

Suburb Flyover Report

RANKIN PARK (House)

August 2011



moving with you!

Suburb Summary:

Population:	2568
Current Median	\$ 389,950
1yr return:	-4% (avg. annual -4%)
3yr return:	11% (avg. annual 4%)
5yr return:	13% (avg. annual 2%)
10yr return:	77% (avg. annual 6%)

This report prepared for:

Customer Name:

Prepared by:

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RANKIN PARK - Suburb Map

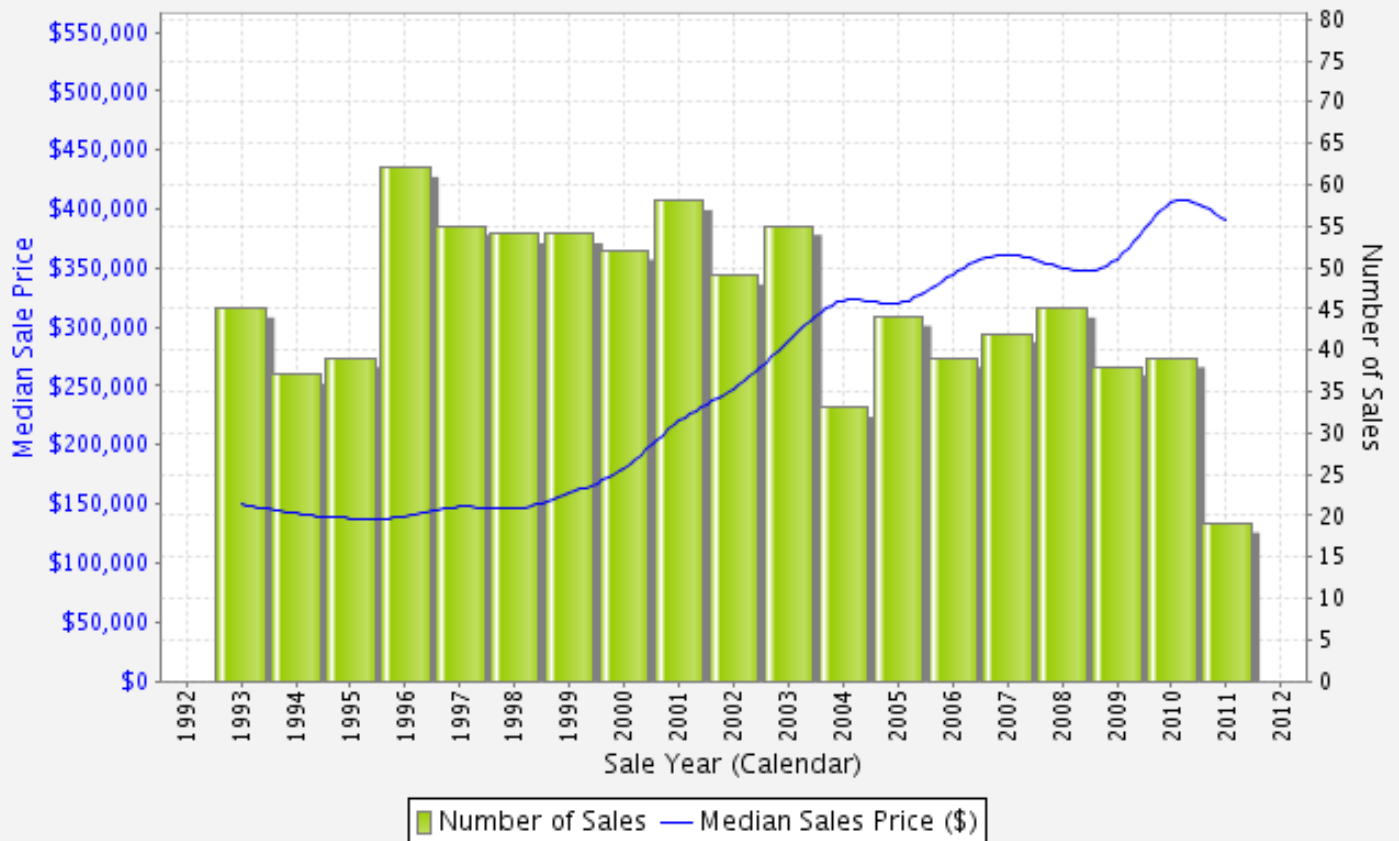
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RANKIN PARK - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	45	\$ 160,703	\$ 150,000		\$ 17,000	\$ 400,000
1994	37	\$ 163,035	\$ 142,000	-5.3 %	\$ 40,000	\$ 625,000
1995	39	\$ 150,564	\$ 138,000	-2.8 %	\$ 53,500	\$ 280,000
1996	62	\$ 151,228	\$ 139,250	0.9 %	\$ 65,000	\$ 260,000
1997	55	\$ 156,434	\$ 147,500	5.9 %	\$ 85,000	\$ 320,000
1998	54	\$ 157,059	\$ 145,875	-1.1 %	\$ 67,000	\$ 265,000
1999	54	\$ 183,887	\$ 159,000	9.0 %	\$ 66,000	\$ 415,000
2000	52	\$ 186,811	\$ 180,700	13.6 %	\$ 80,000	\$ 285,000
2001	58	\$ 232,066	\$ 220,250	21.9 %	\$ 7,500	\$ 495,000
2002	49	\$ 256,593	\$ 248,000	12.6 %	\$ 169,000	\$ 520,000
2003	55	\$ 287,918	\$ 288,000	16.1 %	\$ 4,530	\$ 550,000
2004	33	\$ 363,805	\$ 322,500	12.0 %	\$ 130,000	\$ 565,000
2005	44	\$ 344,934	\$ 320,000	-0.8 %	\$ 241,000	\$ 650,000
2006	39	\$ 358,654	\$ 345,000	7.8 %	\$ 140,000	\$ 575,000
2007	42	\$ 383,138	\$ 361,000	4.6 %	\$ 18,500	\$ 680,000
2008	45	\$ 360,534	\$ 350,000	-3.0 %	\$ 233,400	\$ 645,000
2009	38	\$ 357,111	\$ 358,071	2.3 %	\$ 60,039	\$ 649,950
2010	39	\$ 417,250	\$ 405,000	13.1 %	\$ 200,000	\$ 645,000
2011	19	\$ 409,176	\$ 389,950	-3.7 %	\$ 319,000	\$ 556,000

