

Suburb Flyover Report

SPEERS POINT (House)

August 2011



moving with you!

Suburb Summary:

Population:	3103
Current Median	\$ 445,000
1yr return:	-0% (avg. annual -0%)
3yr return:	33% (avg. annual 10%)
5yr return:	23% (avg. annual 4%)
10yr return:	137% (avg. annual 9%)

This report prepared for:

Customer Name:

Prepared by:

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SPEERS POINT - Suburb Map

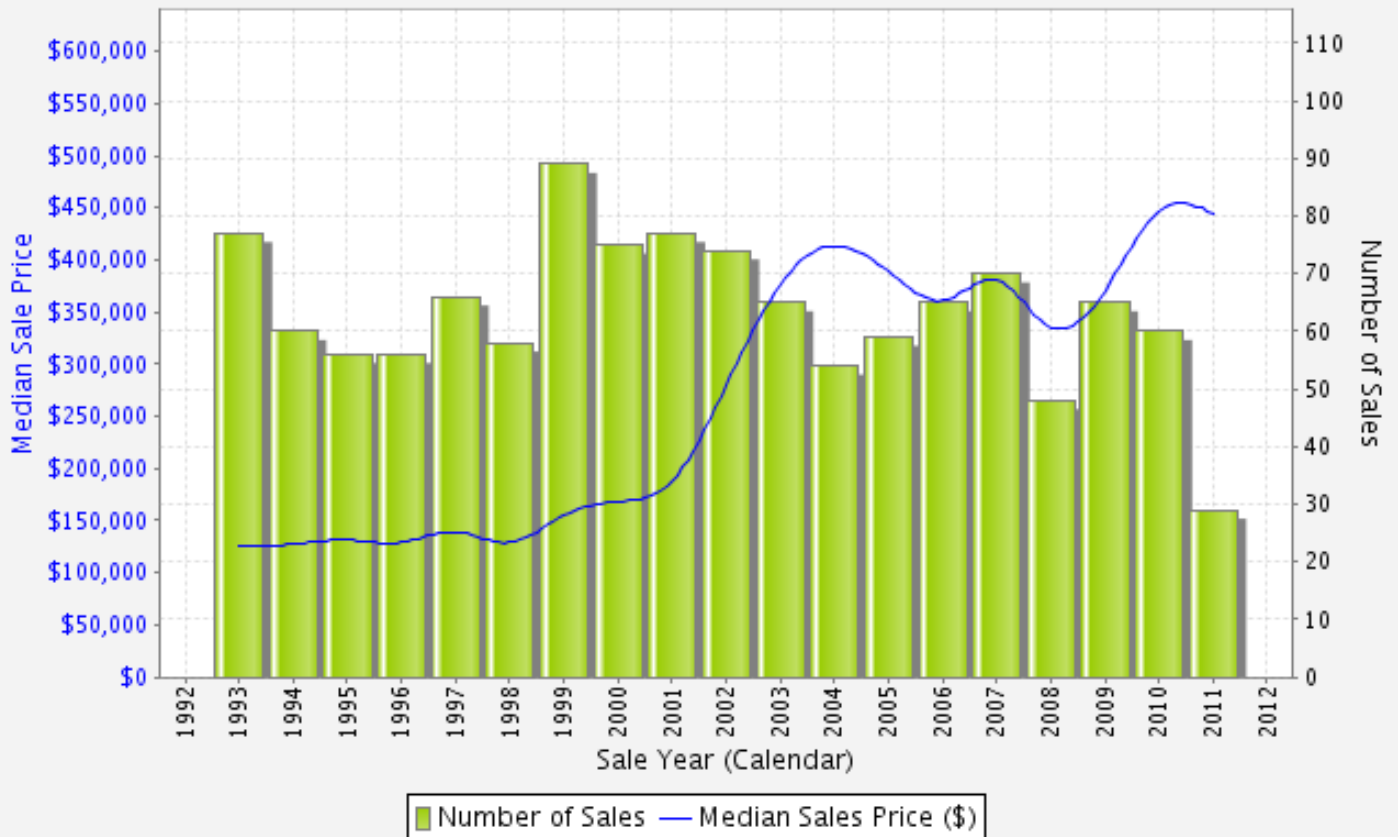
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SPEERS POINT - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	77	\$ 134,362	\$ 125,000		\$ 10,000	\$ 440,000
1994	60	\$ 141,206	\$ 127,500	2.0 %	\$ 55,000	\$ 305,000
1995	56	\$ 142,529	\$ 131,250	2.9 %	\$ 30,000	\$ 350,000
1996	56	\$ 137,731	\$ 128,875	-1.8 %	\$ 50,000	\$ 265,000
1997	66	\$ 145,166	\$ 139,000	7.9 %	\$ 34,000	\$ 340,000
1998	58	\$ 148,982	\$ 129,000	-7.2 %	\$ 47,500	\$ 340,000
1999	89	\$ 171,307	\$ 155,000	20.2 %	\$ 25,000	\$ 510,000
2000	75	\$ 189,286	\$ 168,500	8.7 %	\$ 60,000	\$ 580,000
2001	77	\$ 229,883	\$ 187,500	11.3 %	\$ 62,500	\$ 560,000
2002	74	\$ 302,178	\$ 279,500	49.1 %	\$ 22,500	\$ 750,000
2003	65	\$ 437,169	\$ 376,000	34.5 %	\$ 122,500	\$ 1,300,000
2004	54	\$ 413,039	\$ 413,500	10.0 %	\$ 80,000	\$ 795,000
2005	59	\$ 435,042	\$ 388,500	-6.0 %	\$ 120,000	\$ 900,000
2006	65	\$ 394,708	\$ 361,000	-7.1 %	\$ 3,800	\$ 830,000
2007	70	\$ 404,029	\$ 380,000	5.3 %	\$ 85,000	\$ 830,000
2008	48	\$ 394,291	\$ 335,500	-11.7 %	\$ 175,000	\$ 700,000
2009	65	\$ 453,738	\$ 370,000	10.3 %	\$ 160,000	\$ 975,000
2010	60	\$ 487,674	\$ 446,500	20.7 %	\$ 270,000	\$ 1,110,000
2011	29	\$ 447,222	\$ 445,000	-0.3 %	\$ 260,000	\$ 790,000

