

NEWTOWN

Suburb Profile

Demographic snapshot	NEWTOWN*	Sydney SD*
Population 2006	15,460	4,191,661
Population 2005	15,326	4,153,702
Population growth rate 2005 to 2006	0.9%	0.9%
Proportion of people aged 65 years and over	7%	12%
Proportion of people aged 15 years and younger	10%	20%
Average age	32	34
Average weekly household income	\$1,000-\$1,199	\$800-\$999
Average monthly home loan repayment	\$1,400-\$1,599	\$1,200-\$1,399
Average number of people per household	2.0	2.7

Source: ABS

* Within NEWTOWN demographics are based on the Postal Area of 2042.

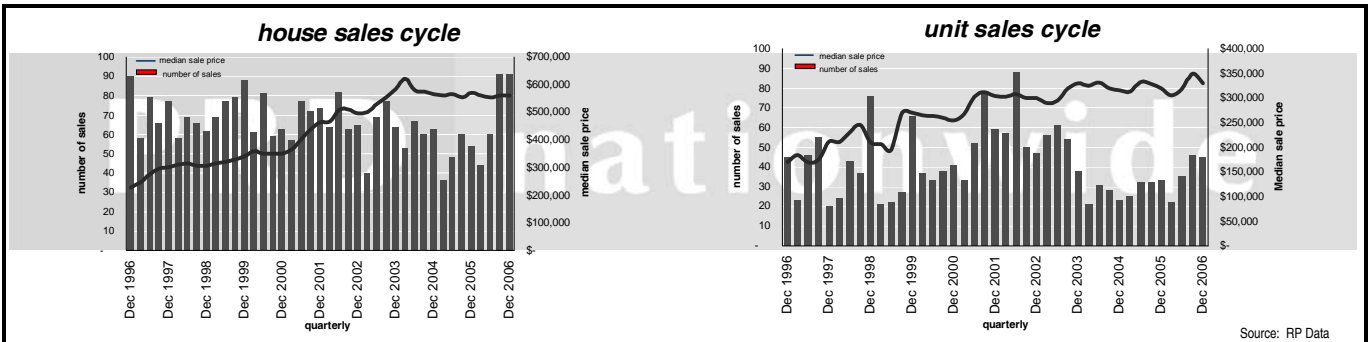
* Within Sydney SD demographics are based on the SD Sydney.

Sales Statistics	NEWTOWN			Sydney SD	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$463,500	\$560,500	3.9%	8.1%	\$500,000
Number of sales	146	182			28,497
Units					
Median price	\$303,500	\$330,000	1.7%	3.8%	\$380,000
Number of sales	136	91			20,606
Land					
Median price	\$195,000	\$195,000	0.0%	14.4%	\$370,000
Number of sales	1	4			1,596

* Medians & number of sales based on six month period ending December 2006

Where less than 5 sales have been recorded during a period the median has been carried over from the previous period.

Source: RP Data



Source: RP Data

DEMOGRAPHICS	NEWTOWN*	Sydney SD*
INCOME DISTRIBUTION		
nil to \$399	17%	19%
\$400 to \$799	20%	22%
\$800 to \$1,199	21%	19%
\$1,200 to \$1,499	7%	9%
\$1,500 to \$1,999	16%	15%
\$2,000 plus	19%	16%
HOUSEHOLD TYPES		
Couple with kids	24%	57%
Couple without kids	28%	18%
Single parent	7%	11%
Group household	2%	1%
Lone person	20%	4%
Other	19%	8%
DWELLING TYPE		
Separate house	6%	64%
Townhouse	55%	11%
Unit	34%	24%
Other	5%	1%
TYPE OF OWNERSHIP		
Fully owned	21%	42%
Being purchased	21%	25%
Rented	56%	31%
Other	2%	3%

Source: ABS Census of Population and Housing 2001

* Within NEWTOWN demographics are based on the Postal Area of 2042.

* Within Sydney SD demographics are based on the SD Sydney.

MEDIAN WEEKLY RENTS	
NEWTOWN	Sydney SD
3 br House	\$275
2 br Unit	\$310

Rental data for NEWTOWN is based on the Postal Area of 2042. Rental data for Sydney SD is based on the Statistical Division of Sydney.

TOTAL PROPERTY RETURNS	NEWTOWN	Sydney SD
Houses		
Median price change pa	3.9%	8.1%
Rental return pa	na	2.9%
GROSS PROPERTY RETURN	3.9%	11.0%
Units		
Median price change pa	1.7%	3.8%
Rental return pa	5.6%	4.2%
GROSS PROPERTY RETURN	7.3%	8.1%

Gross property return is not only measured by income received by rent, but also the increase in the value of the property. This is referred to as the capital gain and is added to the rental return above to give a total property return. Above figures are to be used as a guide only.

Source: RP Data, ABS, RTA, NSW Dept. of Housing, REIA, Vic Office of Housing

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