Sales & Growth Chart for RANKIN PARK



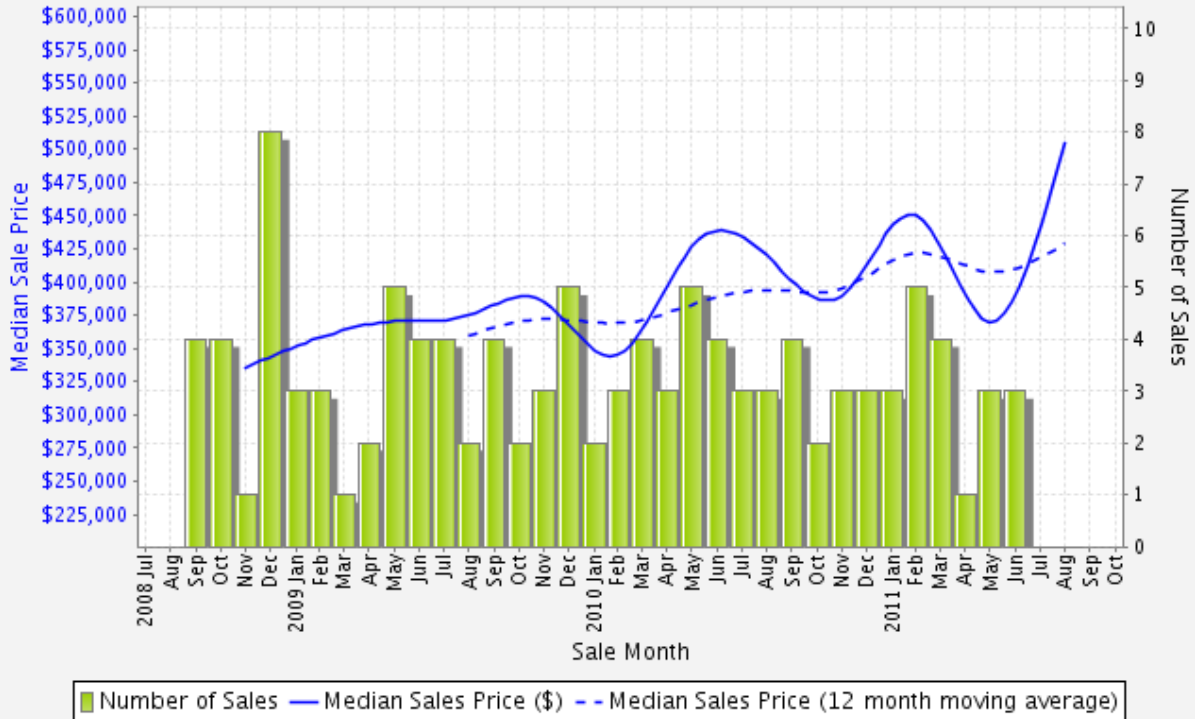
This report has been compiled on 23/08/2011 by Channel Direct Home Loans. © Property Data Solutions Pty Ltd 2011 - www.pricefinder.com.au

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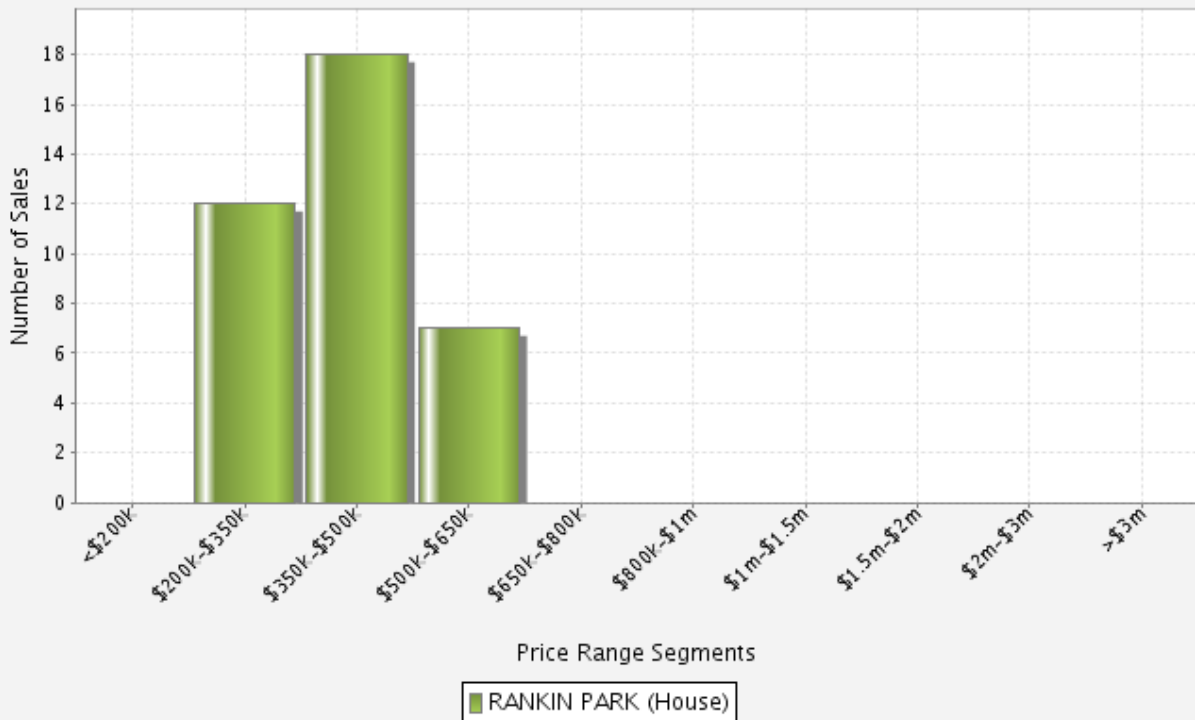
RANKIN PARK - Recent Suburb Growth

Sales & Growth Chart for RANKIN PARK (past 36 Months)



RANKIN PARK - Price Range Segments

Price Range Segmentation (12 Months ending Jun '11)



RANKIN PARK				
	9 SANDOR CL, RANKIN PARK 5/842150 UBD Ref: Newcastle - 143 E4	\$ 507,500	03/06/2011	737 m²

RANKIN PARK					3 1 1
	12 DEAN PARADE, RANKIN PARK 279//DP219128 UBD Ref: Newcastle - 143 K4	\$ 366,000 Agents Advice - Sale	01/06/2011	696 m²	

RANKIN PARK					3 1 2
	3 CHESHIRE CL, RANKIN PARK 106/240331 UBD Ref: Newcastle - 143 K6	\$ 395,000	27/05/2011	632 m²	