Sales & Growth Chart for SPEERS POINT



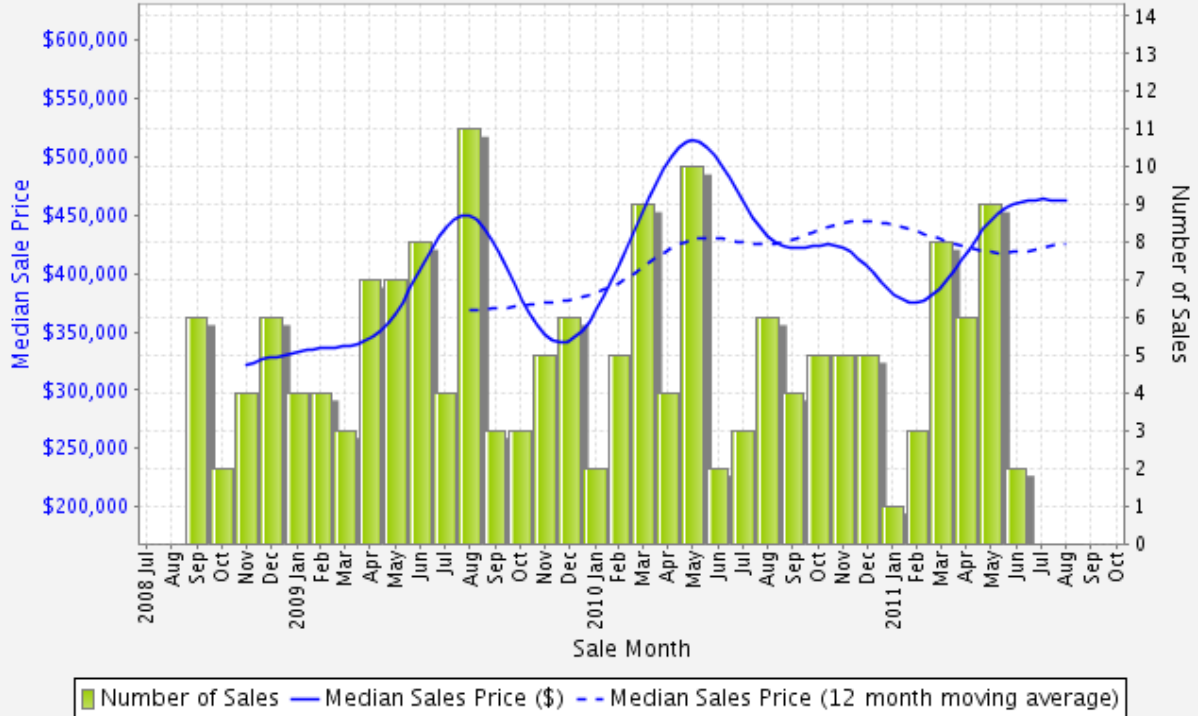
This report has been compiled on 23/08/2011 by Channel Direct Home Loans. © Property Data Solutions Pty Ltd 2011 - www.pricefinder.com.au

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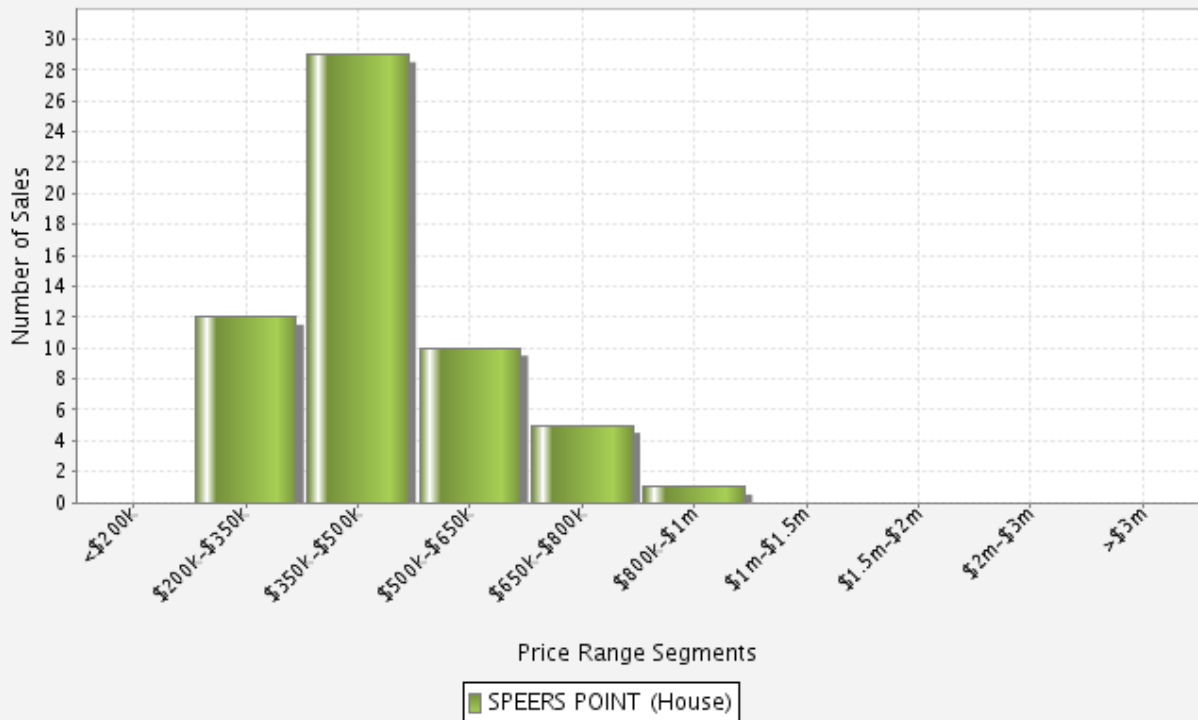
SPEERS POINT - Recent Suburb Growth

Sales & Growth Chart for SPEERS POINT (past 36 Months)



SPEERS POINT - Price Range Segments

Price Range Segmentation (12 Months ending Jun '11)





Recent Suburb Sales

Search Criteria		Search Summary		
Locality:	SPEERS POINT		Sale Price	Area
Postcode:		Lowest	\$ 360,000	250 m ²
		Highest	\$ 790,000	809 m ²
		Average	\$ 483,395	578 m ²
		Median	\$ 455,000	591 m ²
		Total	\$ 9,184,500	1.04 ha



