

# Suburb Flyover Report

## BONNELLS BAY (House)

August 2011



*moving with you!*

### Suburb Summary:

Population:	2756
Current Median	\$ 368,000
1yr return:	-1% (avg. annual -1%)
3yr return:	21% (avg. annual 7%)
5yr return:	12% (avg. annual 2%)
10yr return:	104% (avg. annual 7%)

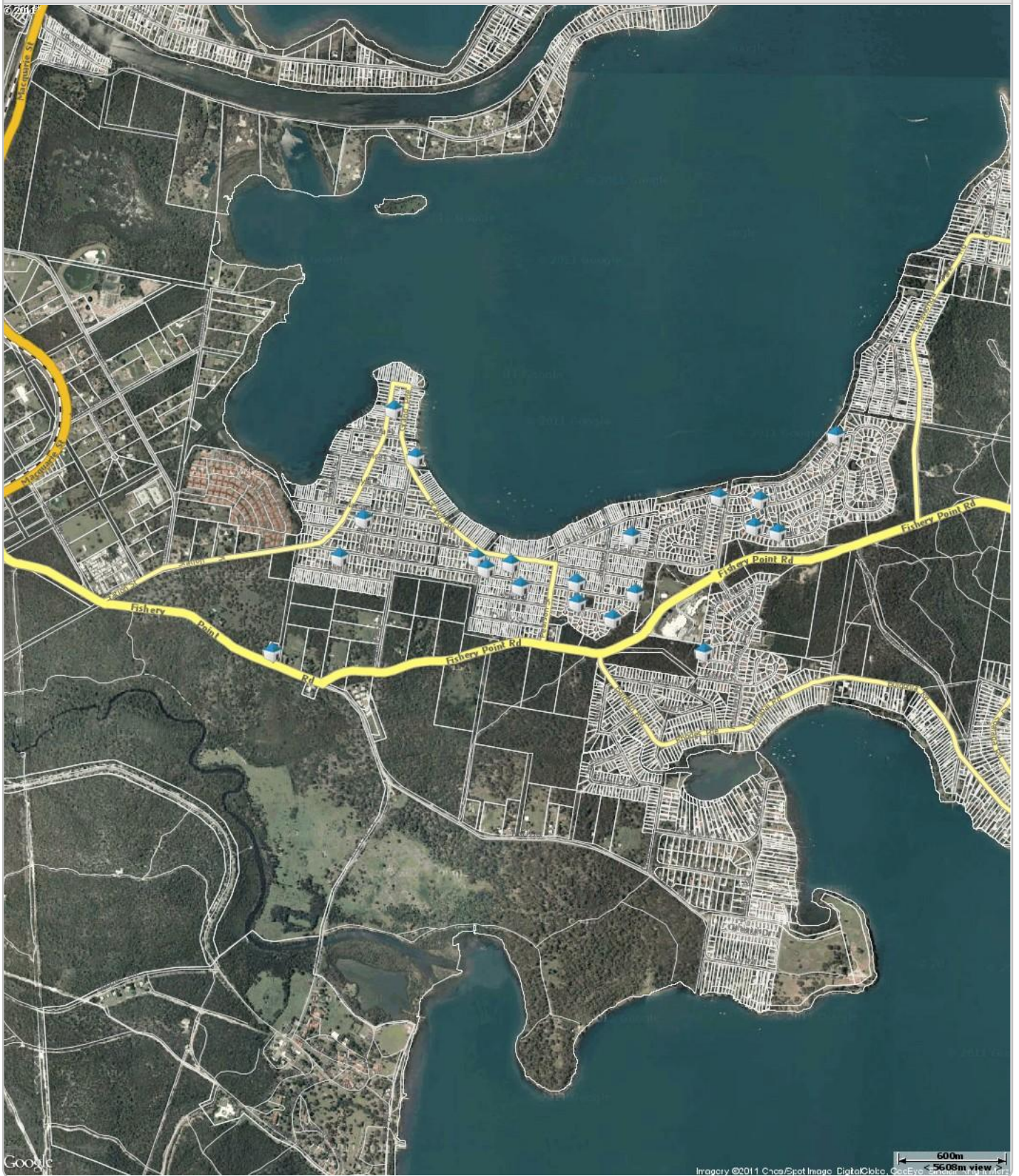
### This report prepared for:

