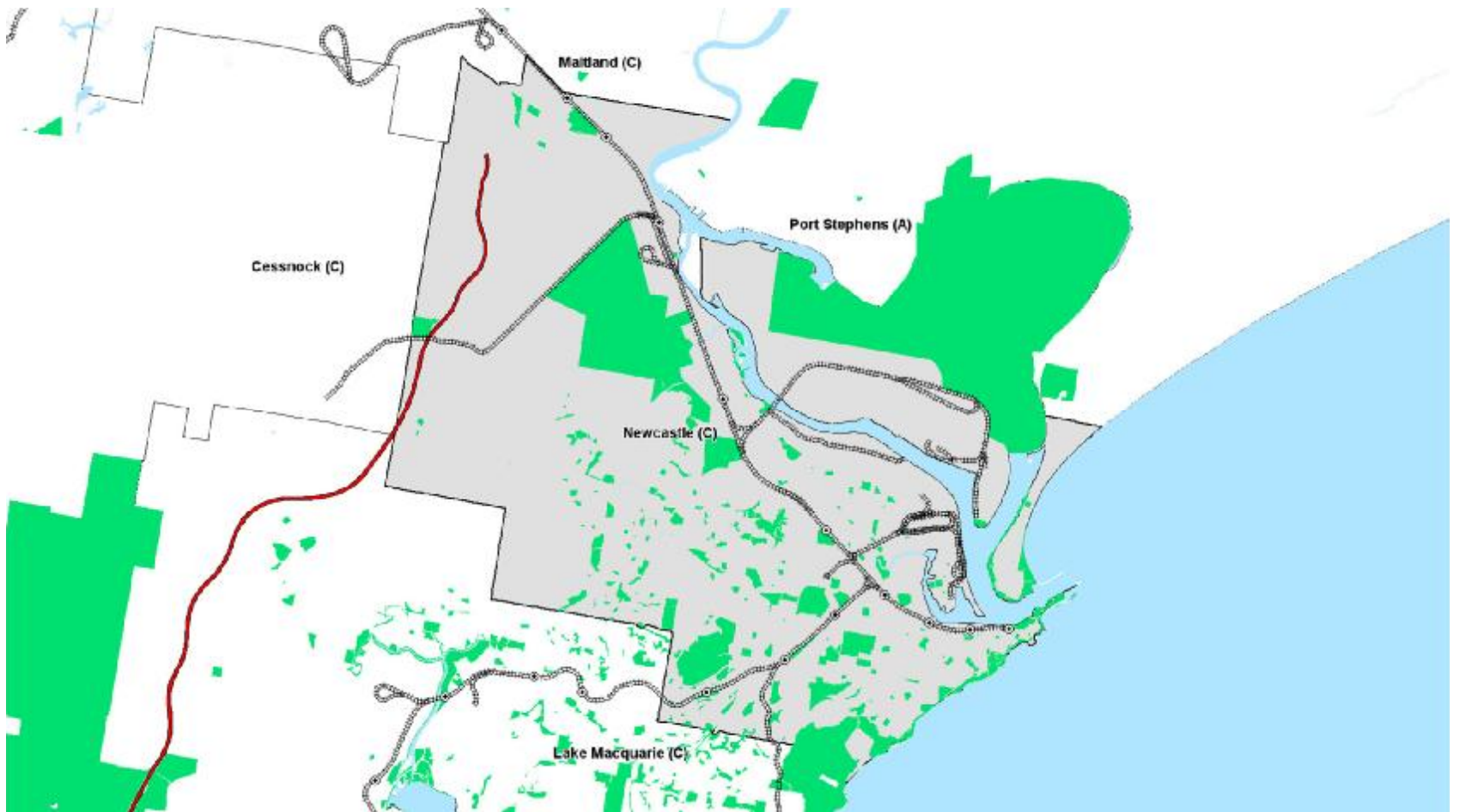


Sources: rpdata, ABS.