RANKIN PARK					4 1 2
	264 GRANDVIEW ROAD, RANKIN 11/232347 UBD Ref: Newcastle - 143 G3	\$ 389,950	20/05/2011	601 m²	

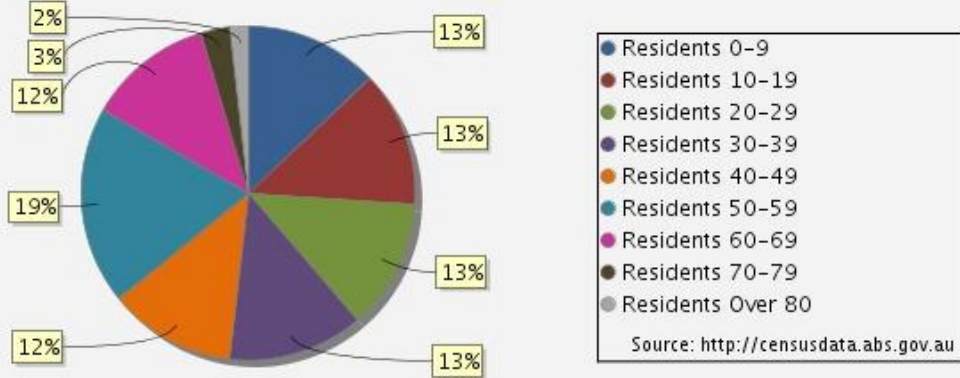
RANKIN PARK					3 1 1
	12 ELBROOK DR, RANKIN PARK 95/238993 UBD Ref: Newcastle - 143 K5	\$ 320,000	13/05/2011	531 m²	

RANKIN PARK		3	1	2
34 DEAN PDE, RANKIN PARK 254/219128 UBD Ref: Newcastle - 143 K3		\$ 355,000	11/04/2011	683 m ²
		19 DEAN PDE, RANKIN PARK 159/217482 UBD Ref: Newcastle - 143 K4		3 2 2
19 DEAN PDE, RANKIN PARK 159/217482 UBD Ref: Newcastle - 143 K4		\$ 391,000	25/03/2011	601 m ²
		12 COLDSTREAM CRES, RANKIN PARK 6/242203 UBD Ref: Newcastle - 143 G3		3 2 2
12 COLDSTREAM CRES, RANKIN PARK 6/242203 UBD Ref: Newcastle - 143 G3		\$ 329,950	21/03/2011	462 m ²
		18 ELBROOK DR, RANKIN PARK 98/238993 UBD Ref: Newcastle - 143 K5		3 2 2
18 ELBROOK DR, RANKIN PARK 98/238993 UBD Ref: Newcastle - 143 K5		\$ 385,000	14/03/2011	645 m ²
		3 KINGSWAY AVE, RANKIN PARK 24/238993 UBD Ref: Newcastle - 143 K5		3 2 2
3 KINGSWAY AVE, RANKIN PARK 24/238993 UBD Ref: Newcastle - 143 K5		\$ 348,000	07/03/2011	626 m ²