Customer Name:

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## BONNELLS BAY - Suburb Map



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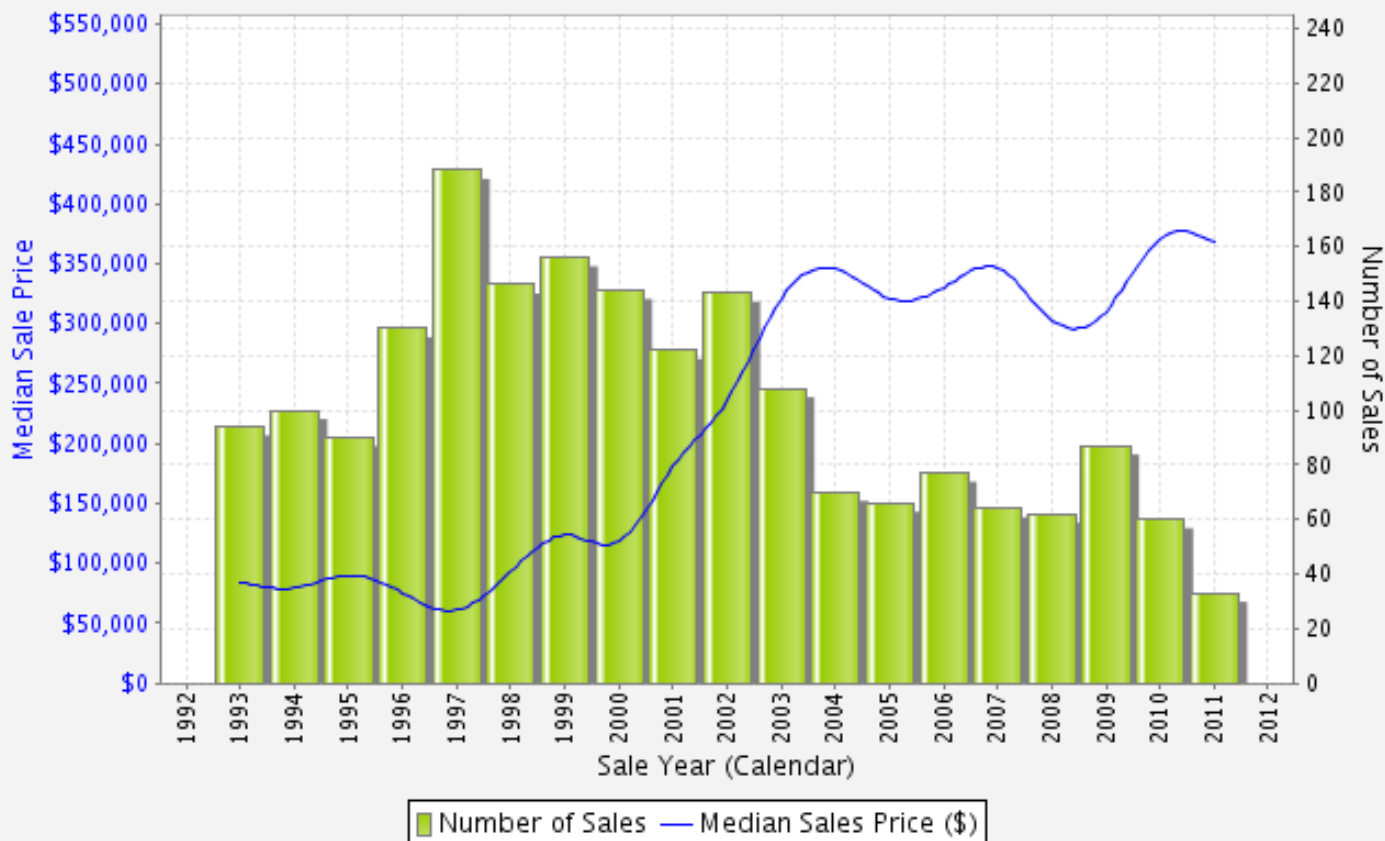
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## BONNELLS BAY - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	94	\$ 98,167	\$ 84,000		\$ 10,000	\$ 270,000
1994	100	\$ 89,766	\$ 79,500	-5.4 %	\$ 22,500	\$ 260,000
1995	90	\$ 120,681	\$ 90,000	13.2 %	\$ 7,363	\$ 780,000
1996	130	\$ 89,915	\$ 75,000	-16.7 %	\$ 18,500	\$ 296,000
1997	188	\$ 88,321	\$ 61,000	-18.7 %	\$ 2,000	\$ 360,000
1998	146	\$ 125,216	\$ 92,750	52.0 %	\$ 21,000	\$ 1,301,000
1999	156	\$ 144,588	\$ 123,500	33.2 %	\$ 17,500	\$ 830,000
