

Suburb Flyover Report

NELSON BAY (House)

July 2011



Order Your Property
Report Here Now



moving with you!

Suburb Summary:

Population:	4113
Current Median	\$ 411,000
1yr return:	-3% (avg. annual -3%)
3yr return:	-1% (avg. annual -0%)
5yr return:	-3% (avg. annual -1%)
10yr return:	61% (avg. annual 5%)

This report prepared for:

Customer Name:

Prepared by:

Name: **Channel Direct Home Loans**
Office: 5 Wood Street SWANSEA 2281
Mobile: 0418 616 630
Office Phone: 02 4971 6290
Email: loans@channeldirect.com.au
Website: www.channeldirect.com.au

NELSON BAY - Suburb Map

© 2011



This report has been compiled on 06/07/2011 by Channel Direct Home Loans. © Property Data Solutions Pty Ltd 2011 - www.pricerfinder.com.au

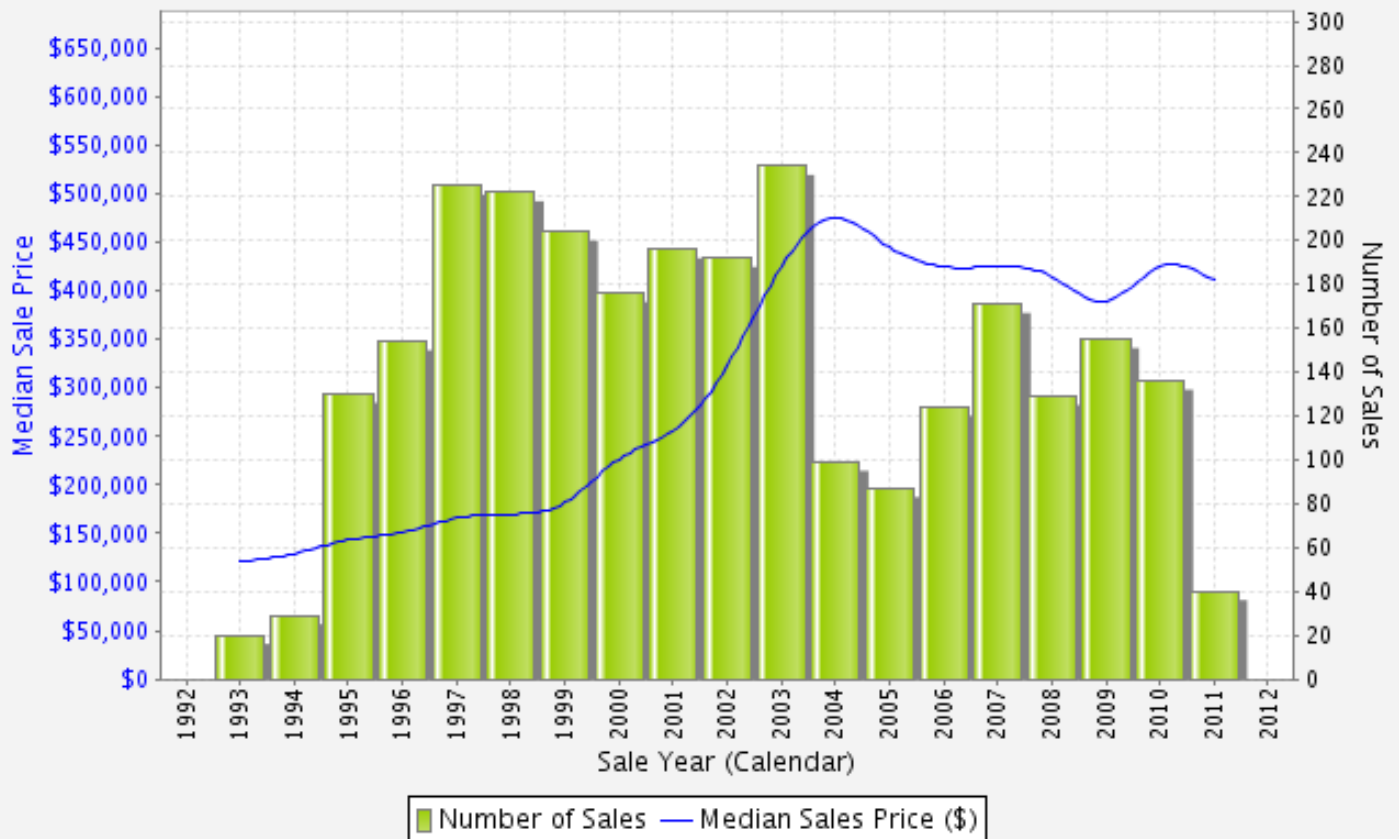
The materials provided are distributed as an information source only. © The State of New South Wales (Dept. of Lands NSW - LPI) July/2011. Contains property sales information provided under licence from the Dept. of Lands NSW: (LPI) Issue Date: 23/06/11. The Dept. of Lands NSW makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.



NELSON BAY - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	20	\$ 137,462	\$ 121,125		\$ 40,000	\$ 380,000
1994	29	\$ 172,776	\$ 129,000	6.5 %	\$ 15,000	\$ 950,000
1995	130	\$ 163,967	\$ 143,250	11.0 %	\$ 2,000	\$ 1,900,000
1996	154	\$ 159,639	\$ 151,000	5.4 %	\$ 29,000	\$ 549,000
1997	225	\$ 181,928	\$ 166,000	9.9 %	\$ 1,695	\$ 870,000
1998	222	\$ 190,535	\$ 170,000	2.4 %	\$ 17,000	\$ 735,000
1999	204	\$ 216,754	\$ 182,000	7.1 %	\$ 17,000	\$ 2,600,000
2000	176	\$ 279,220	\$ 226,750	24.6 %	\$ 36,935	\$ 2,325,000
2001	196	\$ 285,427	\$ 256,000	12.9 %	\$ 9,500	\$ 900,000
2002	192	\$ 355,963	\$ 322,500	26.0 %	\$ 45,000	\$ 910,000
2003	234	\$ 481,607	\$ 425,000	31.8 %	\$ 102,000	\$ 2,100,000
2004	99	\$ 519,091	\$ 475,000	11.8 %	\$ 120,000	\$ 1,500,000
2005	87	\$ 522,021	\$ 445,000	-6.3 %	\$ 233,334	\$ 2,150,000
2006	124	\$ 462,216	\$ 425,000	-4.5 %	\$ 21,500	\$ 1,335,000
2007	171	\$ 477,460	\$ 425,000		\$ 113,000	\$ 2,100,000
2008	129	\$ 457,408	\$ 415,000	-2.4 %	\$ 150,000	\$ 2,950,000
2009	155	\$ 445,416	\$ 389,500	-6.1 %	\$ 150,000	\$ 1,150,000
2010	136	\$ 496,316	\$ 425,000	9.1 %	\$ 100,000	\$ 1,725,000
2011	40	\$ 420,600	\$ 411,000	-3.3 %	\$ 100,000	\$ 750,000