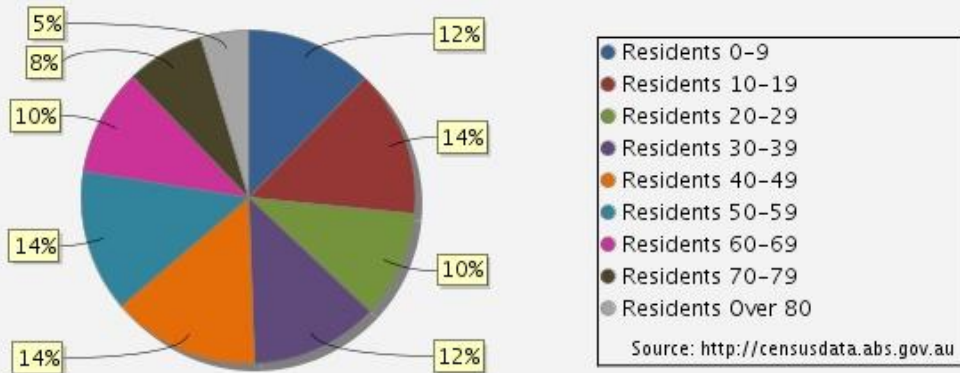


Demographics - Age of Population

RANKIN PARK

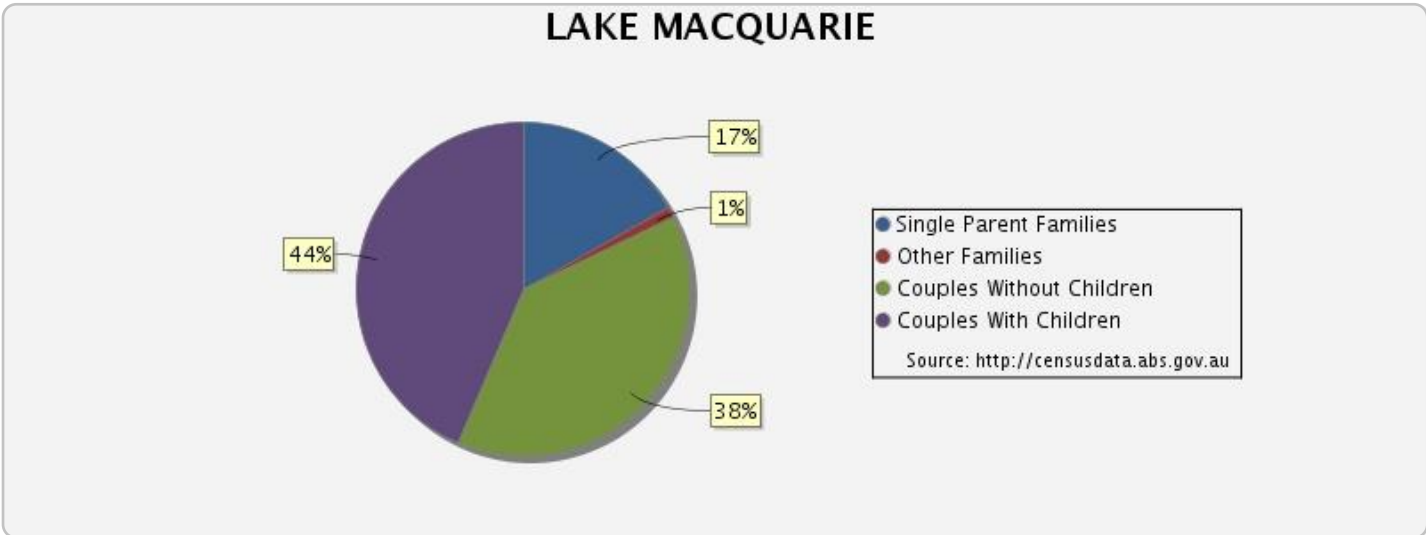
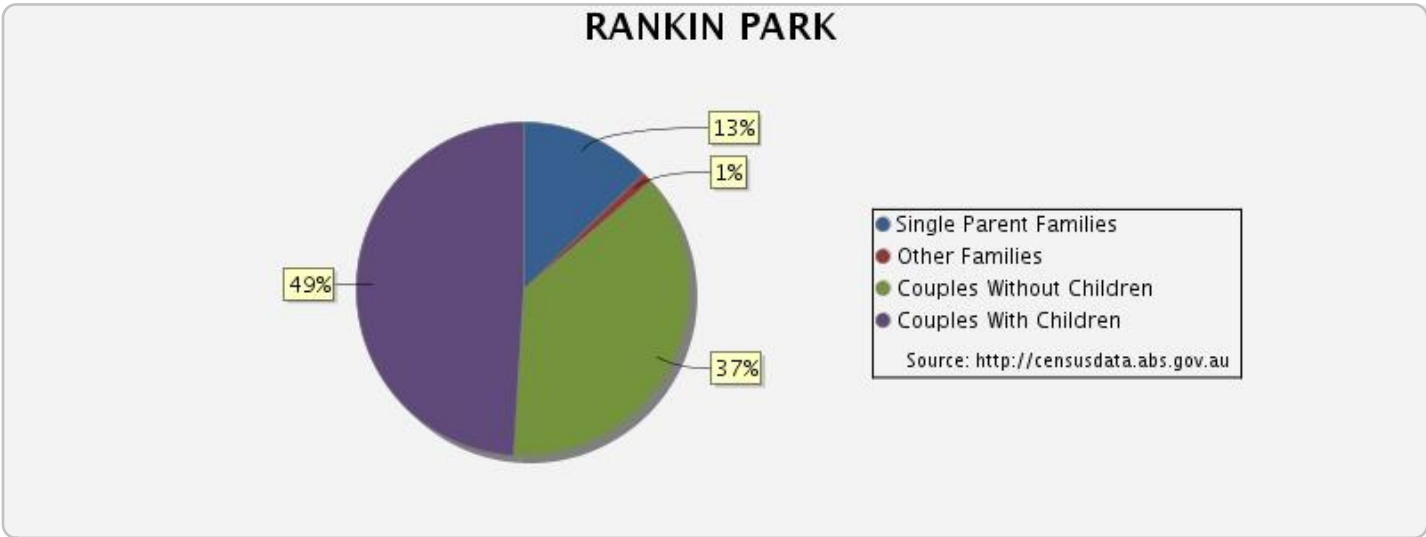


LAKE MACQUARIE



2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
Residents 0-9	334	13 %	22,673	12 %
Residents 10-19	335	13 %	26,079	14 %
Residents 20-29	325	13 %	18,932	10 %
Residents 30-39	335	13 %	22,671	12 %
Residents 40-49	319	12 %	26,345	14 %
Residents 50-59	491	19 %	25,152	14 %
Residents 60-69	312	12 %	19,003	10 %
Residents 70-79	73	3 %	13,831	8 %
Residents Over 80	44	2 %	8,454	5 %

Demographics - Family Composition

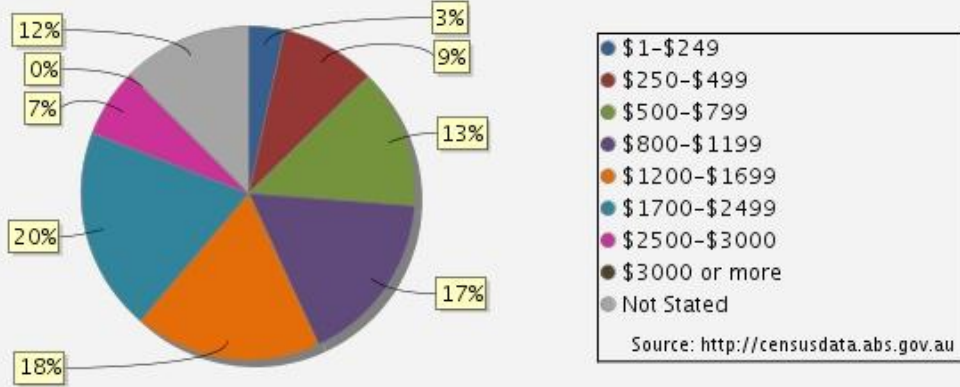


2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
Single Parent Families	98	13 %	8,635	17 %
Other Families	8	1 %	582	1 %
Couples Without Children	282	37 %	19,718	38 %
Couples With Children	374	49 %	22,392	44 %