SPEERS POINT

4 2 2



9 BELL ST, SPEERS POINT

15//DP14932

UBD Ref: Newcastle - 152 B2

\$ 490,000

11/08/2011

538 m²

Agents Advice - Sale



SPEERS POINT

3 3 2



66 THOMPSON RD, SPEERS POINT

1//DP1104994

UBD Ref: Newcastle - 152 E8

\$ 722,000

05/08/2011

567 m²

Agents Advice - Sale



SPEERS POINT

3 1 1



8 FARM ST, SPEERS POINT

C/403655

UBD Ref: Newcastle - 152 E8

\$ 415,000

29/06/2011

797 m²



SPEERS POINT

3 2 2



2/58 THOMPSON RD, SPEERS POINT

3/270562






UBD Ref: Newcastle - 152 F9

\$ 509,500

02/06/2011

398 m²

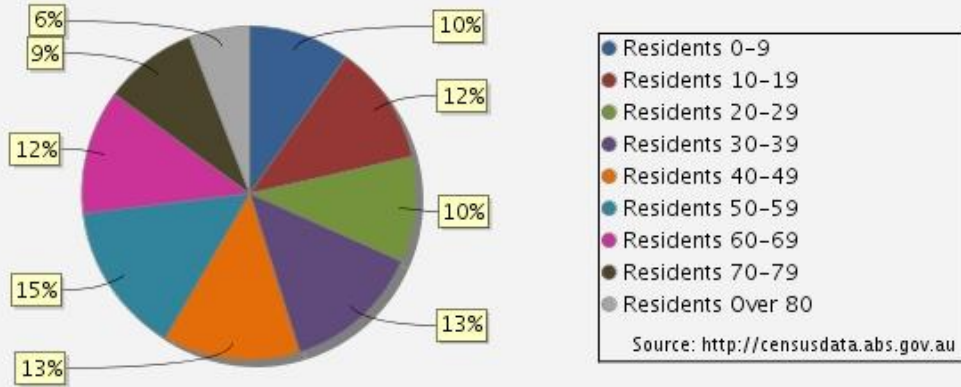
SPEERS POINT		3	1	1
	18 HOPKINS ST, SPEERS POINT A/401388 UBD Ref: Newcastle - 152 D5	\$ 385,000	30/05/2011	866 m²
SPEERS POINT		5	2	3
	28 BERKELEY ST, SPEERS POINT A/411947 UBD Ref: Newcastle - 152 E9	\$ 790,000	23/05/2011	809 m²
SPEERS POINT		2	1	3
	THOMPSON RD, SPEERS POINT Agents Advice - Sale	\$ 400,000	22/05/2011	
SPEERS POINT		3	2	3
	5 LYNN PL, SPEERS POINT 16/227692 UBD Ref: Newcastle - 152 A5	\$ 399,000	20/05/2011	664 m²
SPEERS POINT		3	1	2
	11 BELL ST, SPEERS POINT 16/14932	\$ 445,000	09/05/2011	538 m²

SPEERS POINT		2	1	-
	3 ASH ST, SPEERS POINT 12/9464 UBD Ref: Newcastle - 152 D6	\$ 465,000	06/05/2011	759 m ²
 Photo not available	50A BELL STREET, SPEERS POINT 100/1140961	\$ 445,000	06/05/2011	359 m ²
 Photo not available	DAVIS ST, SPEERS POINT 11/1160753	\$ 395,000	06/05/2011	337 m ²
 Photo not available	51 THOMPSON RD, SPEERS POINT 11/801327	\$ 400,000	04/05/2011	614 m ²
SPEERS POINT		3	2	2
	27 HIBISCUS CL, SPEERS POINT 1/242847 UBD Ref: Newcastle - 152 H8	\$ 515,000	02/05/2011	639 m ²

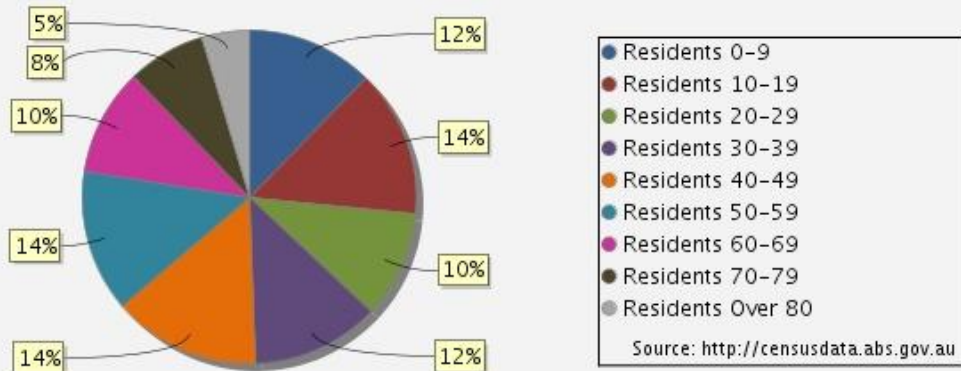
SPEERS POINT					
<p>Photo not available</p>	BRAYE ST, SPEERS POINT 10/1160753	\$ 515,000	28/04/2011	434 m²	
SPEERS POINT					
			3	2	1
	6 ATKIN AVE, SPEERS POINT 261/583098 UBD Ref: Newcastle - 152 E6	\$ 455,000	21/04/2011	801 m²	
SPEERS POINT					
<p>Photo not available</p>	DAVIS ST, SPEERS POINT 13/1160753	\$ 360,000	20/04/2011	250 m²	
SPEERS POINT					
			3	2	1
	62 SPEERS ST, SPEERS POINT 2/348879 UBD Ref: Newcastle - 152 D6	\$ 499,000	11/04/2011	658 m²	
SPEERS POINT					
			4	3	2
<p>Photo not available</p>	103 BERKELEY ST, SPEERS POINT 11/1018765	\$ 580,000	04/04/2011	376 m²	