Sales & Growth Chart for NELSON BAY



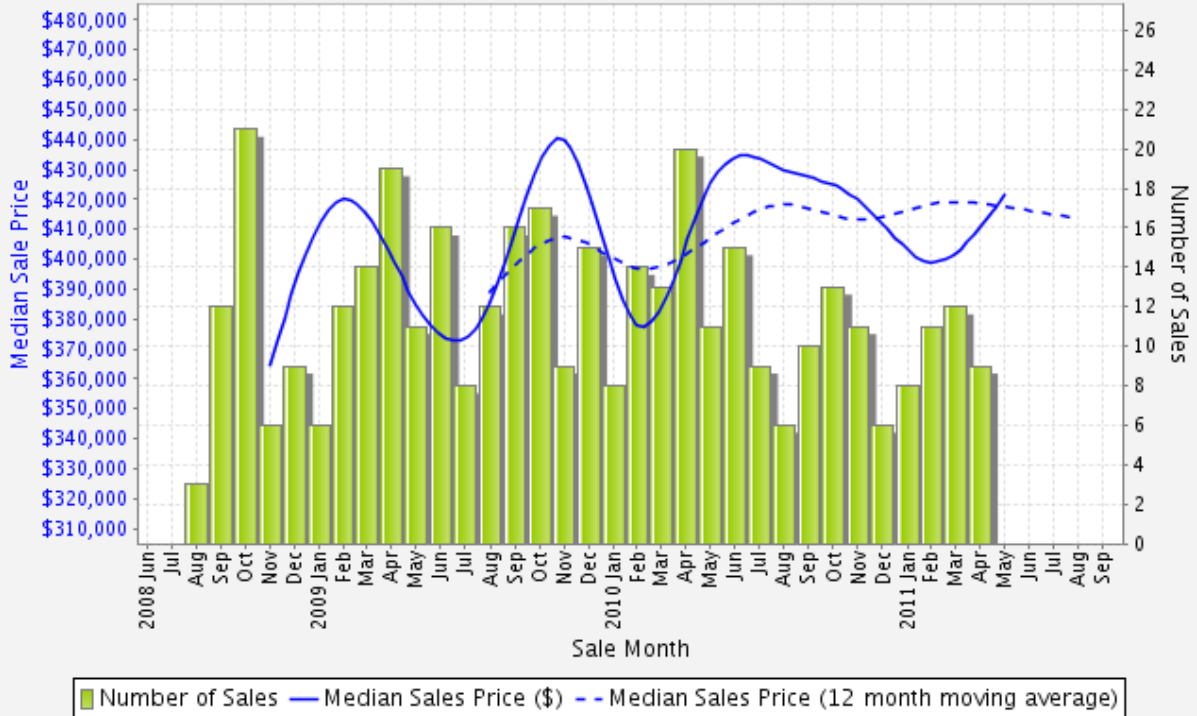
This report has been compiled on 06/07/2011 by Channel Direct Home Loans. © Property Data Solutions Pty Ltd 2011 - www.pricefinder.com.au

The materials provided are distributed as an information source only. © The State of New South Wales (Dept. of Lands NSW - LPI) July/2011. Contains property sales information provided under licence from the Dept. of Lands NSW: (LPI) Issue Date: 23/06/11. The Dept. of Lands NSW makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.



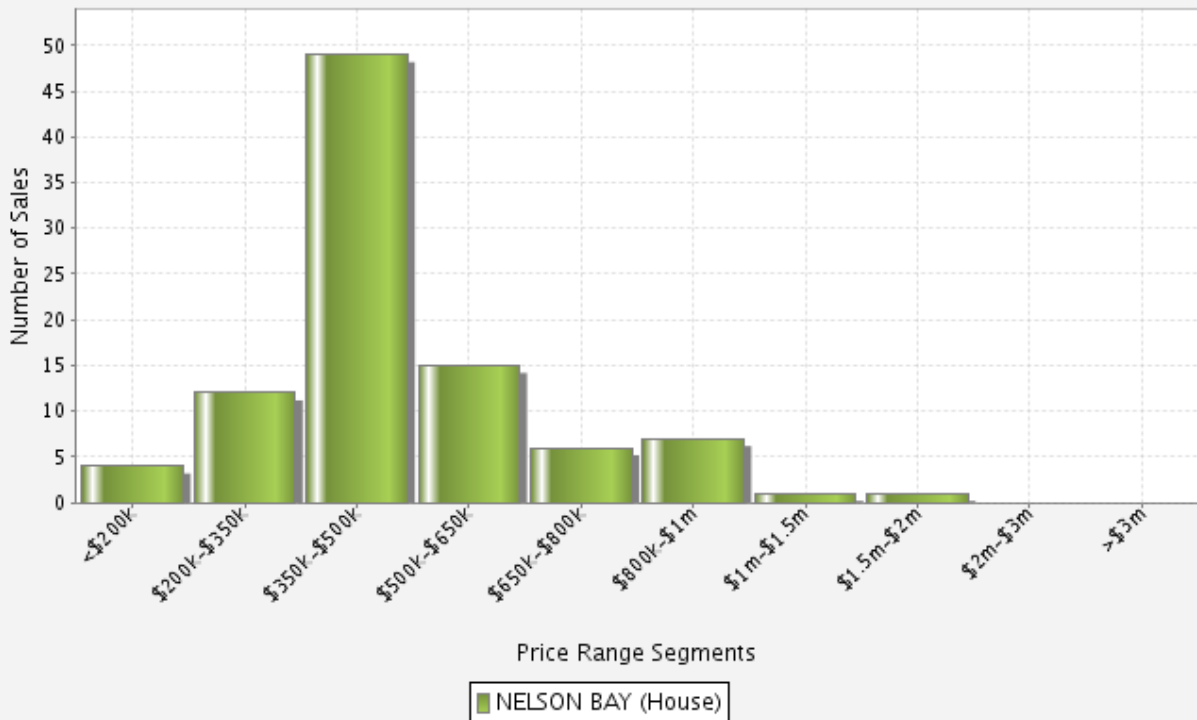
NELSON BAY - Recent Suburb Growth

Sales & Growth Chart for NELSON BAY (past 36 Months)