Regional Australia

Key Statistics

Number of sales	2,540
Median price	\$387,000
12 month change in median price	13.8%
Avg annual change in median price (10 yrs)	10.4%
Median weekly rent	\$350
Indicative gross rental yield	4.7%
Avg discount	-5.5%
Avg time on market (days)	54
Avg hold period (yrs)	8.4



The Newcastle Council Area is the major administrative centre for the Hunter region. Median house prices within Newcastle are currently recorded at \$387,000. Over the past year, the median price of a house in Newcastle has increased by 13.8 percent, while over the last decade, house prices have grown on average by 10.4 percent annually. Across the 2,540 houses sold during the year, on average vendors have owned their properties for 8.4 years.

Housing Newcastle's property market has a clear dominance of detached houses which account for 74.5 percent of all dwellings. The house offering in Newcastle is quite diverse, ranging from terrace style dwellings which can offer significant renovation potential, to more modern brick houses on spacious blocks of land.

Rental market Newcastle's rental market is relatively strong with 34.1 percent of all dwellings utilised for rental purpose compared to the 27.2 percent across the region. For houses, 22.1 percent of properties are rentals, which is slightly above the results across the Hunter region (21.0 percent). Median rents for houses within Newcastle are recorded at \$350/week, and indicative gross rental yields are recorded at 4.7 percent.

Demographics Newcastle had an estimated 154,777 residents at the end of June 2009 and the area has recorded population growth at an average of 3.0 percent annually over the previous three years. The 2006 Census recorded that Newcastle has a similar distribution of residents' age groups to the Hunter region. However, Newcastle's average resident age (37 years) is slightly below the Hunter region average age (39 years). The average household size in Newcastle (2.3 persons) was also slightly smaller than the Hunter average (2.5 persons), while the average household income (\$885/week) is a fraction below the region's average (\$888/week). Most of Newcastle's residents were born in Australia (87.8 percent), of those born overseas the largest proportion came from either the United Kingdom or countries outside of the top 35 countries of migration to Australia.

Precincts Properties located close to major working nodes such as the John Hunter Hospital or the CBD, are likely to see higher demand however, those in close proximity to industrial areas may not perform as well. Houses which are located further from the CBD but close to public transport and retail amenity will also be appealing and those close to or on the waterfront will likely be the most desirable.

Local amenity Newcastle's CBD provides significant amenities much like any major city, there is also a number of major shopping centres scattered throughout the inner-ring of Newcastle. As previously mentioned, the John Hunter Hospital is located within Newcastle as well as the Royal Newcastle Centre, while the region is also home to its own university.

Transport/Infrastructure Newcastle has two train lines with a number of stations within the region, while buses provide additional public transport to the region. By private vehicle, travelling across the region is relatively easy, particularly along the Sydney Newcastle Freeway and the Pacific Highway. The southern suburbs also benefit from the Newcastle Inner City Bypass, while the western suburbs can travel to the CBD via the Newcastle Link Road which also adjoins the Freeway.

Capital growth attributes Newcastle has many key attributes which support capital growth potential. The CBD is a major administrative centre for the region, while surrounding suburbs contain significant working nodes including a significant mining sector within the Hunter region. Newcastle enjoys excellent public transport and major roads support travel throughout the region. The current median house price of \$387,000 is much more affordable than the prices in Sydney and house prices have seen strong growth, particularly in the last 12 months. Houses currently take 64 days to sell which suggests there may be some scope for price negotiation in the current market as does the fact that the average vendor discount is recorded at -5.5 percent.