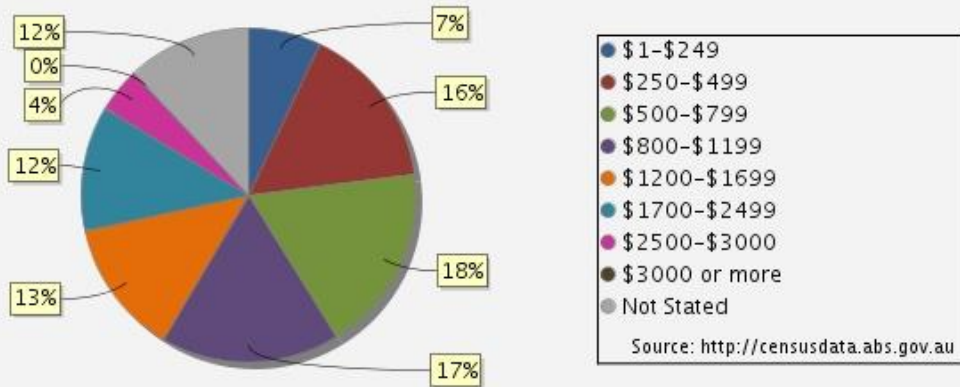


Housing - Household Income - Weekly

RANKIN PARK



LAKE MACQUARIE

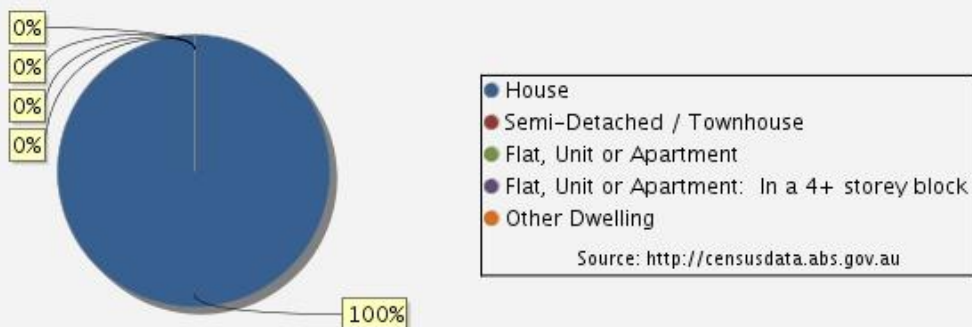


2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$249	29	3 %	4,585	7 %
\$250-\$499	77	9 %	10,427	16 %
\$500-\$799	112	13 %	11,876	18 %
\$800-\$1199	140	17 %	11,269	17 %
\$1200-\$1699	151	18 %	8,587	13 %
\$1700-\$2499	164	20 %	7,924	12 %
\$2500-\$3000	55	7 %	2,794	4 %
\$3000 or more	0	0 %	22	0 %
Not Stated	104	12 %	7,798	12 %

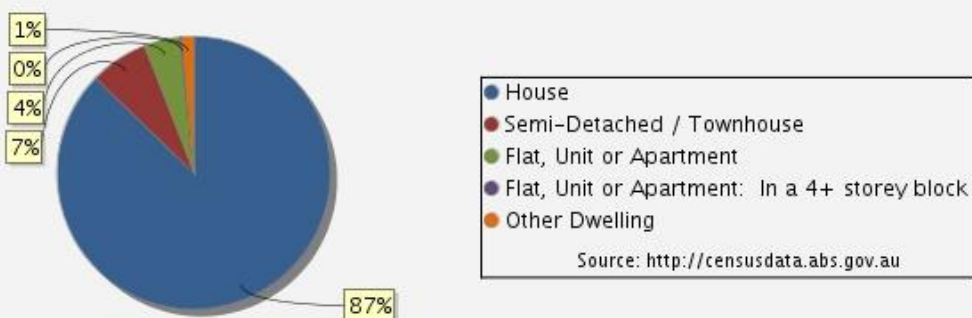


Housing - Dwelling Structure

RANKIN PARK



LAKE MACQUARIE

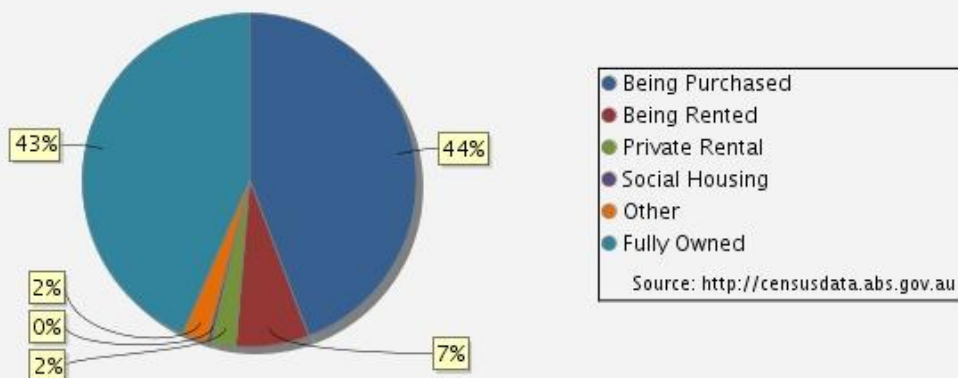


2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
House	889	100 %	58,821	87 %
Semi-Detached / Townhouse	0	0 %	4,631	7 %
Flat, Unit or Apartment	0	0 %	2,880	4 %
Flat, Unit or Apartment: In a 4+ storey block	0	0 %	150	0 %
Other Dwelling	0	0 %	961	1 %

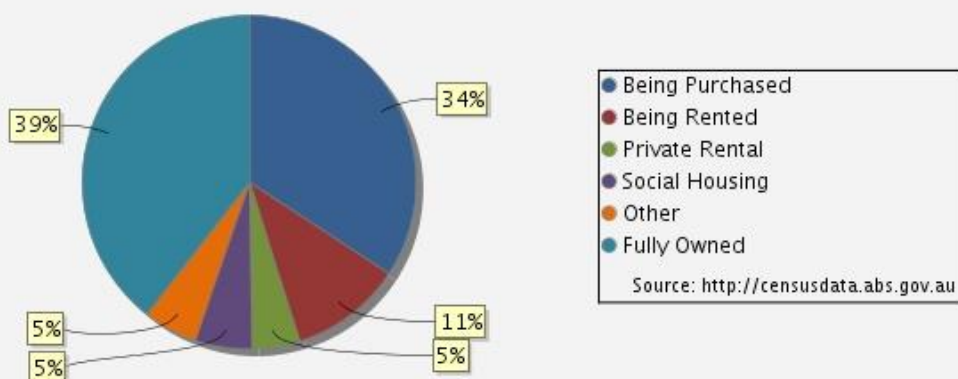


Housing - Home Ownership

RANKIN PARK



LAKE MACQUARIE

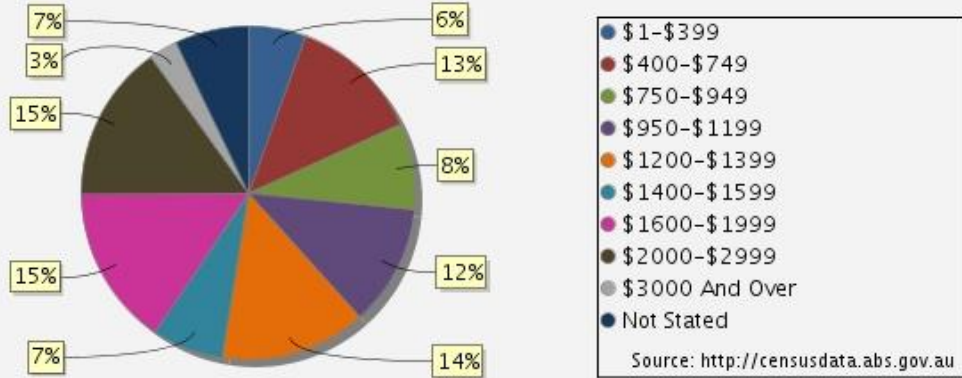


2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
Being Purchased	394	44 %	23,094	34 %
Being Rented	62	7 %	7,347	11 %
Private Rental	22	2 %	3,114	5 %
Social Housing	3	0 %	3,681	5 %
Other	22	2 %	3,581	5 %
Fully Owned	387	43 %	26,625	39 %