NELSON BAY - Price Range Segments

Price Range Segmentation (12 Months ending Jun '11)





Recent Suburb Sales

Search Criteria		Search Summary	
Locality:	NELSON BAY	Sale Price	Area
Postcode:		Lowest	\$ 254,000
		Highest	\$ 1,200,000
		Average	\$ 512,421
		Median	\$ 460,000
		Total	\$ 9,736,000
			1.09 ha



NELSON BAY

4 2 2



5 WOLLOMI AVE, NELSON BAY

5214/DP572775

UBD Ref: Newcastle - 042 K9

\$ 1,200,000

05/06/2011

562 m²

Agents Advice - Sale



NELSON BAY

3 2 1



46 LAWSON ST, NELSON BAY

123/DP11268

UBD Ref: Newcastle - 043 D10

\$ 392,000

05/06/2011

800 m²

Agents Advice - Sale



NELSON BAY

4 2 2



21 ARMIDALE AVE, NELSON BAY

22/E/DP10861

UBD Ref: Newcastle - 043 E10

\$ 470,000

30/04/2011

894 m²

Agents Advice - Sale



NELSON BAY

2 1 2



50 TALLEAN RD, NELSON BAY

311/9165

UBD Ref: Newcastle - 042 P12

\$ 254,000

29/04/2011

835 m²

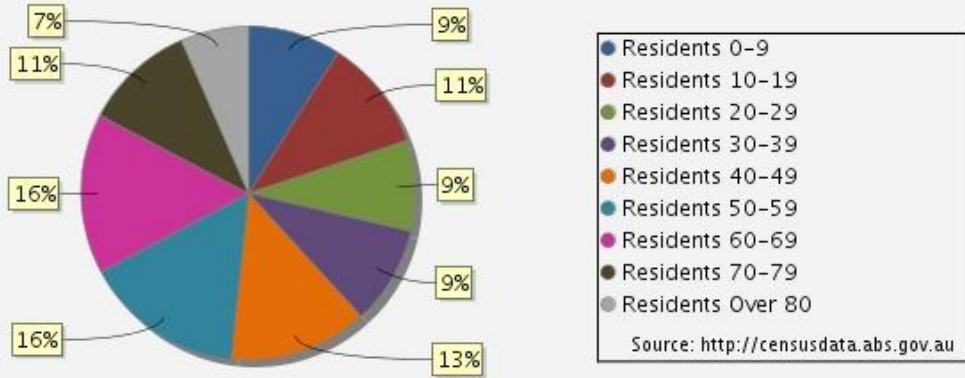
NELSON BAY		4	2	2
 Photo not available	COVENTRY PL, NELSON BAY	\$ 370,000 Agents Advice - Sale	28/04/2011	330 m²
NELSON BAY		3	3	2
	6 HARDY ST, NELSON BAY 2/873230 UBD Ref: Newcastle - 043 E7	\$ 495,000	27/04/2011	284 m²
NELSON BAY		5	3	2
	7 GRAFTON ST, NELSON BAY 26/B/10861 UBD Ref: Newcastle - 043 F9	\$ 540,000	19/04/2011	765 m²
NELSON BAY		3	2	2
	34-34A TAREEBIN RD, NELSON BAY 5971/1125477 UBD Ref: Newcastle - 042 L10	\$ 625,000	15/04/2011	342 m²
NELSON BAY		4	2	1
	7 CHRISTMAS BUSH AVE, NELSON BAY 16/24115 UBD Ref: Newcastle - 042 P8	\$ 460,000	13/04/2011	696 m²

NELSON BAY					
	129 SHOAL BAY RD, NELSON BAY 59/19170 UBD Ref: Newcastle - 043 F6	\$ 345,000	13/04/2011	645 m²	
NELSON BAY 3 2 2					
	16 NAVALA AVE, NELSON BAY 3//DP791560 UBD Ref: Newcastle - 042 L11	\$ 550,000 Agents Advice - Sale	08/04/2011	566 m²	
NELSON BAY 1 1 2					
	102 GOVERNMENT RD, NELSON BAY 12/248609 UBD Ref: Newcastle - 042 M8	\$ 410,000	08/04/2011	607 m²	
NELSON BAY					
	45A PIRRALEA PARADE, NELSON BAY 101/1061849 UBD Ref: Newcastle - 042 M9	\$ 412,000	07/04/2011	277 m²	
NELSON BAY					
	37 LAGOONS CIRCUIT, NELSON BAY 77/270468 UBD Ref: Newcastle - 043 C9	\$ 390,000	01/04/2011	349 m²	