Indicative Sales



Graham Road, Broadmedow
4 bedroom, 2 bathroom house on 348 sqm
Sold December 2010 - \$387,500

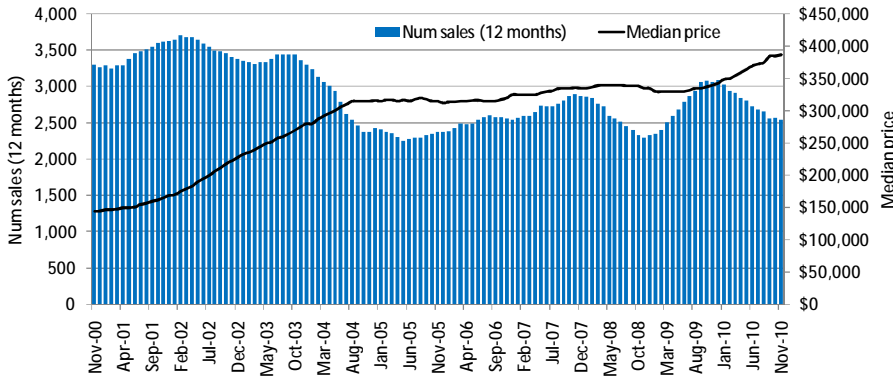


Veda Street, Hamilton
3 bedroom, 1 bathroom house on 259 sqm
Sold December 2010 - \$495,000



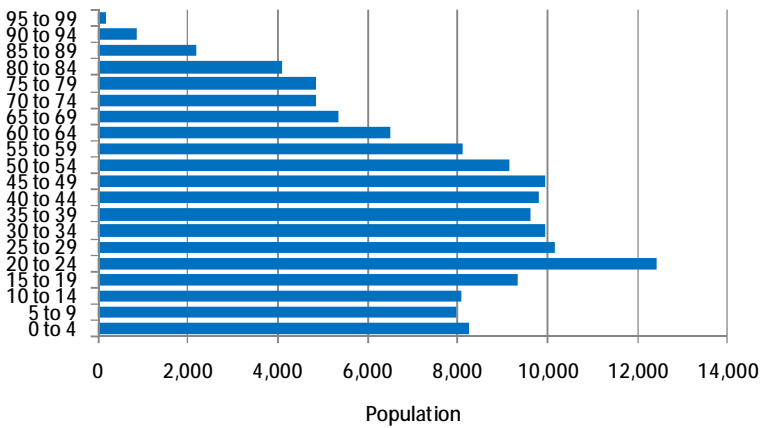
Victory Parade, Wallsend
3 bedroom, 1 bathroom house on 512 sqm
Sold December 2010 - \$318,000

Newcastle median prices and 12 month volume of sales
Nov-00 to Nov-10

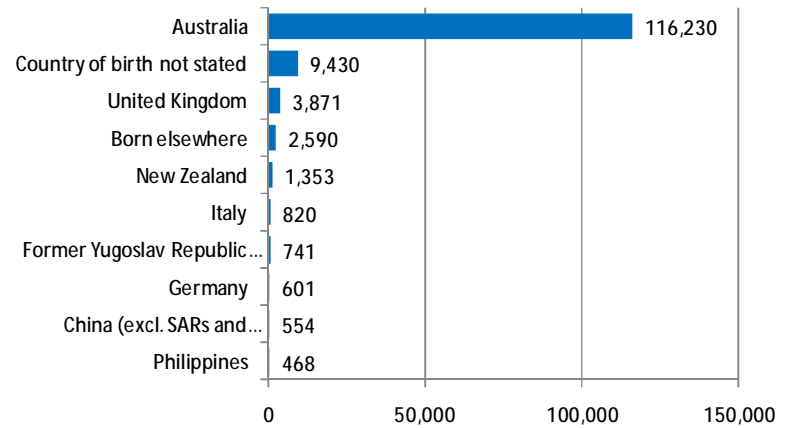


	Newcastle	Hunter
Total Population (2006)	141,752	589,239
Aged under 15	24,321 (17.2%)	116,560 (19.8%)
Aged 15 to 64	95,028 (67.0%)	378,730 (64.3%)
Aged 65 and over	22,403 (15.8%)	93,948 (15.9%)
Average age	37	39
Average indiv income	\$409	\$394
Average household income	\$885	\$888
Average household size	2.3	2.5
Born in Australia	116,230 (87.8%)	500,579 (90.3%)
Born overseas	16,093 (12.2%)	53,950 (9.7%)
English speaking	124,441 (87.8%)	542,187 (92.0%)