2000	144	\$ 144,967	\$ 118,500	-4.0 %	\$ 52,000	\$ 455,000
2001	122	\$ 195,763	\$ 180,750	52.5 %	\$ 3,500	\$ 455,000
2002	143	\$ 267,545	\$ 236,000	30.6 %	\$ 15,000	\$ 920,000
2003	108	\$ 333,990	\$ 321,000	36.0 %	\$ 5,500	\$ 770,000
2004	70	\$ 385,151	\$ 345,500	7.6 %	\$ 100,000	\$ 935,000
2005	66	\$ 368,924	\$ 321,250	-7.0 %	\$ 180,000	\$ 888,000
2006	77	\$ 370,879	\$ 330,000	2.7 %	\$ 140,000	\$ 1,180,000
2007	64	\$ 367,373	\$ 346,000	4.8 %	\$ 150,000	\$ 985,000
2008	62	\$ 324,902	\$ 303,000	-12.4 %	\$ 208,000	\$ 735,000
2009	87	\$ 329,447	\$ 310,000	2.3 %	\$ 18,000	\$ 830,000
2010	60	\$ 391,770	\$ 370,750	19.6 %	\$ 4,900	\$ 858,000
2011	33	\$ 385,265	\$ 368,000	-0.7 %	\$ 16,000	\$ 880,000