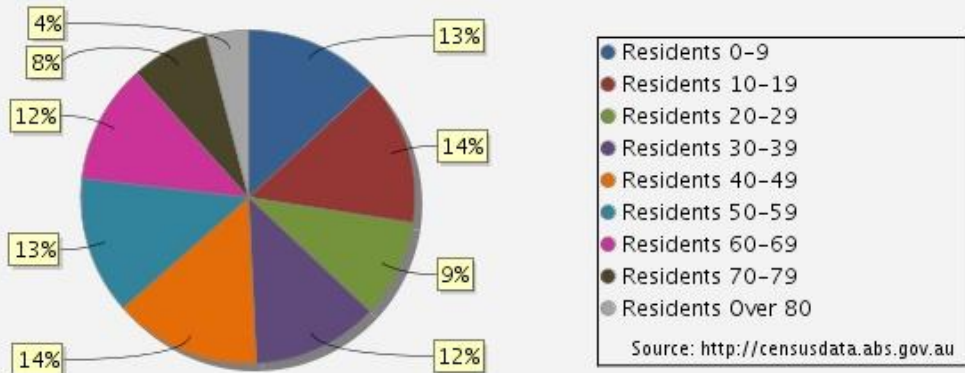
NELSON BAY		3	2	1
	3 BURBONG ST, NELSON BAY 4/244516 UBD Ref: Newcastle - 042 L8	\$ 750,000	29/03/2011	632 m²
NELSON BAY		5	3	2
	33A DOWLING STREET, NELSON BAY 492/1024492 UBD Ref: Newcastle - 043 D8	\$ 425,000	29/03/2011	540 m²
NELSON BAY		5	3	2
	37 IRAMBANG ST, NELSON BAY 82/844706 UBD Ref: Newcastle - 042 K8	\$ 750,000	24/03/2011	440 m²
NELSON BAY		2	1	1
	149 GOVERNMENT RD, NELSON BAY 14/246303 UBD Ref: Newcastle - 042 K8	\$ 418,000	24/03/2011	569 m²
NELSON BAY		4	3	2
	39 ULLORA RD, NELSON BAY 4064/561197 UBD Ref: Newcastle - 042 N11	\$ 480,000	22/03/2011	800 m²

Demographics - Age of Population

NELSON BAY



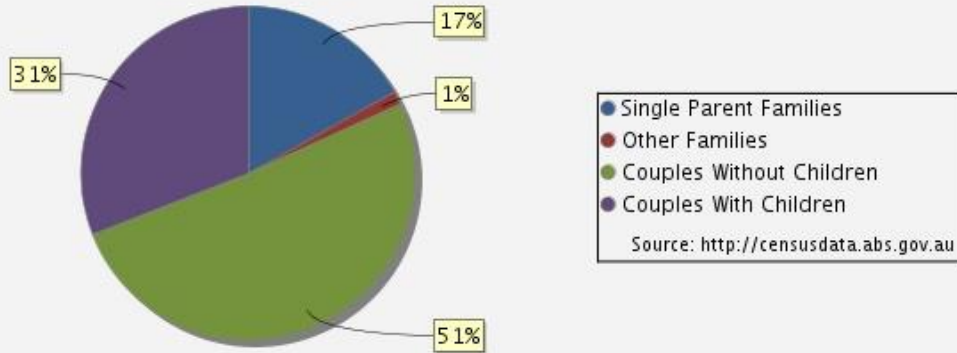
PORT STEPHENS



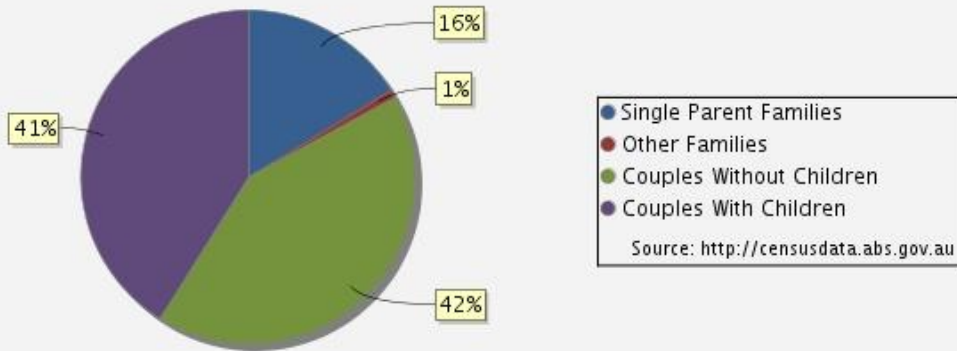
2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
Residents 0-9	373	9 %	8,010	13 %
Residents 10-19	446	11 %	8,630	14 %
Residents 20-29	362	9 %	5,722	9 %
Residents 30-39	389	9 %	7,379	12 %
Residents 40-49	554	13 %	8,657	14 %
Residents 50-59	639	16 %	8,035	13 %
Residents 60-69	639	16 %	7,032	12 %
Residents 70-79	442	11 %	4,587	8 %
Residents Over 80	269	7 %	2,433	4 %

Demographics - Family Composition

NELSON BAY



PORT STEPHENS

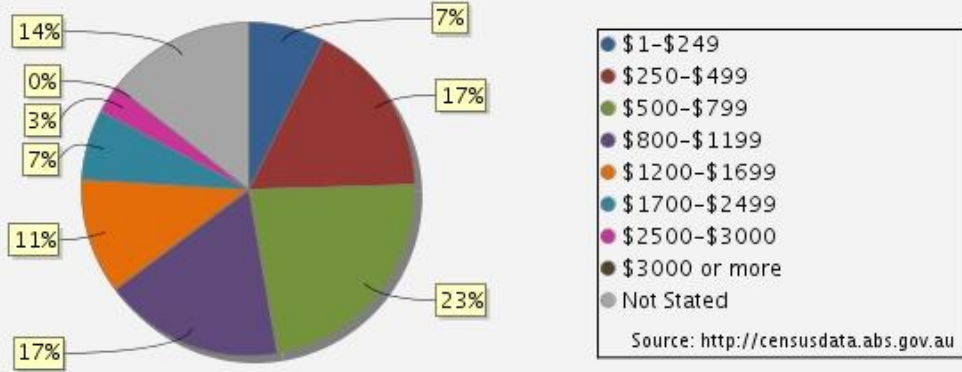


2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
Single Parent Families	191	17 %	2,739	16 %
Other Families	14	1 %	135	1 %
Couples Without Children	573	51 %	7,042	42 %
Couples With Children	349	31 %	6,930	41 %