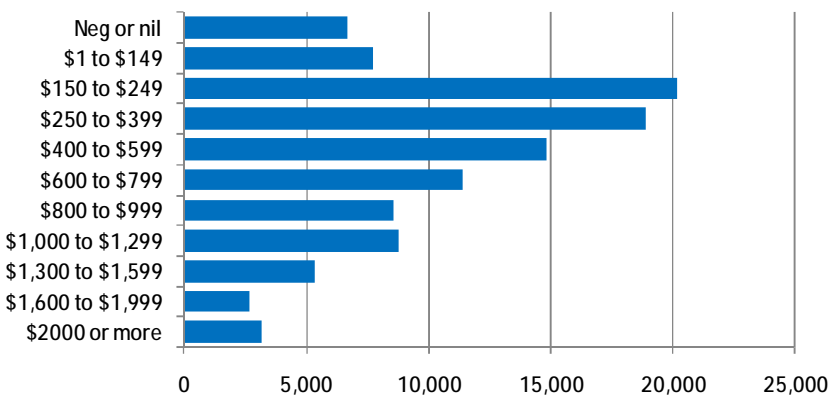
Population distribution



Top ten countries of birth



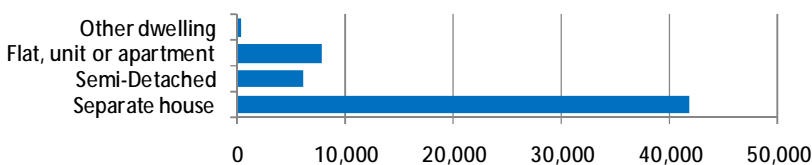
Income distribution



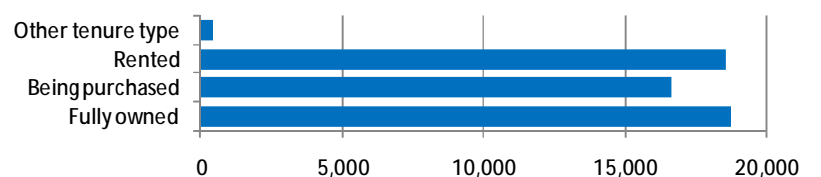
Dwelling Structure	Newcastle	Hunter
Separate house	41,720 (74.5%)	184,889 (84.1%)
Semi-Detached	6,003 (10.7%)	16,093 (7.3%)
Flat, unit or apartment	7,851 (14.0%)	15,871 (7.2%)
1 to 2 storey block	4,732	11,661
3 storey block	1,994	2,416
4 storey block or higher	963	1,421
Attached to a house	162	373
Total	7,851 (14.0%)	15,871 (7.2%)
Other dwelling	395 (0.7%)	2,909 (1.3%)

Dwelling tenure	Newcastle	Hunter
Fully owned	18,743 (34.5%)	82,441 (38.6%)
Being purchased	16,605 (30.6%)	70,959 (33.2%)
Rented	18,518 (34.1%)	58,030 (27.2%)
Other tenure type	408 (0.8%)	2,071 (1.0%)