Demographics - Age of Population

SPEERS POINT

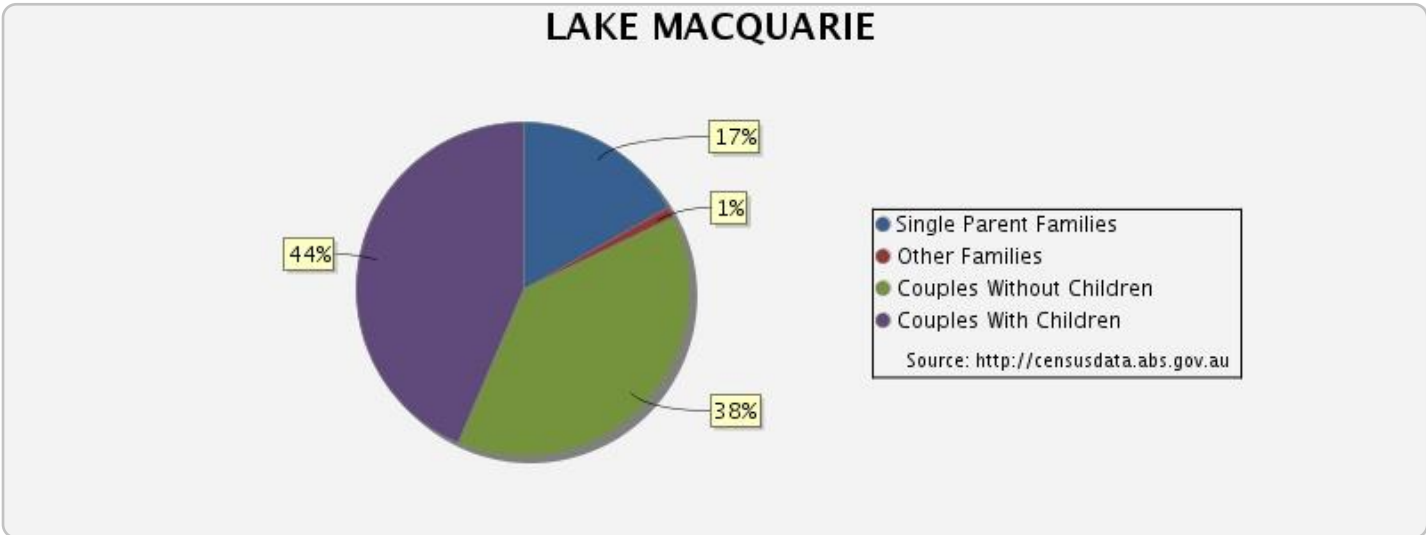
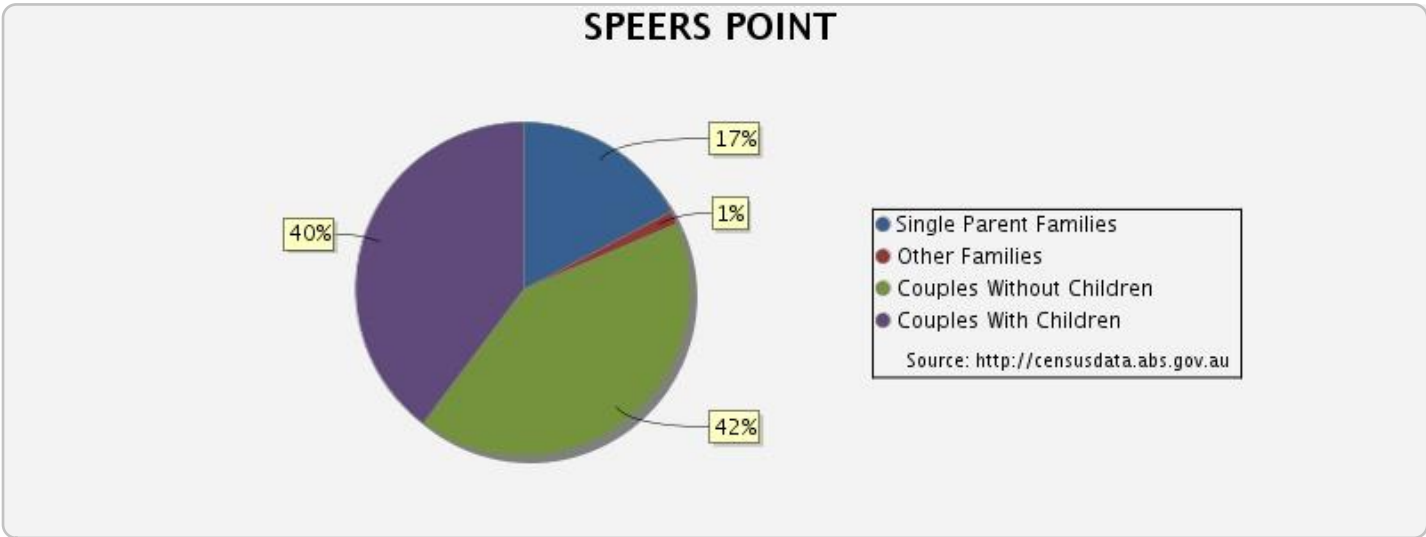


LAKE MACQUARIE



2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
Residents 0-9	306	10 %	22,673	12 %
Residents 10-19	361	12 %	26,079	14 %
Residents 20-29	318	10 %	18,932	10 %
Residents 30-39	416	13 %	22,671	12 %
Residents 40-49	410	13 %	26,345	14 %
Residents 50-59	455	15 %	25,152	14 %
Residents 60-69	374	12 %	19,003	10 %
Residents 70-79	281	9 %	13,831	8 %
Residents Over 80	182	6 %	8,454	5 %

Demographics - Family Composition

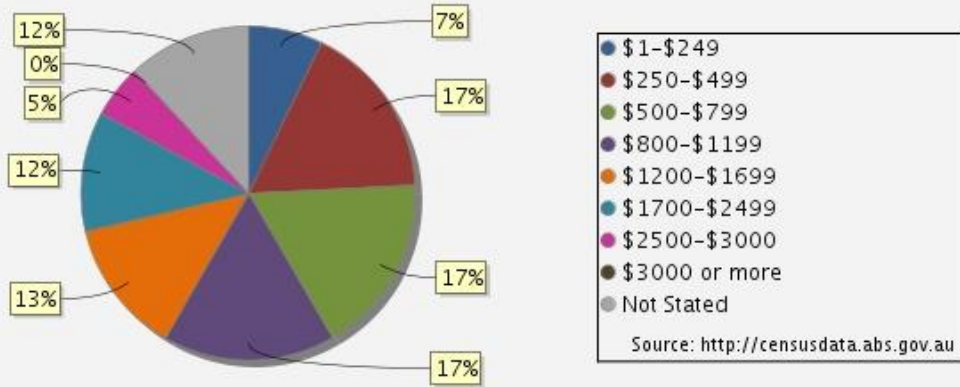


2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
Single Parent Families	155	17 %	8,635	17 %
Other Families	11	1 %	582	1 %
Couples Without Children	372	42 %	19,718	38 %
Couples With Children	356	40 %	22,392	44 %