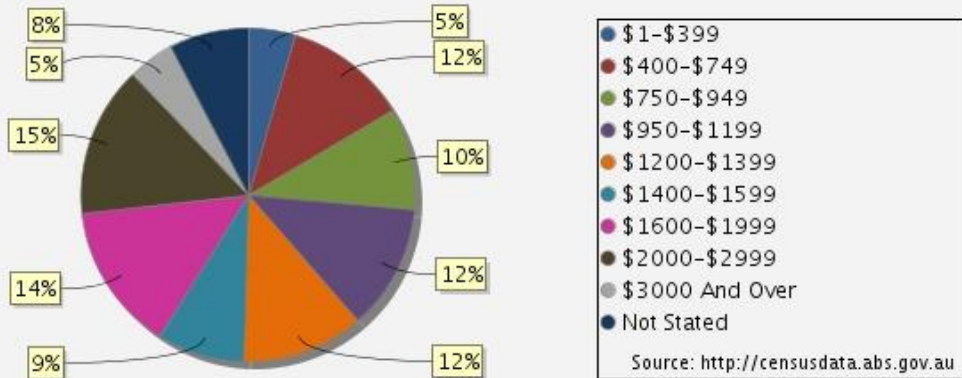


Housing - Home Loan Repayments - Monthly

RANKIN PARK



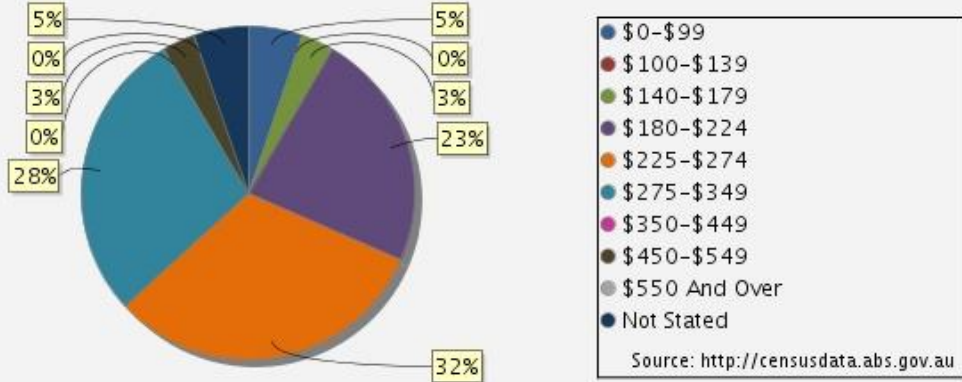
LAKE MACQUARIE



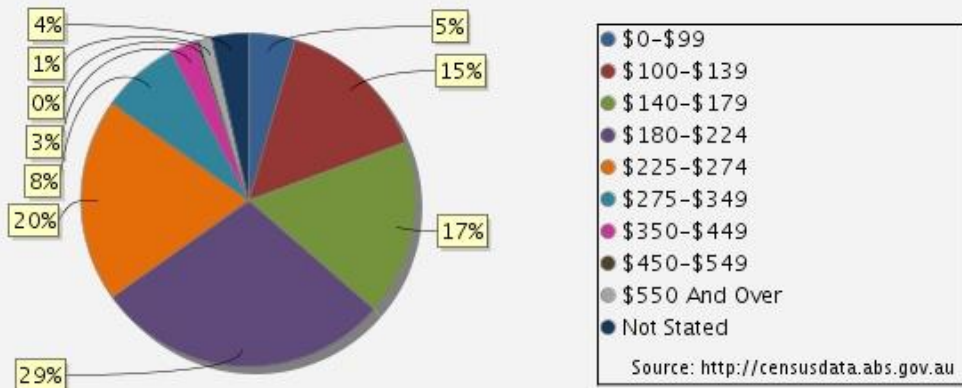
2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$399	22	6 %	1,070	5 %
\$400-\$749	50	13 %	2,761	12 %
\$750-\$949	33	8 %	2,269	10 %
\$950-\$1199	46	12 %	2,809	12 %
\$1200-\$1399	56	14 %	2,734	12 %
\$1400-\$1599	27	7 %	1,966	9 %
\$1600-\$1999	61	15 %	3,304	14 %
\$2000-\$2999	60	15 %	3,371	15 %
\$3000 And Over	11	3 %	1,040	5 %
Not Stated	28	7 %	1,769	8 %