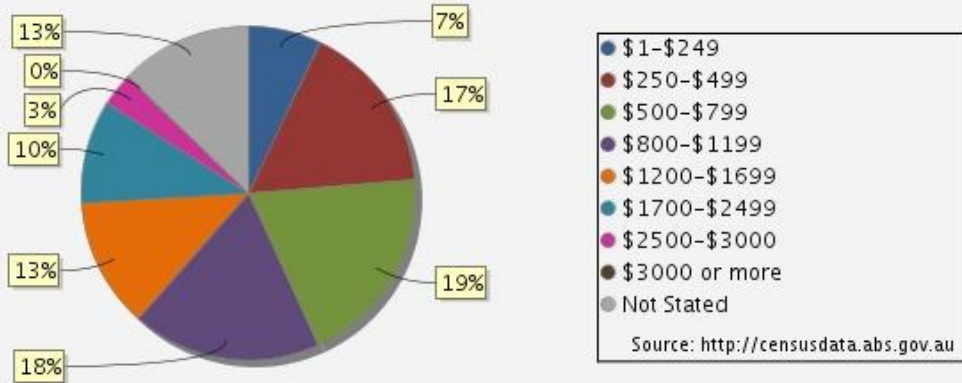


Housing - Household Income - Weekly

NELSON BAY



PORT STEPHENS

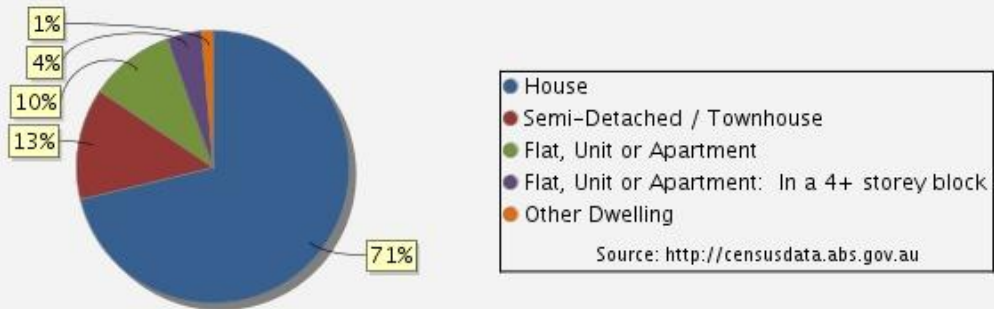


2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
\$1-\$249	123	7 %	1,546	7 %
\$250-\$499	284	17 %	3,595	17 %
\$500-\$799	375	23 %	4,202	19 %
\$800-\$1199	289	17 %	3,962	18 %
\$1200-\$1699	185	11 %	2,718	13 %
\$1700-\$2499	114	7 %	2,169	10 %
\$2500-\$3000	46	3 %	684	3 %
\$3000 or more	0	0 %	5	0 %
Not Stated	239	14 %	2,763	13 %

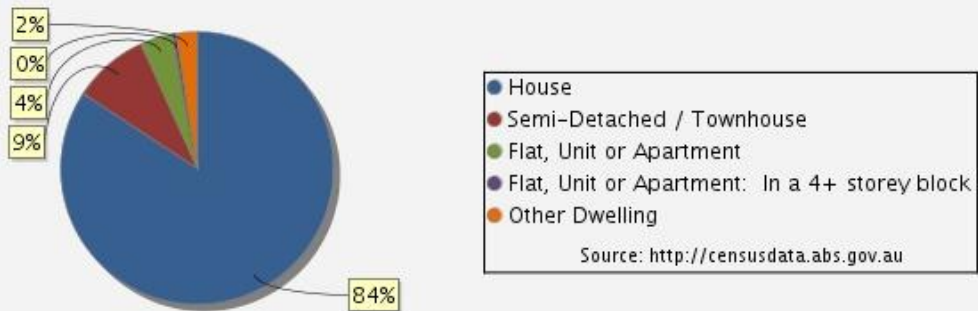


Housing - Dwelling Structure

NELSON BAY



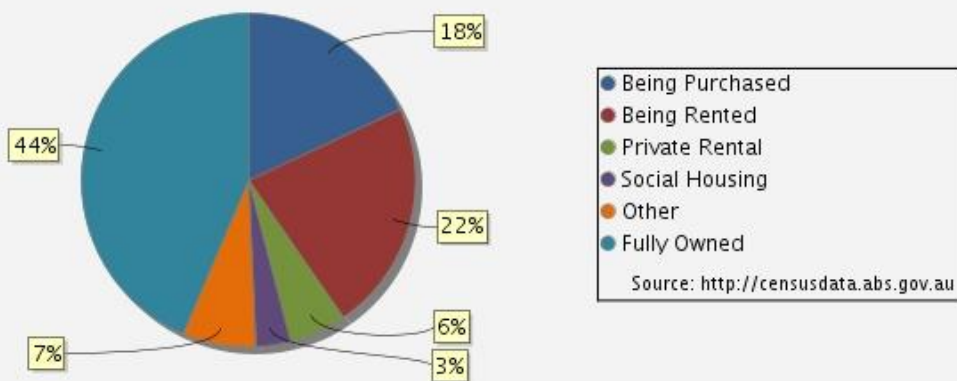
PORT STEPHENS



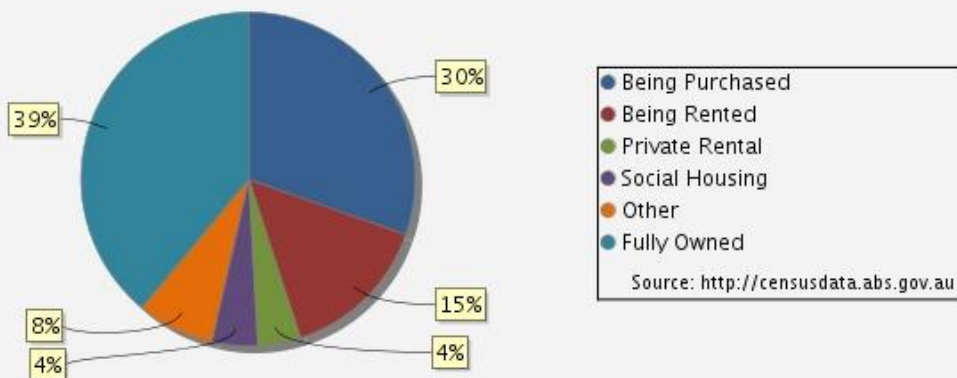
2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
House	1,203	71 %	18,652	84 %
Semi-Detached / Townhouse	223	13 %	2,002	9 %
Flat, Unit or Apartment	171	10 %	843	4 %
Flat, Unit or Apartment: In a 4+ storey block	70	4 %	92	0 %
Other Dwelling	22	1 %	545	2 %