### Sales & Growth Chart for BONNELLS BAY



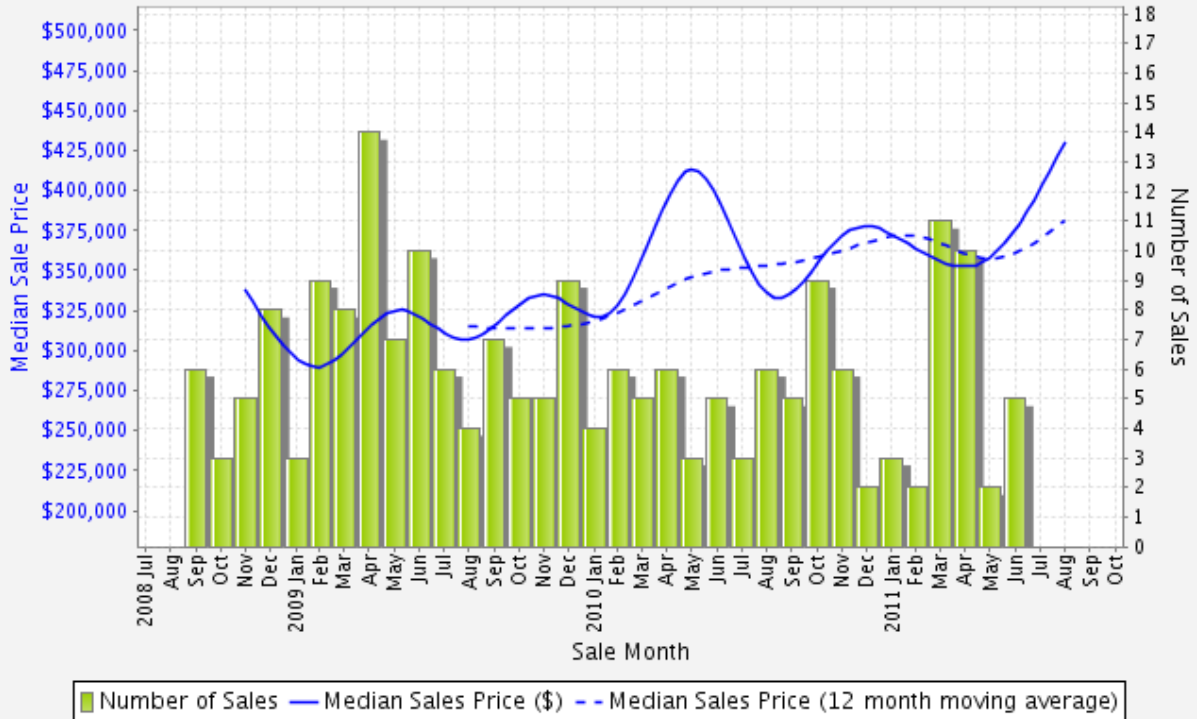
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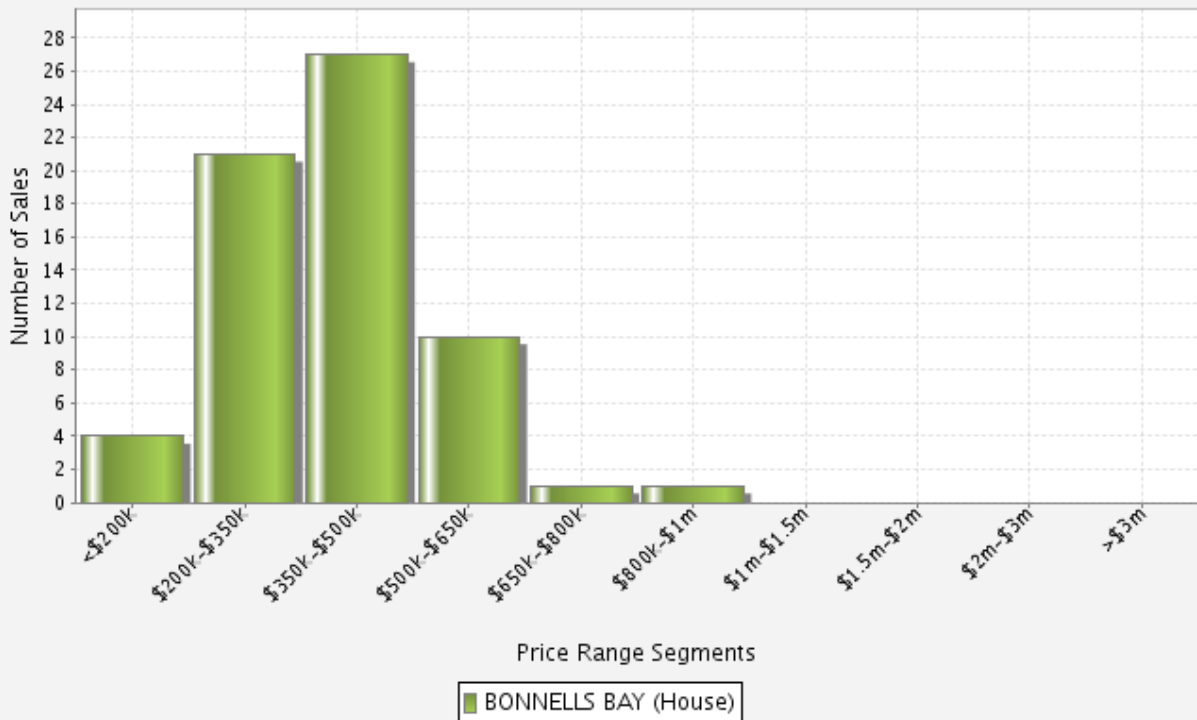
## BONNELLS BAY - Recent Suburb Growth