Dwelling types



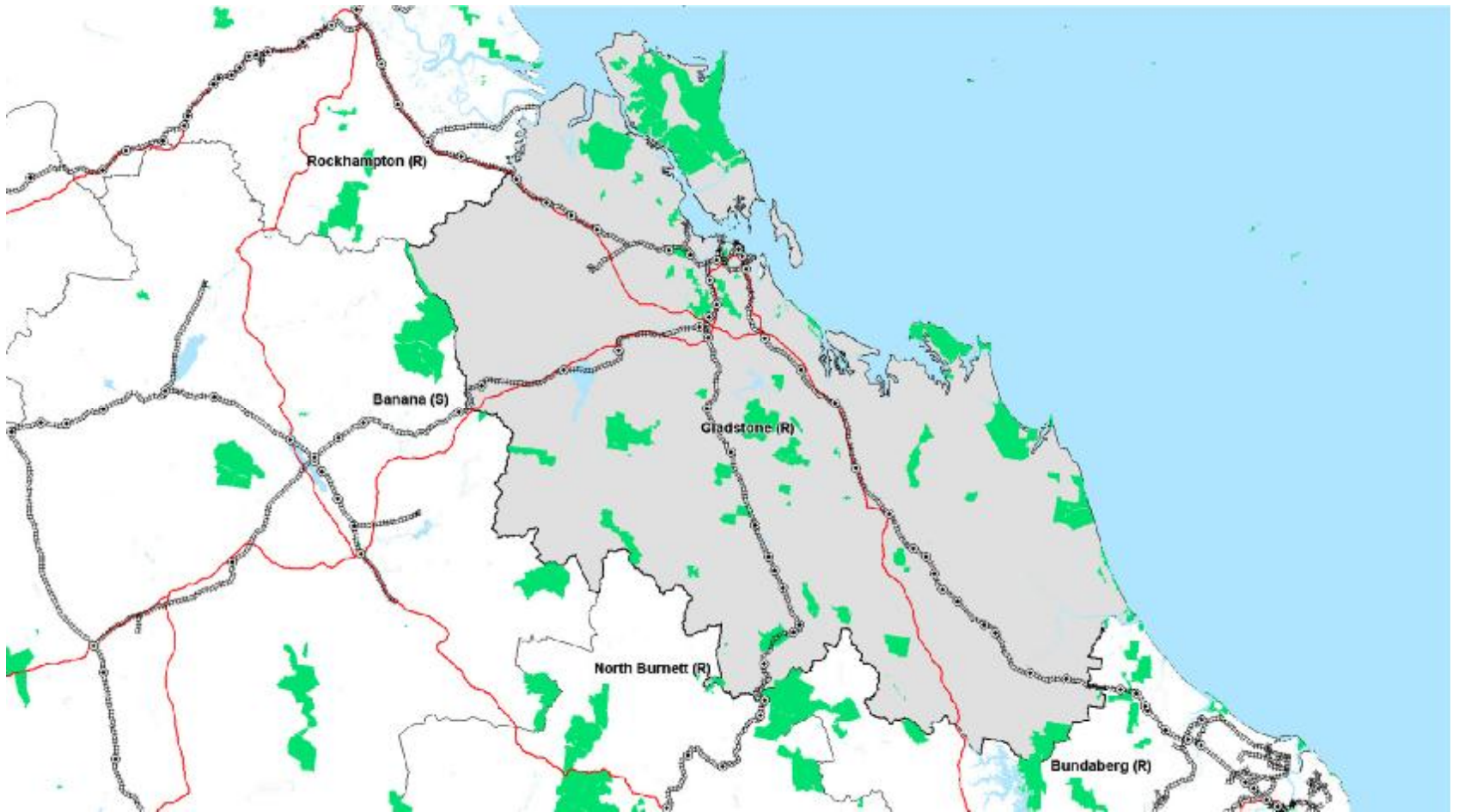
Tenure of dwellings



Sources: rpdata, ABS.

Key Statistics

Number of sales	998
Median price	\$390,000
12 month change in median price	5.7%
Avg annual change in median price (10 yrs)	13.0%
Median weekly rent	\$350
Indicative gross rental yield	4.7%
Avg discount	-5.0%
Avg time on market (days)	63
Avg hold period (yrs)	7.3



The Gladstone Council Area is a port-city and a major industrial and mining region. Median house prices are relatively affordable for a Queensland regional city with the current house price recorded at \$390,000. House prices within the area have increased by 5.7 percent during the last 12 months, while over the last decade house prices have recorded superior growth of 13.0 percent. Of the 998 house sales during the year, vendors had owned their properties for an average of 7.3 years.