Housing - Home Ownership

NELSON BAY



PORT STEPHENS

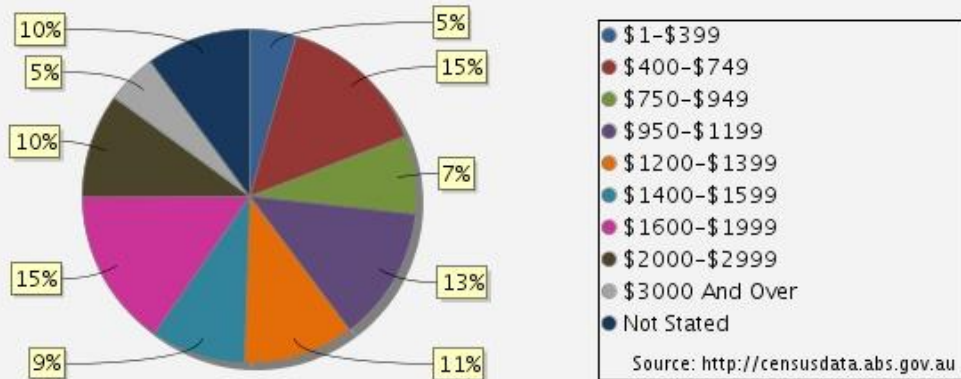


2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
Being Purchased	306	18 %	6,715	30 %
Being Rented	375	22 %	3,230	15 %
Private Rental	94	6 %	931	4 %
Social Housing	58	3 %	970	4 %
Other	119	7 %	1,663	8 %
Fully Owned	737	44 %	8,624	39 %

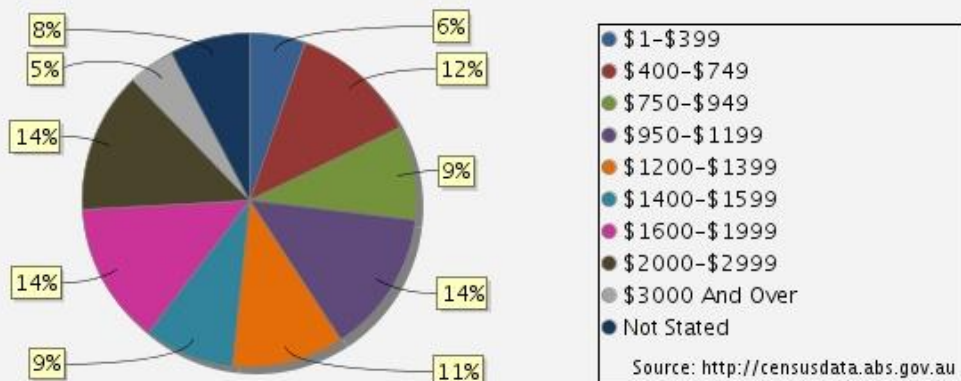


Housing - Home Loan Repayments - Monthly

NELSON BAY



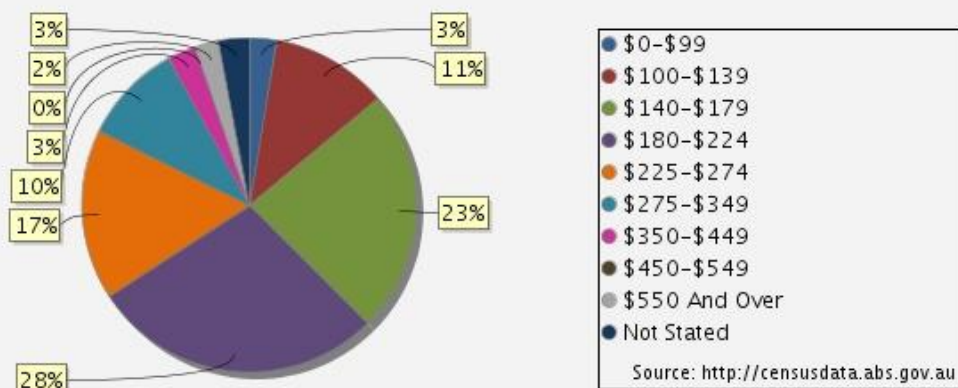
PORT STEPHENS



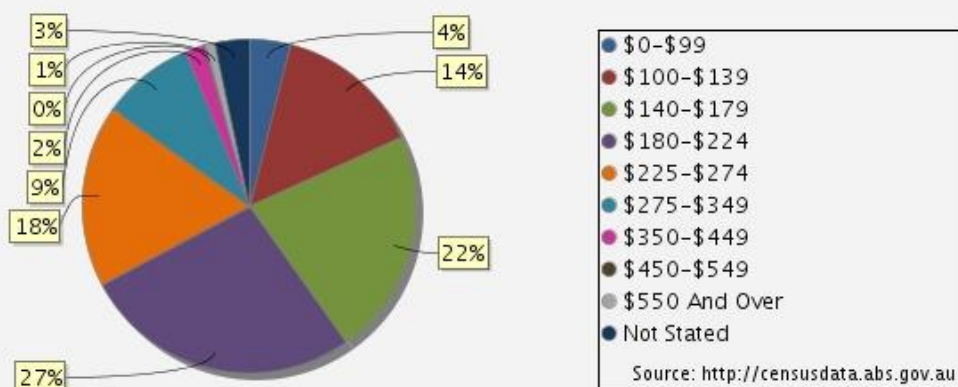
2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
\$1-\$399	14	5 %	370	6 %
\$400-\$749	45	15 %	828	12 %
\$750-\$949	23	7 %	610	9 %
\$950-\$1199	40	13 %	929	14 %
\$1200-\$1399	33	11 %	729	11 %
\$1400-\$1599	28	9 %	587	9 %
\$1600-\$1999	47	15 %	924	14 %
\$2000-\$2999	31	10 %	914	14 %
\$3000 And Over	15	5 %	304	5 %
Not Stated	31	10 %	519	8 %

