

MORTDALE

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	MORTDALE*	Sydney SD*
Population 2006	21,366	4,191,661
Population 2005	21,140	4,153,702
Population growth rate 2005 to 2006	1.1%	0.9%
Proportion of people aged 65 years and over	15%	12%
Proportion of people aged 15 years and younger	18%	20%
Average age	37	34
Average weekly household income	\$1,000-\$1,199	\$800-\$999
Average monthly home loan repayment	\$1,200-\$1,399	\$1,200-\$1,399
Average number of people per household	2.6	2.7

Source: ABS

* Within MORTDALE demographics are based on the Postal Area of 2223.

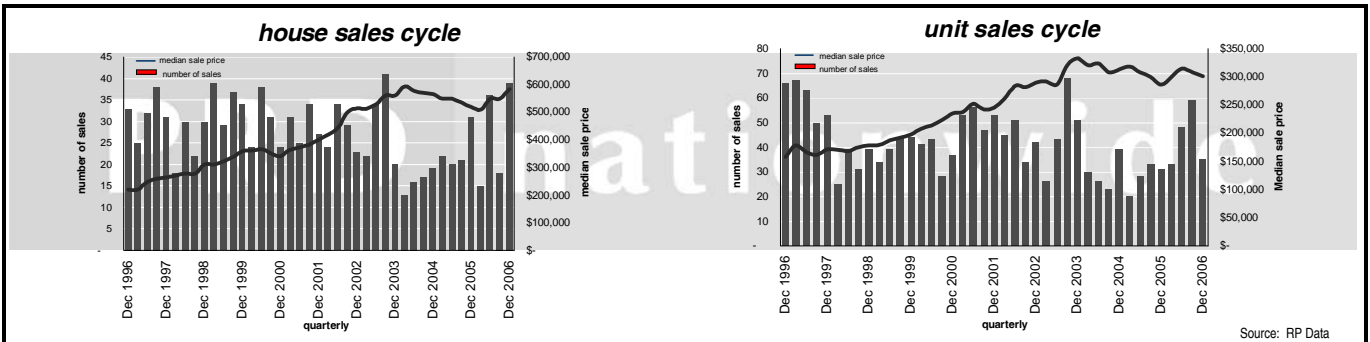
* Within Sydney SD demographics are based on the SD Sydney.

Sales Statistics	MORTDALE			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	\$400,000	\$585,000	7.9%	8.1%	\$500,000
Number of sales	61	57			28,497
Units					
Median price	\$246,000	\$301,500	4.2%	3.8%	\$380,000
Number of sales	100	94			20,606
Land					
Median price	\$0	\$0	na	14.4%	\$370,000
Number of sales	1	2			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	MORTDALE*	Sydney SD*
INCOME DISTRIBUTION		
nil to \$399	17%	19%
\$400 to \$799	22%	22%
\$800 to \$1,199	19%	19%
\$1,200 to \$1,499	9%	9%
\$1,500 to \$1,999	16%	15%
\$2,000 plus	17%	16%
HOUSEHOLD TYPES		
Couple with kids	55%	57%
Couple without kids	20%	18%
Single parent	9%	11%
Group household	1%	1%
Lone person	3%	4%
Other	11%	8%
DWELLING TYPE		
Separate house	62%	64%
Townhouse	8%	11%
Unit	29%	24%
Other	1%	1%
TYPE OF OWNERSHIP		
Fully owned	50%	42%
Being purchased	22%	25%
Rented	26%	31%
Other	2%	3%

Source: ABS Census of Population and Housing 2001

* Within MORTDALE demographics are based on the Postal Area of 2223.

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

MEDIAN WEEKLY RENTS		
	MORTDALE	Sydney SD
3 br House	\$360	\$275
2 br Unit	\$240	\$310

Rental data for MORTDALE is based on the Postal Area of 2223. Rental data for Sydney SD is based on the Statistical Division of Sydney.

TOTAL PROPERTY RETURNS		
	MORTDALE	Sydney SD
Houses		
Median price change pa	7.9%	8.1%
Rental return pa	3.2%	2.9%
GROSS PROPERTY RETURN	11.1%	11.0%
Units		
Median price change pa	4.2%	3.8%
Rental return pa	4.1%	4.2%
GROSS PROPERTY RETURN	8.3%	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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