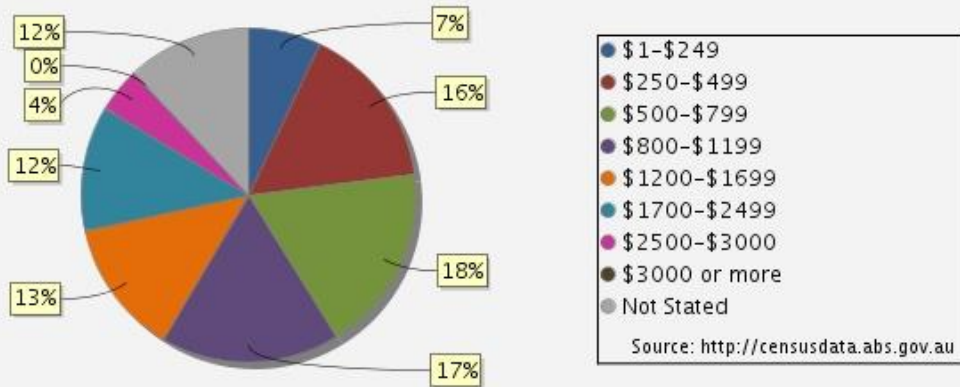


Housing - Household Income - Weekly

SPEERS POINT



LAKE MACQUARIE

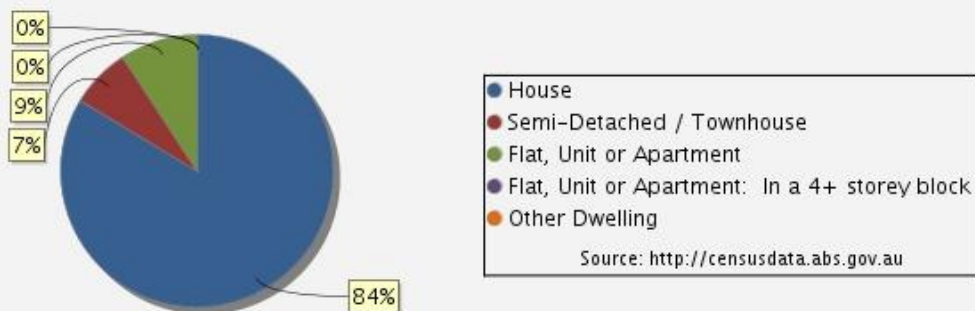


2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$249	87	7 %	4,585	7 %
\$250-\$499	206	17 %	10,427	16 %
\$500-\$799	209	17 %	11,876	18 %
\$800-\$1199	200	17 %	11,269	17 %
\$1200-\$1699	158	13 %	8,587	13 %
\$1700-\$2499	140	12 %	7,924	12 %
\$2500-\$3000	62	5 %	2,794	4 %
\$3000 or more	0	0 %	22	0 %
Not Stated	144	12 %	7,798	12 %

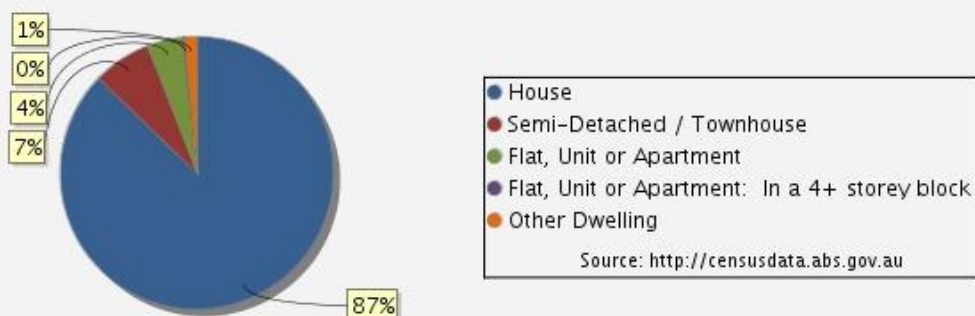


Housing - Dwelling Structure

SPEERS POINT



LAKE MACQUARIE

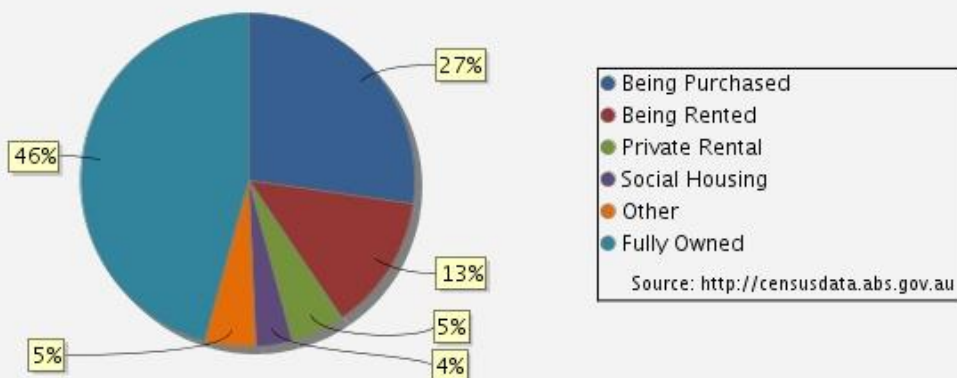


2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
House	1,045	84 %	58,821	87 %
Semi-Detached / Townhouse	89	7 %	4,631	7 %
Flat, Unit or Apartment	115	9 %	2,880	4 %
Flat, Unit or Apartment: In a 4+ storey block	0	0 %	150	0 %
Other Dwelling	0	0 %	961	1 %

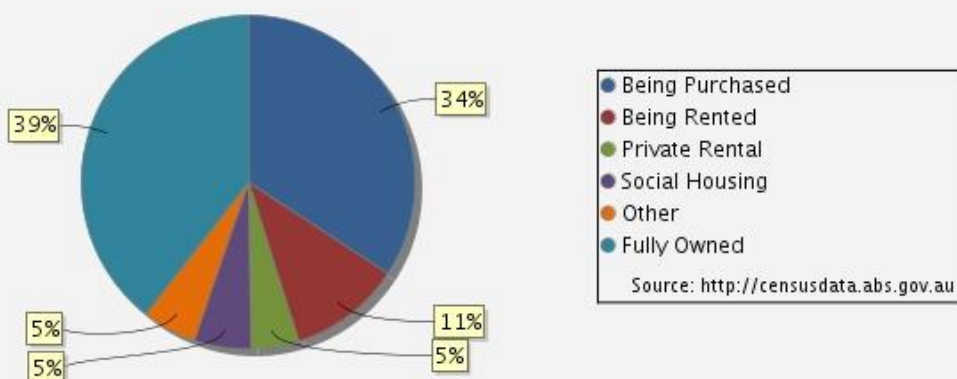


Housing - Home Ownership

SPEERS POINT



LAKE MACQUARIE

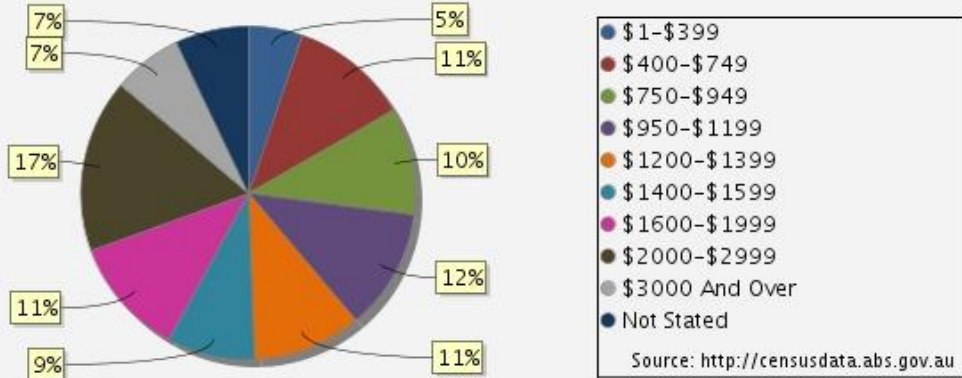


2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
Being Purchased	340	27 %	23,094	34 %
Being Rented	165	13 %	7,347	11 %
Private Rental	66	5 %	3,114	5 %
Social Housing	44	4 %	3,681	5 %
Other	62	5 %	3,581	5 %
Fully Owned	571	46 %	26,625	39 %