Housing - Rent Payments - Weekly

NELSON BAY



PORT STEPHENS

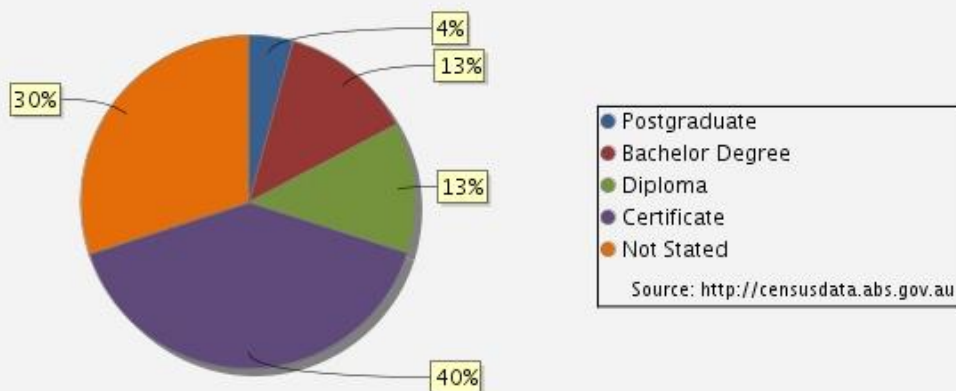


2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
\$0-\$99	14	3 %	214	4 %
\$100-\$139	58	11 %	768	14 %
\$140-\$179	121	23 %	1,174	22 %
\$180-\$224	146	28 %	1,451	27 %
\$225-\$274	85	17 %	945	18 %
\$275-\$349	50	10 %	480	9 %
\$350-\$449	14	3 %	102	2 %
\$450-\$549	0	0 %	7	0 %
\$550 And Over	12	2 %	49	1 %
Not Stated	15	3 %	177	3 %

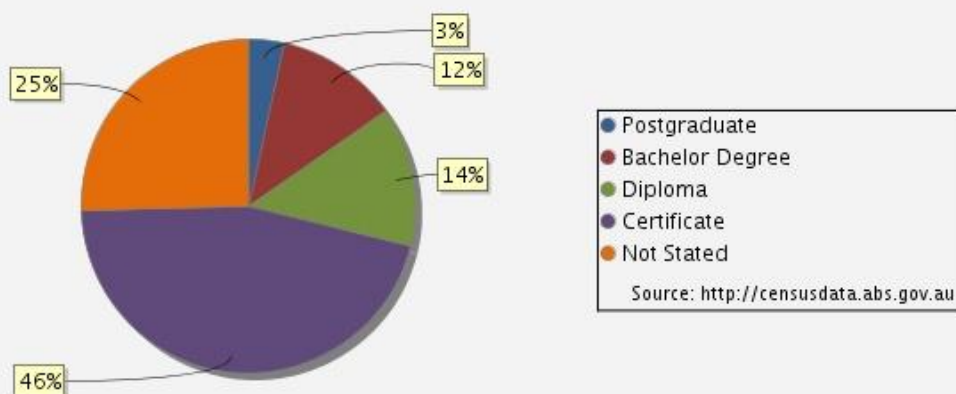


Other Statistics - Non-School Qualification: Level of Education

NELSON BAY



PORT STEPHENS

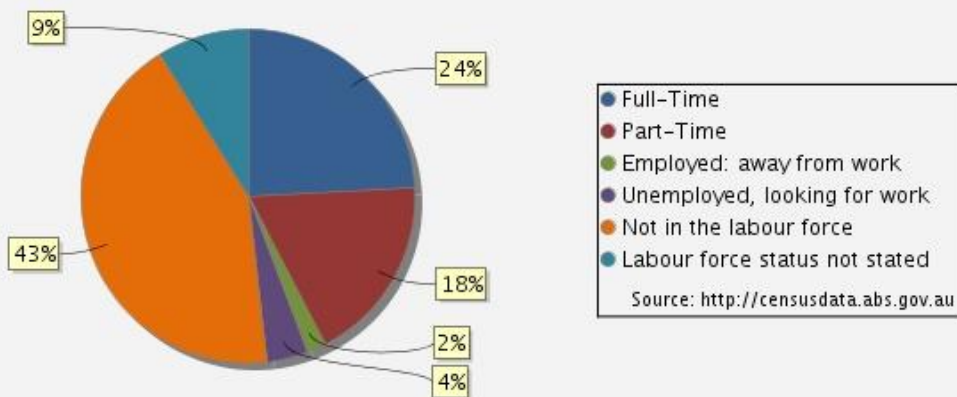


2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
Postgraduate	85	4 %	853	3 %
Bachelor Degree	256	13 %	2,919	12 %
Diploma	250	13 %	3,308	14 %
Certificate	788	40 %	11,168	46 %
Not Stated	593	30 %	6,240	25 %