Housing Gladstone's property market shows a clear dominance of detached houses which account for 85.3 percent of all dwellings. The house offering in Gladstone shows a majority of long established dwellings which afford significant renovation potential, whether it be internal, external or both.

Rental market The rental market in Gladstone is quite moderate with 34.5 percent of all dwellings detailed as rentals. Across houses, 27.4 percent are being utilised as rental properties. The median weekly rent for Gladstone houses is recorded at \$350, and this figure coupled with the median house price shows indicative gross rental yields of 4.7 percent.

Demographics The Gladstone Council Area had an estimated 59,644 residents at the end of June 2009. The 2006 Census details the results from the old City of Gladstone, while the current Gladstone Regional Council comprises the City of Gladstone, Shire of Calliope and the Shire of Miriam Vale. The Census shows that Gladstone has proportionally fewer residents aged 65 years and older (7.8 percent) than that across the Fitzroy Statistical Division (10.9 percent). Given this, Gladstone's average resident age (32 years) is recorded below the Fitzroy average (35 years). Gladstone's average household size (2.7 persons) is slightly above Fitzroy's average (2.6 persons), while Gladstone's average household income (\$1,189/week) is also above Fitzroy's average (\$1,067/week). The proportion of Australian born residents within Gladstone is reportedly similar to the result across Fitzroy.

Precincts Houses close to the city's centre and major working nodes are likely to be the most desirable. With the large scale Liquefied Natural Gas (LNG) projects occurring within the greater region, private investment in the area is likely to increase including new housing and development of infrastructure. Newer housing stock is likely to receive a premium, as will any dwellings located close to new or existing infrastructure and amenities.

Local amenity In the city centre is located a large variety of amenities catering to the region's needs. The region is afforded significant retail amenity by the Stockland Shopping Centre and the Kin Kora Centre, situated adjacent one another along the Dawson Highway.

Transport/Infrastructure Gladstone has its own train station helping provide access to the region. The Gladstone Airport also provides easy access to the region with domestic flights to and from Brisbane as well as other regional centres in North Queensland. As previously mentioned, Gladstone is a major mining region with significant LNG projects in place which will continue to strengthen the regional infrastructure and economy.

Capital growth attributes Gladstone is well placed for potential future capital growth. The region has recorded strong house price growth over the long term, with potential for more to come as investment in the region ramps up. Gladstone is well positioned to support further population growth, and the future prospects are likely to result in further investment in the region's infrastructure to help sustain this. Houses are relatively affordable with the current median price of \$390,000 and the housing stock affords significant renovation potential, with relatively good yields. Houses are currently taking 63 days to sell and are recording discounting of -5.0 percent suggesting there is scope to negotiate on the listing price.

Indicative Sales



Wood Street, Barney Point
3 bedroom, 1 bathroom house on 852 sqm
Sold December 2010 - \$389,000

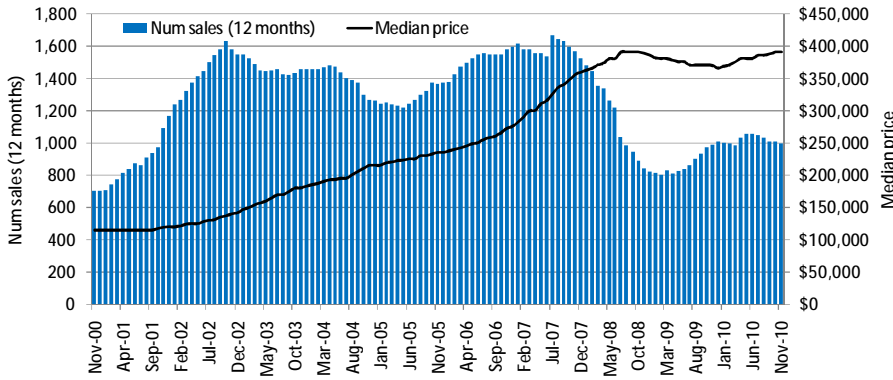


Moolyung Road, Rosedale
3 bedroom, 1 bathroom house on 1715 sqm
Sold November 2010 - \$177,500