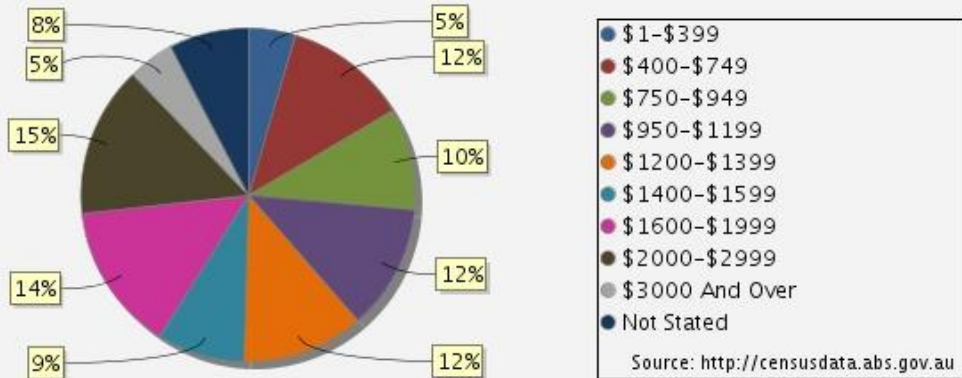


Housing - Home Loan Repayments - Monthly

SPEERS POINT



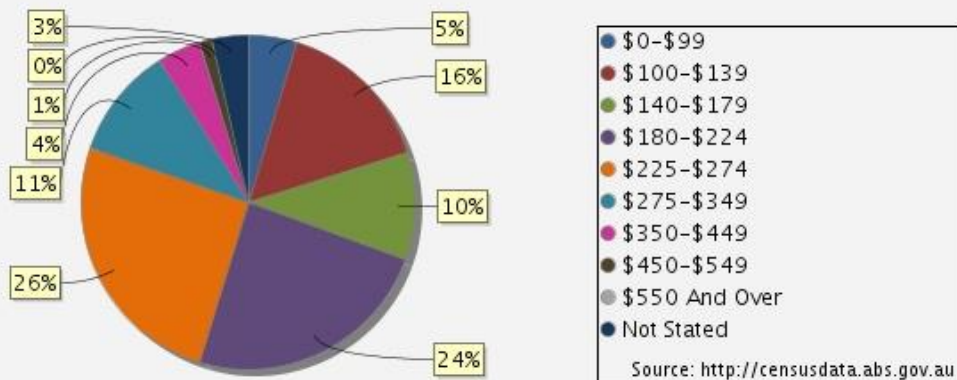
LAKE MACQUARIE



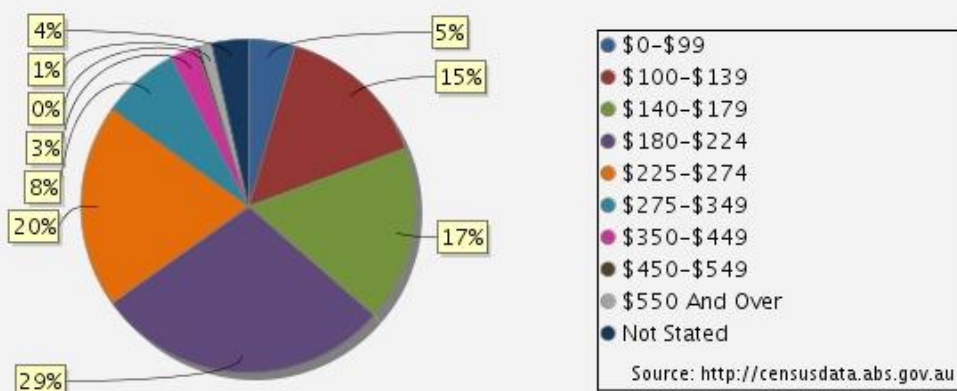
2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$399	18	5 %	1,070	5 %
\$400-\$749	39	11 %	2,761	12 %
\$750-\$949	35	10 %	2,269	10 %
\$950-\$1199	40	12 %	2,809	12 %
\$1200-\$1399	36	11 %	2,734	12 %
\$1400-\$1599	29	9 %	1,966	9 %
\$1600-\$1999	39	11 %	3,304	14 %
\$2000-\$2999	57	17 %	3,371	15 %
\$3000 And Over	23	7 %	1,040	5 %
Not Stated	24	7 %	1,769	8 %