### Sales & Growth Chart for BONNELLS BAY (past 36 Months)



## BONNELLS BAY - Price Range Segments

### Price Range Segmentation (12 Months ending Jun '11)





## Recent Suburb Sales

Search Criteria		Search Summary		
Locality:	BONNELLS BAY			
Postcode:				
		<b>Sale Price</b>		<b>Area</b>
		<b>Lowest</b>	\$ 16,000	809 m <sup>2</sup>
		<b>Highest</b>	\$ 880,000	650 m <sup>2</sup>
		<b>Average</b>	\$ 380,645	878 m <sup>2</sup>
		<b>Median</b>	\$ 388,000	681 m <sup>2</sup>
		<b>Total</b>	\$ 7,232,250	1.58 ha



### BONNELLS BAY



#### 20 MERLOT CL, BONNELLS BAY

244/1012069

UBD Ref: Central Coast - 007 Q8

**\$ 110,000**

**17/06/2011**

**1,124 m<sup>2</sup>**



### BONNELLS BAY



#### 3 LAKESIDE CL, BONNELLS BAY

207/713574

UBD Ref: Central Coast - 007 Q5

**\$ 282,750**

**16/06/2011**

**565 m<sup>2</sup>**



### BONNELLS BAY



**3**



**1**



**2**



#### 533 FISHERY POINT RD, BONNELLS

43/876821

UBD Ref: Central Coast - 007 G8

**\$ 445,000**

**10/06/2011**

**4,052 m<sup>2</sup>**



### BONNELLS BAY



**4**



**2**



**2**



#### HARBORD STREET, BONNELLS BAY

42/1125666

UBD Ref: Central Coast - 007 L7

**\$ 430,000**

**10/06/2011**

**665 m<sup>2</sup>**

<b>BONNELLS BAY</b>		2	1	2
	<b>45 GRAND PARADE, BONNELLS BAY</b> 3/8/1996 UBD Ref: Central Coast - 007 J4	<b>\$ 610,000</b>	<b>09/06/2011</b>	<b>759 m<sup>2</sup></b>
<b>BONNELLS BAY</b>		3	1	4
	<b>4 JOHN ST, BONNELLS BAY</b> 6/18/7495 UBD Ref: Central Coast - 007 H6	<b>\$ 312,000</b>	<b>24/05/2011</b>	<b>809 m<sup>2</sup></b>
<b>BONNELLS BAY</b>		5	3	2
	<b>25 MARINA RD, BONNELLS BAY</b> 137/776411 UBD Ref: Central Coast - 008 B4	<b>\$ 880,000</b>	<b>12/05/2011</b>	<b>650 m<sup>2</sup></b>
<b>BONNELLS BAY</b>		6	2	4
	<b>CREER ST, BONNELLS BAY</b>  Agents Advice - Sale	<b>\$ 440,000</b>	<b>09/05/2011</b>	
<b>BONNELLS BAY</b>		4	3	3
	<b>17 WAIKIKI RD, BONNELLS BAY</b> 31/737287 UBD Ref: Central Coast - 008 A5	<b>\$ 520,000</b>	<b>29/04/2011</b>	<b>740 m<sup>2</sup></b>