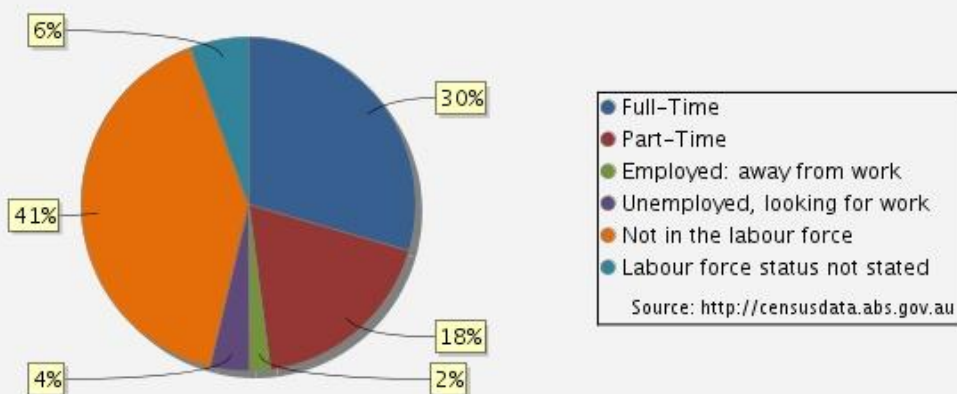


Other Statistics - Employment

NELSON BAY



PORT STEPHENS

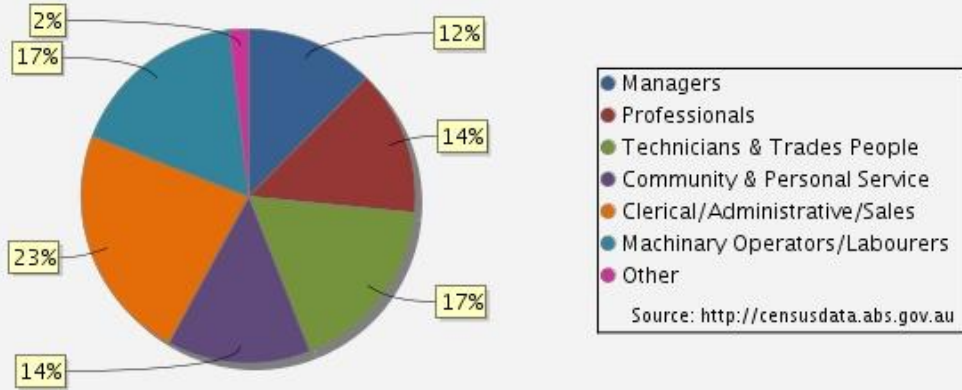


2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
Full-Time	851	24 %	14,137	30 %
Part-Time	640	18 %	8,776	18 %
Employed: away from work	66	2 %	971	2 %
Unemployed, looking for work	137	4 %	1,828	4 %
Not in the labour force	1,514	43 %	19,468	41 %
Labour force status not stated	311	9 %	2,718	6 %

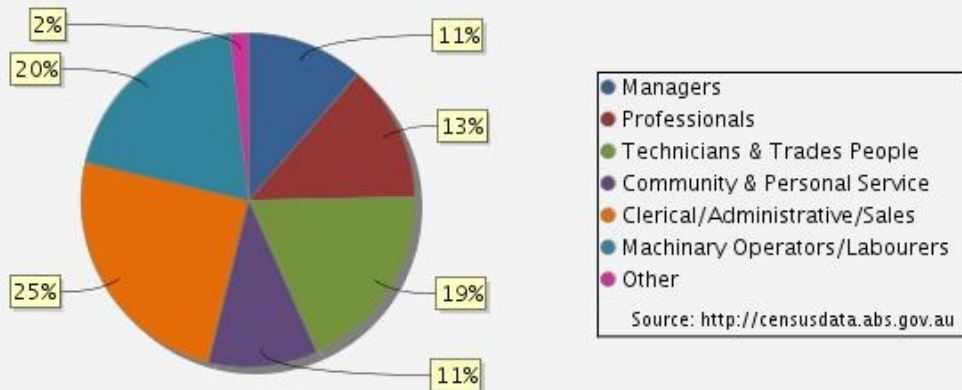


Other Statistics - Occupation

NELSON BAY



PORT STEPHENS

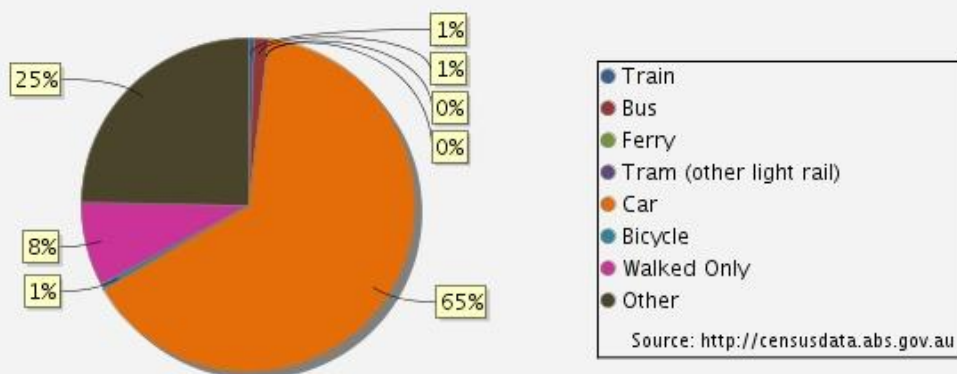


2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
Managers	194	12 %	2,735	11 %
Professionals	219	14 %	3,151	13 %
Technicians & Trades People	270	17 %	4,448	19 %
Community & Personal Service	217	14 %	2,535	11 %
Clerical/Administrative/Sales	357	23 %	5,911	25 %
Machinery Operators/Labourers	268	17 %	4,699	20 %
Other	29	2 %	409	2 %

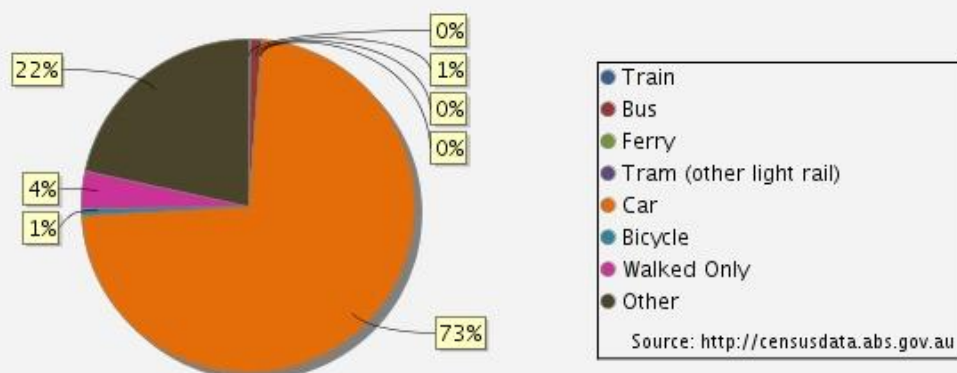


Other Statistics - Method of Travel to Work

NELSON BAY



PORT STEPHENS



2006 Census Summary	NELSON BAY		PORT STEPHENS	
	Count	%	Count	%
Train	9	1 %	62	0 %
Bus	21	1 %	249	1 %
Ferry	0	0 %	8	0 %
Tram (other light rail)	0	0 %	0	0 %
Car	1,005	65 %	17,398	73 %
Bicycle	8	1 %	149	1 %
Walked Only	126	8 %	870	4 %
Other	385	25 %	5,153	22 %