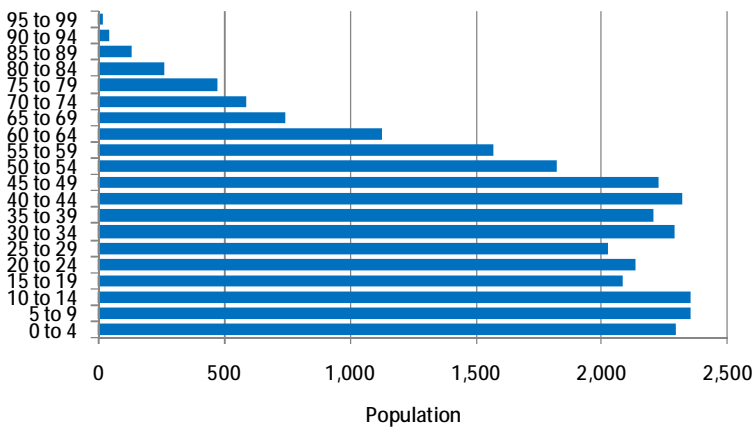
Georgia court, New Auckland
2 bedroom, 2 bathroom house on 889 sqm
Sold November 2010 - \$520,000

Gladstone prices and 12 month volume of sales
Nov-00 to Nov-10

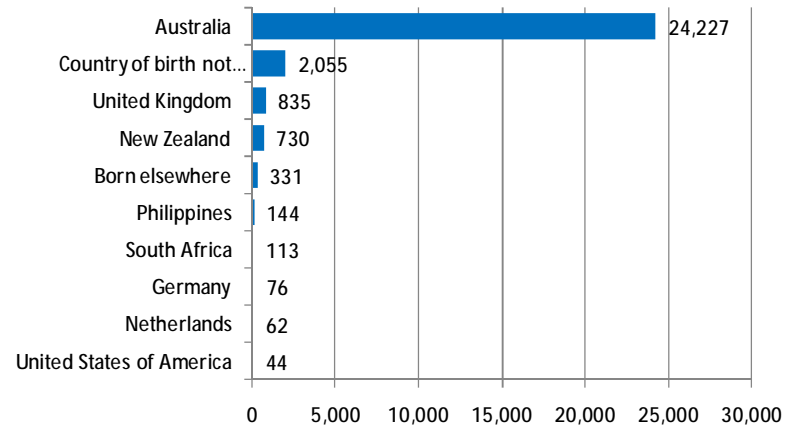


	Gladstone	Fitzroy
Total Population (2006)	29,086	188,403
Aged under 15	6,999 (24.1%)	43,394 (23.0%)
Aged 15 to 64	19,813 (68.1%)	124,491 (66.1%)
Aged 65 and over	2,273 (7.8%)	20,517 (10.9%)
Average age	32	35
Average indiv income	\$534	\$481
Average household income	\$1,189	\$1,067
Average household size	2.7	2.6
Born in Australia	24,225 (89.6%)	159,561 (91.2%)
Born overseas	2,804 (10.4%)	15,365 (8.8%)
English speaking	26,557 (91.3%)	172,064 (91.3%)