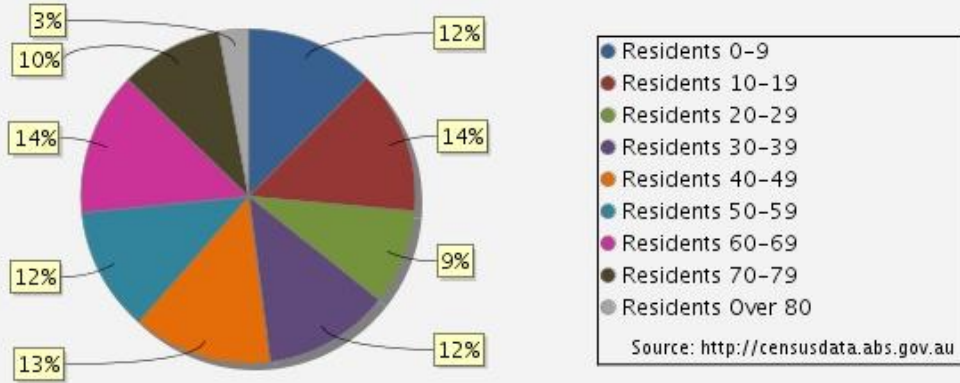
BONNELLS BAY		4	2	2
	<b>2 AMOS ST, BONNELLS BAY</b> 18, 19/27/1996 UBD Ref: Central Coast - 007 L6	\$ 454,000	29/04/2011	809 m <sup>2</sup>
BONNELLS BAY		3	1	1
	<b>200 HARBORD STREET, BONNELLS</b> 10/28/7495 UBD Ref: Central Coast - 007 H6	\$ 16,000	29/04/2011	809 m <sup>2</sup>
BONNELLS BAY				
	<b>55 HARBORD STREET, BONNELLS BAY</b> 32, 33/43/1996 UBD Ref: Central Coast - 007 M7	\$ 388,000	21/04/2011	686 m <sup>2</sup>
BONNELLS BAY				
	<b>106 GRAND PARADE, BONNELLS BAY</b> 13/41/1996 UBD Ref: Central Coast - 007 L6	\$ 200,000	21/04/2011	405 m <sup>2</sup>
BONNELLS BAY		1	1	-
	<b>133 HARBORD ST, BONNELLS BAY</b> 27/41/1996 UBD Ref: Central Coast - 007 L6	\$ 175,000	20/04/2011	405 m <sup>2</sup>

<b>BONNELLS BAY</b>		<b>4</b>	<b>2</b>	<b>2</b>
	<b>22 THORNBILL DR, BONNELLS BAY</b> 48/854657 UBD Ref: Central Coast - 007 N7	<b>\$ 426,500</b>	<b>13/04/2011</b>	<b>676 m<sup>2</sup></b>
	<b>19 KALANI RD, BONNELLS BAY</b> 60/737287 UBD Ref: Central Coast - 008 A6	<b>\$ 385,000</b>	<b>11/04/2011</b>	<b>640 m<sup>2</sup></b>
	<b>15A STATION ST, BONNELLS BAY</b> 3/3/7495 UBD Ref: Central Coast - 007 J4	<b>\$ 455,000</b>	<b>05/04/2011</b>	<b>607 m<sup>2</sup></b>
	<b>3 HARBORD STREET, BONNELLS BAY</b> 19, 20/44/1996 UBD Ref: Central Coast - 007 P7	<b>\$ 335,000</b>	<b>04/04/2011</b>	<b>797 m<sup>2</sup></b>
	<b>7 KALANI RD, BONNELLS BAY</b> 54/737287 UBD Ref: Central Coast - 008 A6	<b>\$ 368,000</b>	<b>31/03/2011</b>	<b>604 m<sup>2</sup></b>