Housing - Rent Payments - Weekly

RANKIN PARK

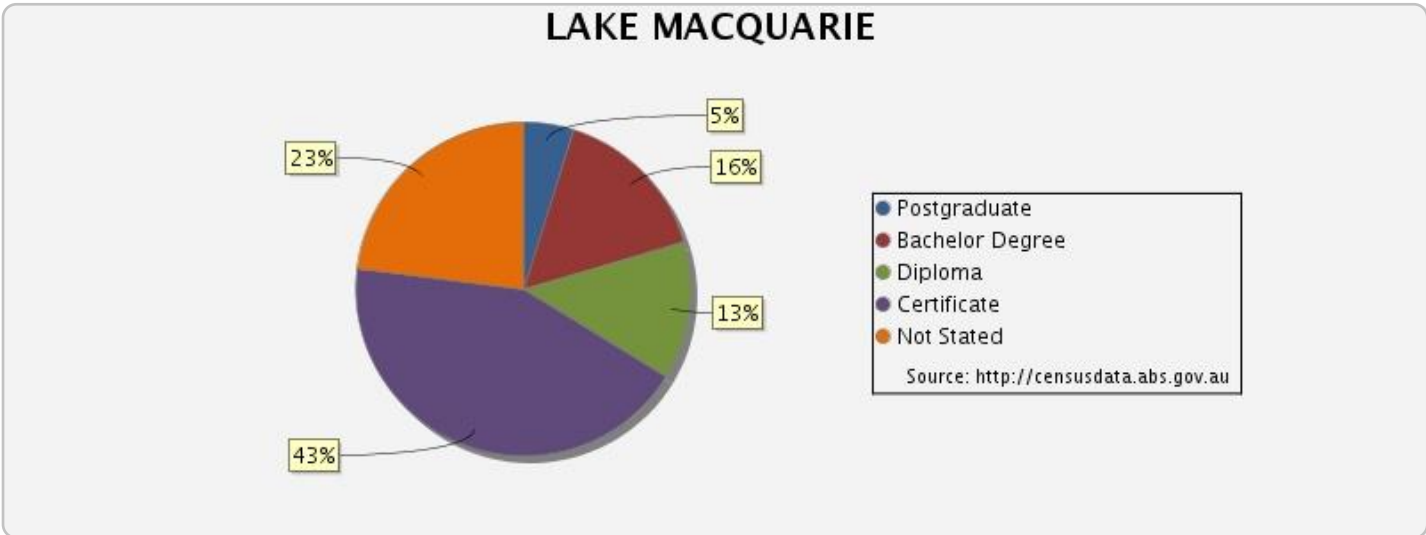
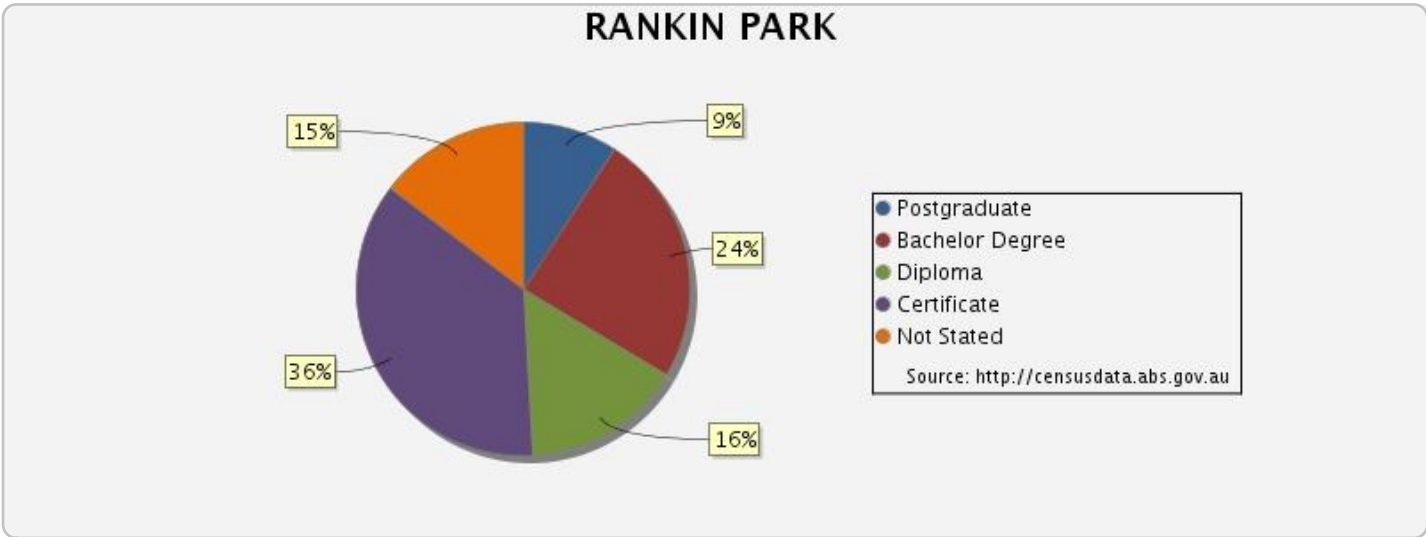


LAKE MACQUARIE



2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
\$0-\$99	5	5 %	603	5 %
\$100-\$139	0	0 %	1,978	15 %
\$140-\$179	3	3 %	2,261	17 %
\$180-\$224	22	23 %	3,822	29 %
\$225-\$274	30	32 %	2,632	20 %
\$275-\$349	27	28 %	1,002	8 %
\$350-\$449	0	0 %	349	3 %
\$450-\$549	3	3 %	39	0 %
\$550 And Over	0	0 %	153	1 %
Not Stated	5	5 %	474	4 %

Other Statistics - Non-School Qualification: Level of Education

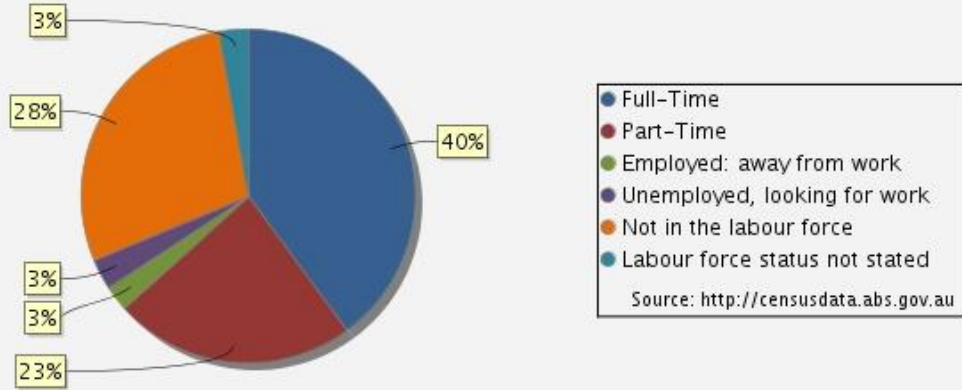


2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
Postgraduate	117	9 %	3,759	5 %
Bachelor Degree	309	24 %	11,847	16 %
Diploma	198	16 %	10,120	13 %
Certificate	460	36 %	32,885	43 %
Not Stated	186	15 %	17,594	23 %