Housing - Rent Payments - Weekly

SPEERS POINT

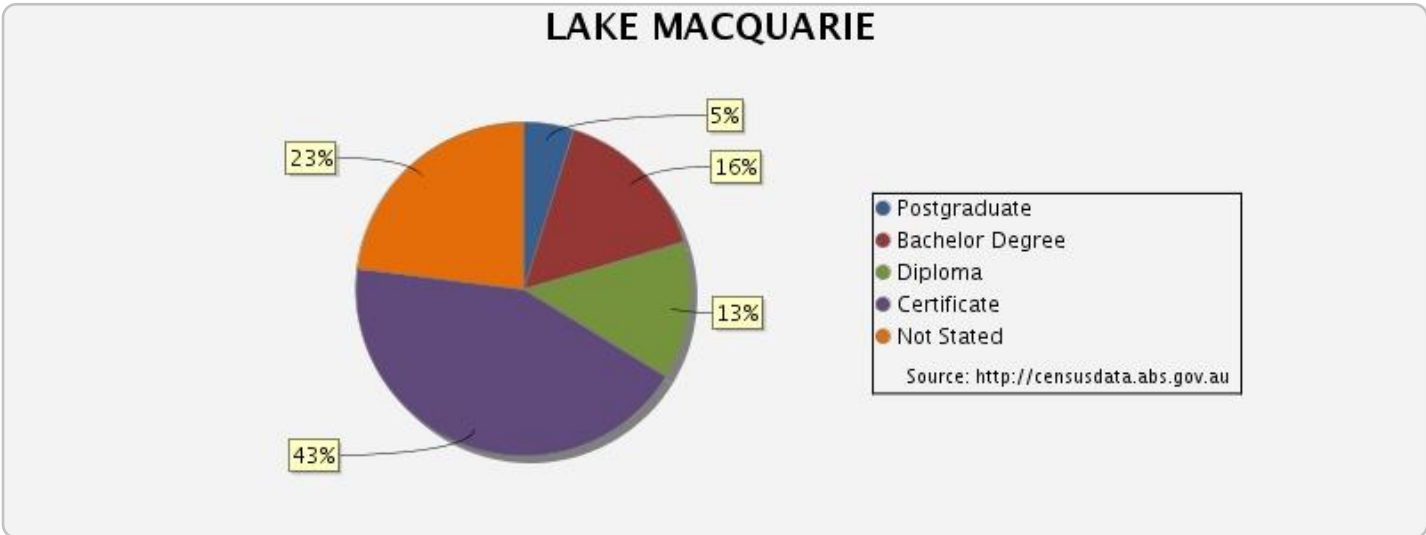
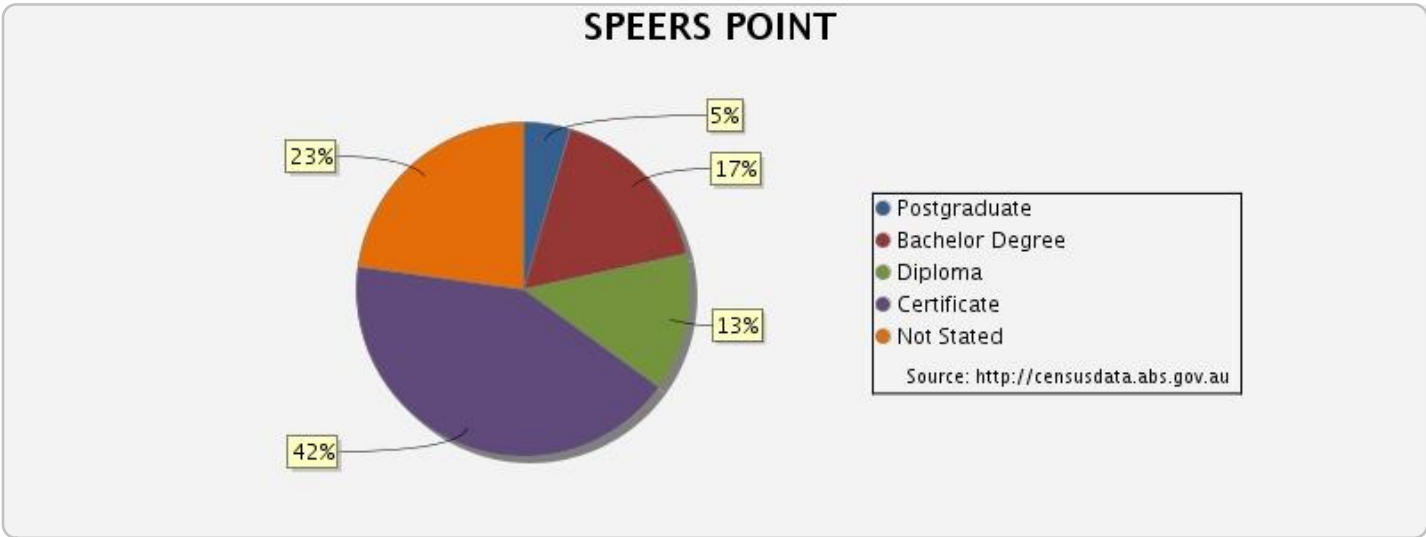


LAKE MACQUARIE



2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
\$0-\$99	12	5 %	603	5 %
\$100-\$139	40	16 %	1,978	15 %
\$140-\$179	27	10 %	2,261	17 %
\$180-\$224	62	24 %	3,822	29 %
\$225-\$274	66	26 %	2,632	20 %
\$275-\$349	28	11 %	1,002	8 %
\$350-\$449	11	4 %	349	3 %
\$450-\$549	3	1 %	39	0 %
\$550 And Over	0	0 %	153	1 %
Not Stated	9	3 %	474	4 %

Other Statistics - Non-School Qualification: Level of Education

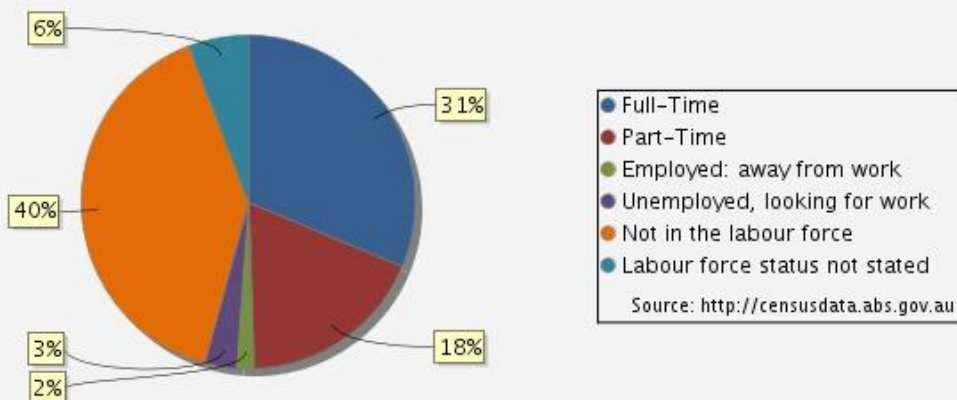


2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
Postgraduate	66	5 %	3,759	5 %
Bachelor Degree	244	17 %	11,847	16 %
Diploma	192	13 %	10,120	13 %
Certificate	606	42 %	32,885	43 %
Not Stated	328	23 %	17,594	23 %

