

LUGARNO

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	LUGARNO*	Sydney SD*
Population 2006	28,605	4,191,661
Population 2005	28,394	4,153,702
Population growth rate 2005 to 2006	0.7%	0.9%
Proportion of people aged 65 years and over	17%	12%
Proportion of people aged 15 years and younger	19%	20%
Average age	39	34
Average weekly household income	\$700-\$799	\$800-\$999
Average monthly home loan repayment	\$1,200-\$1,399	\$1,200-\$1,399
Average number of people per household	2.7	2.7

Source: ABS

* Within LUGARNO demographics are based on the Postal Area of 2210.

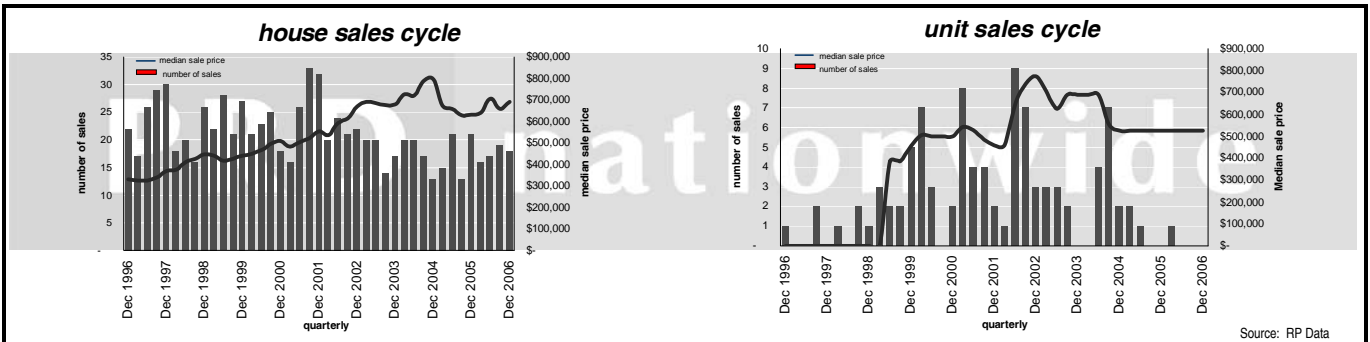
* Within Sydney SD demographics are based on the SD Sydney.

Sales Statistics	LUGARNO			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	\$555,000	\$690,000	4.5%	8.1%	\$500,000
Number of sales	65	37			28,497
Units					
Median price	\$457,500	\$525,000	2.8%	3.8%	\$380,000
Number of sales	6	0			20,606
Land					
Median price	\$0	\$555,000	na	14.4%	\$370,000
Number of sales	3	0			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



DEMOGRAPHICS	LUGARNO *	Sydney SD *
INCOME DISTRIBUTION		
nil to \$399	29%	19%
\$400 to \$799	21%	22%
\$800 to \$1,199	15%	19%
\$1,200 to \$1,499	9%	9%
\$1,500 to \$1,999	12%	15%
\$2,000 plus	13%	16%
HOUSEHOLD TYPES		
Couple with kids	57%	57%
Couple without kids	19%	18%
Single parent	12%	11%
Group household	1%	1%
Lone person	1%	4%
Other	9%	8%
DWELLING TYPE		
Separate house	72%	64%
Townhouse	8%	11%
Unit	19%	24%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	49%	42%
Being purchased	19%	25%
Rented	30%	31%
Other	2%	3%

Source: ABS Census of Population and Housing 2001

* Within LUGARNO demographics are based on the Postal Area of 2210.

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

MEDIAN WEEKLY RENTS		
	LUGARNO	Sydney SD
3 br House	\$325	\$275
2 br Unit	\$260	\$310

Rental data for LUGARNO is based on the Postal Area of 2210. Rental data for Sydney SD is based on the Statistical Division of Sydney.

TOTAL PROPERTY RETURNS		
	LUGARNO	Sydney SD
Houses		
Median price change pa	4.5%	8.1%
Rental return pa	2.4%	2.9%
GROSS PROPERTY RETURN	6.9%	11.0%
Units		
Median price change pa	2.8%	3.8%
Rental return pa	2.6%	4.2%
GROSS PROPERTY RETURN	5.4%	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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