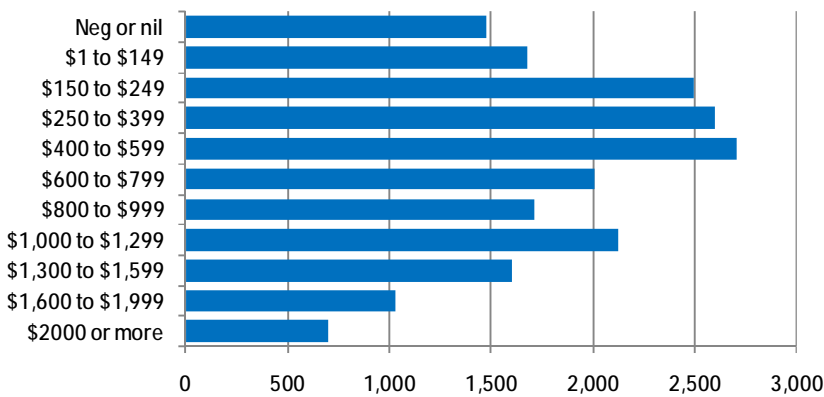
Population distribution



Top ten countries of birth



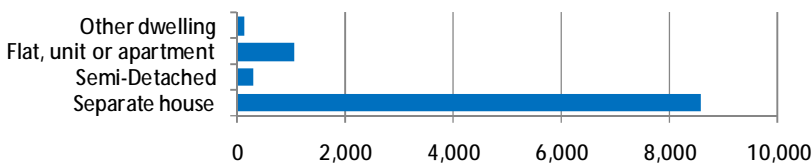
Income distribution



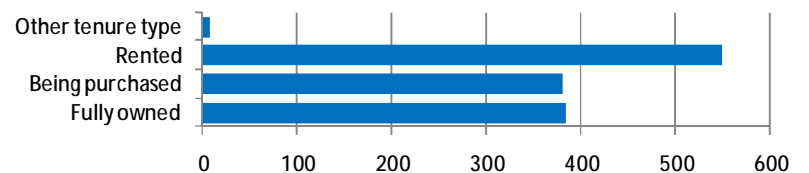
Dwelling Structure	Gladstone	Fitzroy
Separate house	8,561 (85.3%)	56,778 (87.8%)
Semi-Detached	290 (2.9%)	1,670 (2.6%)
Flat, unit or apartment	1,054 (10.5%)	4,377 (6.8%)
1 to 2 storey block	952	4,061
3 storey block	24	146
4 storey block or higher	78	133
Attached to a house	0	37
Total	1,054 (10.5%)	4,377 (6.8%)
Other dwelling	131 (1.3%)	1,822 (2.8%)

Dwelling tenure	Gladstone	Fitzroy
Fully owned	2,426 (24.7%)	20,367 (32.4%)
Being purchased	3,977 (40.5%)	21,573 (34.3%)
Rented	3,382 (34.5%)	20,466 (32.5%)
Other tenure type	32 (0.3%)	488 (0.8%)

Dwelling types



Tenure of dwellings



Sources: rpdata, ABS.

Number of sales – the number of transactions over the 12 months to November 2010 of the detailed property type within the focus suburb/region.

Median price – the median sale price over the 12 month period when 10 or more sales occurred, where the median is the middle price such that 50% of recorded sales are above and 50% are below this price.

12 month change in median price – the percentage change in the median price recorded for the 12 months to November 2009, to the median price recorded for the 12 months to November 2010.

Avg annual change in median price (10 yrs) - the annual compounding percentage change in the median price for the 12 months to November 2000, to the median price recorded for the 12 months to November 2010.

Median weekly rent - the median advertised weekly rent over the 12 months to November 2010.

Indicative gross rental yield – calculated by dividing the annualised rental income (i.e. multiplying the median weekly rent by 52 weeks) by the median price.

Avg discount – the average discounting of the properties initial listing price to their final selling price, calculated over the 12 months to November 2010.

Avg time on market (days) – the average time properties take to sell from their initial listing date to their contract date, over the 12 months to November 2010.

Note: contract date is when the sale contract is first signed, while the settlement date can be on that same day (sometimes for auctions, for example) to more than a year later (in the case of *off the plan* sales).

Avg hold period (yrs) – the average length of time in years between sales, calculated over the 12 months to November 2010.

Demographics data is sourced from the 2006 Census from the Australian Bureau of Statistics (ABS), and from estimated residential population (ERP) data.

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