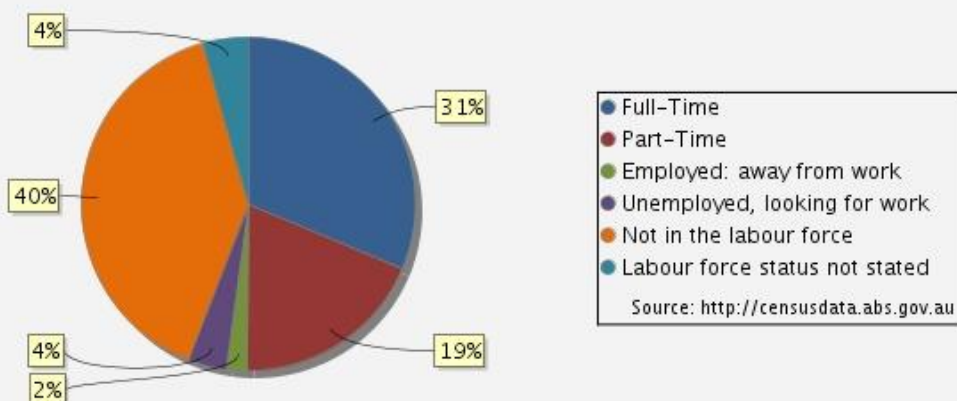


Other Statistics - Employment

SPEERS POINT



LAKE MACQUARIE

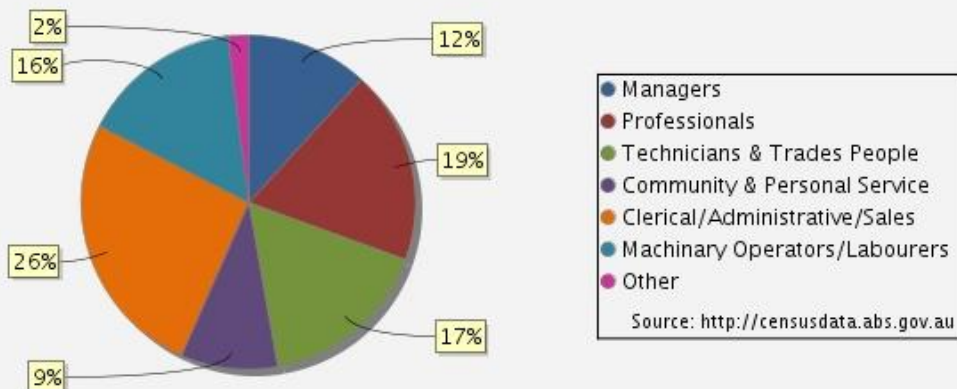


2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
Full-Time	817	31 %	46,199	31 %
Part-Time	474	18 %	27,518	19 %
Employed: away from work	43	2 %	3,020	2 %
Unemployed, looking for work	79	3 %	5,491	4 %
Not in the labour force	1,046	40 %	58,513	40 %
Labour force status not stated	150	6 %	6,522	4 %

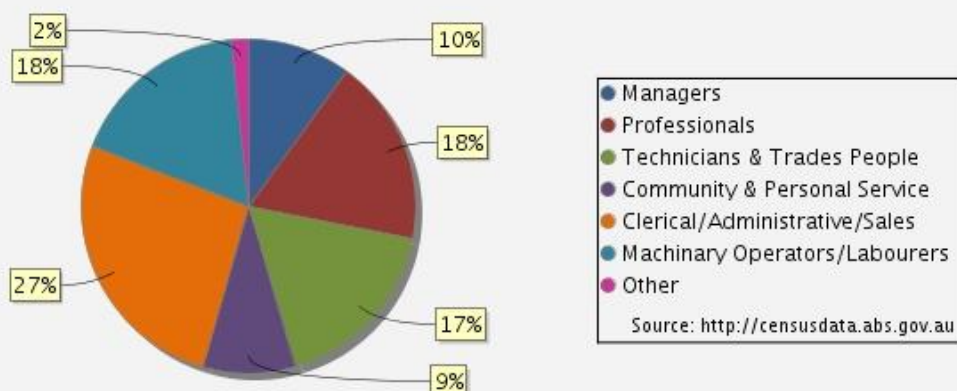


Other Statistics - Occupation

SPEERS POINT



LAKE MACQUARIE

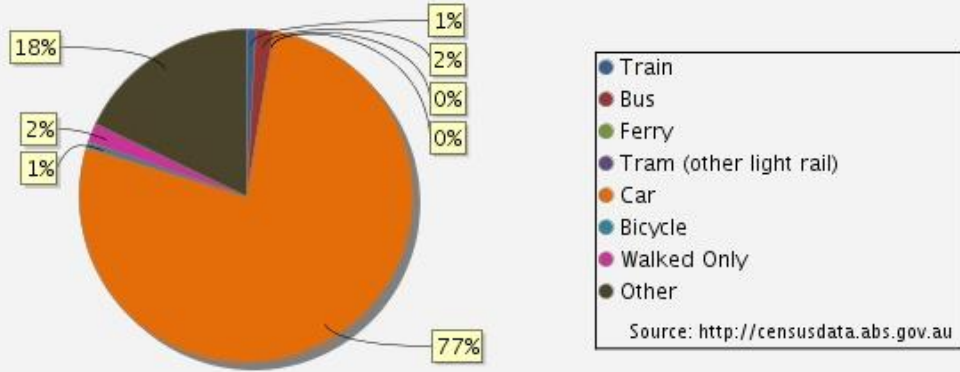


2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
Managers	158	12 %	7,685	10 %
Professionals	249	19 %	13,890	18 %
Technicians & Trades People	221	17 %	13,240	17 %
Community & Personal Service	125	9 %	6,897	9 %
Clerical/Administrative/Sales	346	26 %	20,371	27 %
Machinery Operators/Labourers	207	16 %	13,434	18 %
Other	25	2 %	1,220	2 %

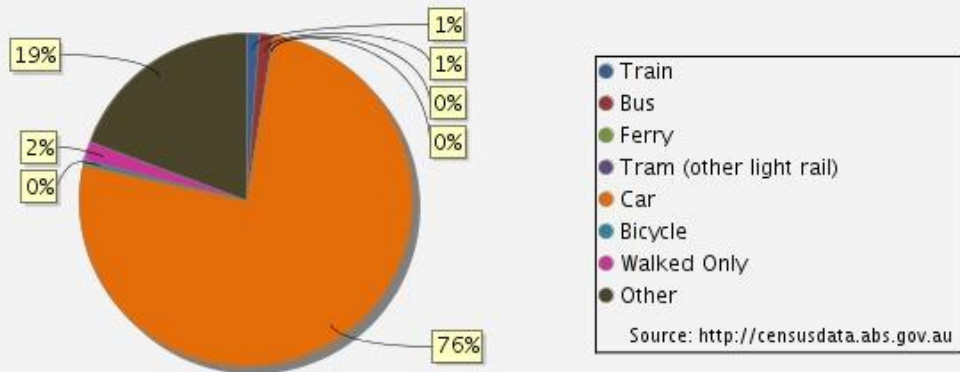


Other Statistics - Method of Travel to Work

SPEERS POINT



LAKE MACQUARIE



2006 Census Summary	SPEERS POINT		LAKE MACQUARIE	
	Count	%	Count	%
Train	12	1 %	984	1 %
Bus	24	2 %	1,069	1 %
Ferry	0	0 %	8	0 %
Tram (other light rail)	0	0 %	8	0 %
Car	1,027	77 %	58,118	76 %
Bicycle	7	1 %	366	0 %
Walked Only	25	2 %	1,370	2 %
Other	239	18 %	14,813	19 %