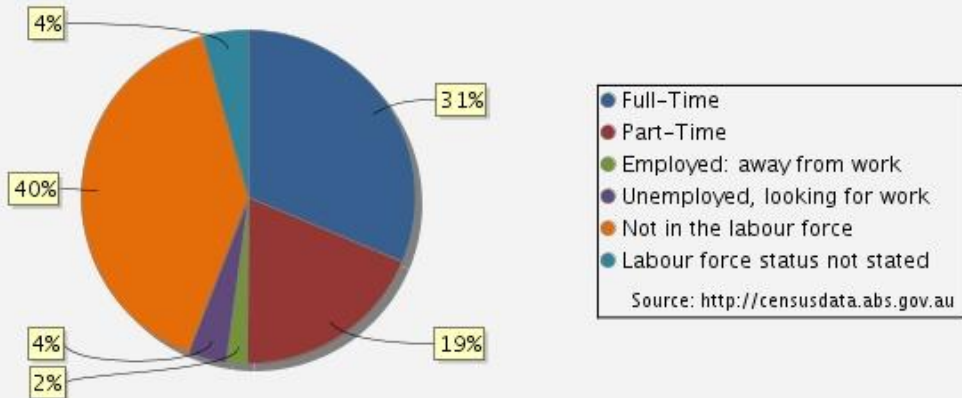


Other Statistics - Employment

RANKIN PARK



LAKE MACQUARIE

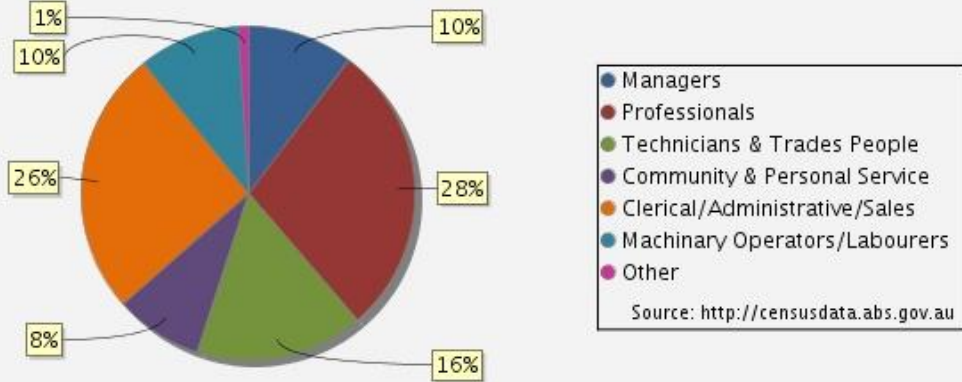


2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
Full-Time	827	40 %	46,199	31 %
Part-Time	483	23 %	27,518	19 %
Employed: away from work	52	3 %	3,020	2 %
Unemployed, looking for work	62	3 %	5,491	4 %
Not in the labour force	590	28 %	58,513	40 %
Labour force status not stated	58	3 %	6,522	4 %

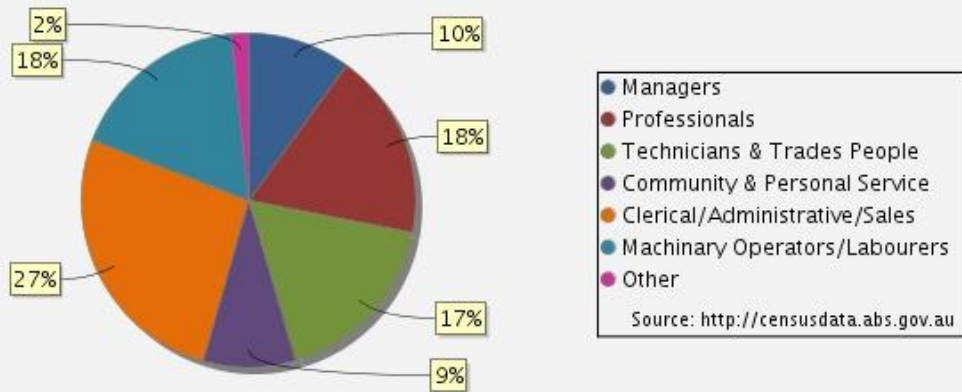


Other Statistics - Occupation

RANKIN PARK



LAKE MACQUARIE

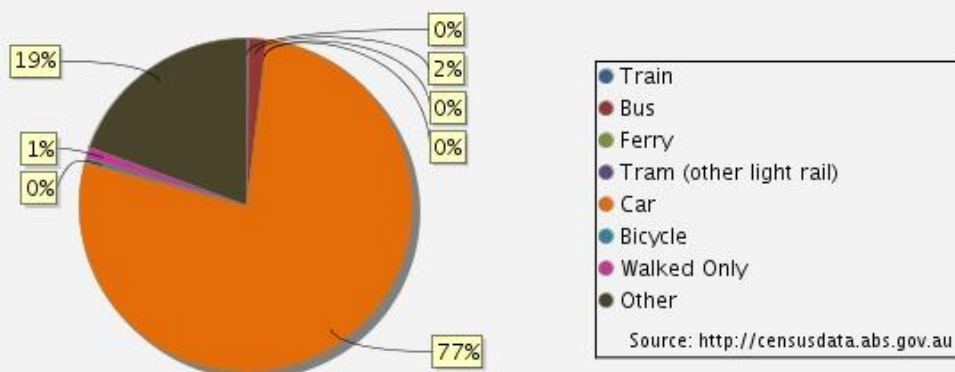


2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
Managers	141	10 %	7,685	10 %
Professionals	386	28 %	13,890	18 %
Technicians & Trades People	222	16 %	13,240	17 %
Community & Personal Service	115	8 %	6,897	9 %
Clerical/Administrative/Sales	351	26 %	20,371	27 %
Machinery Operators/Labourers	135	10 %	13,434	18 %
Other	12	1 %	1,220	2 %

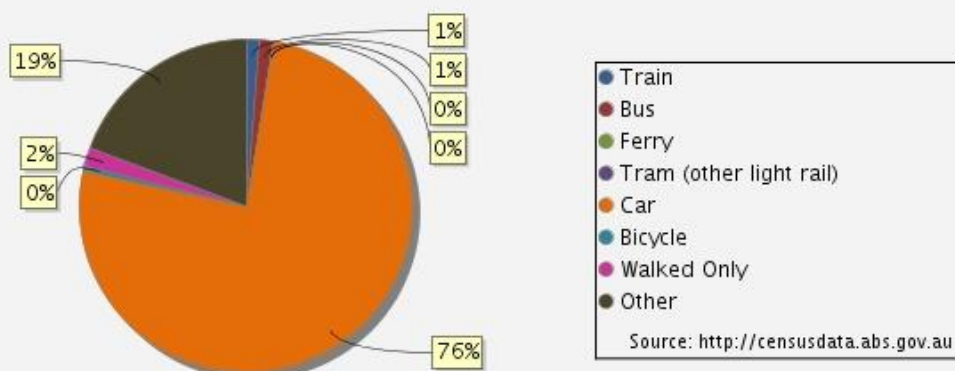


Other Statistics - Method of Travel to Work

RANKIN PARK



LAKE MACQUARIE



2006 Census Summary	RANKIN PARK		LAKE MACQUARIE	
	Count	%	Count	%
Train	3	0 %	984	1 %
Bus	24	2 %	1,069	1 %
Ferry	0	0 %	8	0 %
Tram (other light rail)	0	0 %	8	0 %
Car	1,052	77 %	58,118	76 %
Bicycle	6	0 %	366	0 %
Walked Only	14	1 %	1,370	2 %
Other	264	19 %	14,813	19 %