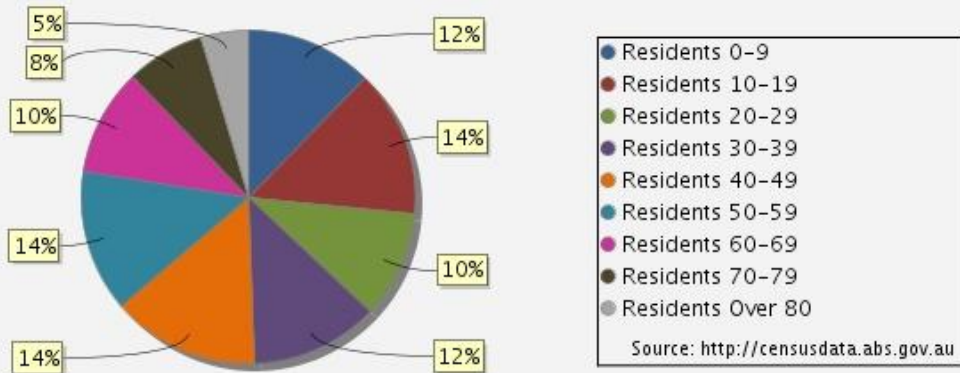


## Demographics - Age of Population

### BONNELLS BAY



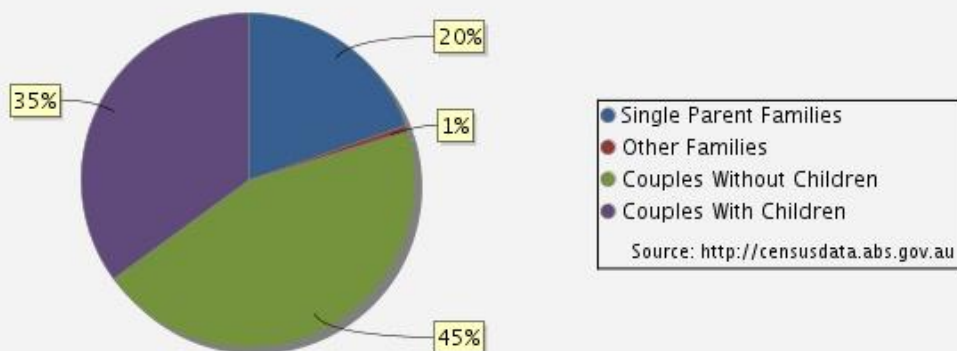
### LAKE MACQUARIE



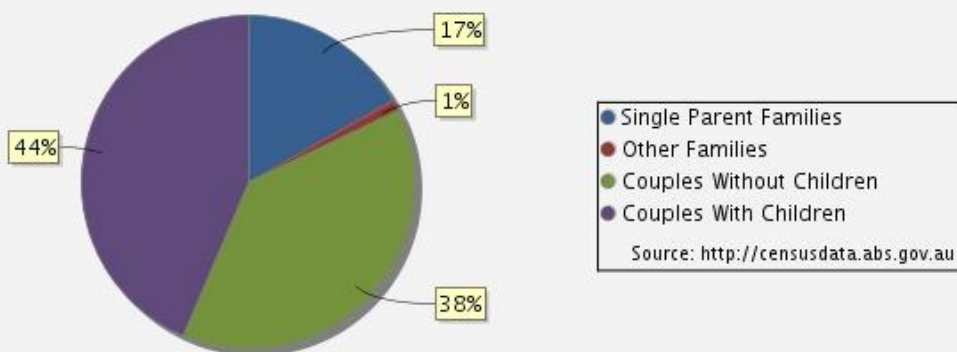
2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
Residents 0-9	344	12 %	22,673	12 %
Residents 10-19	386	14 %	26,079	14 %
Residents 20-29	253	9 %	18,932	10 %
Residents 30-39	338	12 %	22,671	12 %
Residents 40-49	371	13 %	26,345	14 %
Residents 50-59	332	12 %	25,152	14 %
Residents 60-69	380	14 %	19,003	10 %
Residents 70-79	274	10 %	13,831	8 %
Residents Over 80	78	3 %	8,454	5 %

## Demographics - Family Composition

### BONNELLS BAY



### LAKE MACQUARIE

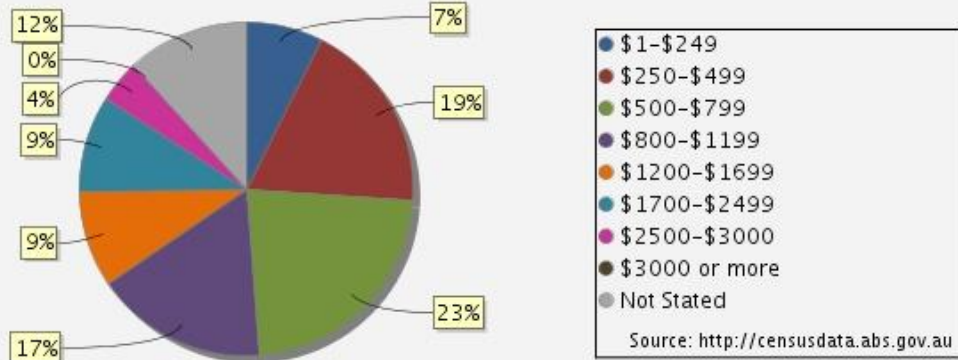


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
Single Parent Families	159	20 %	8,635	17 %
Other Families	5	1 %	582	1 %
Couples Without Children	360	45 %	19,718	38 %
Couples With Children	283	35 %	22,392	44 %

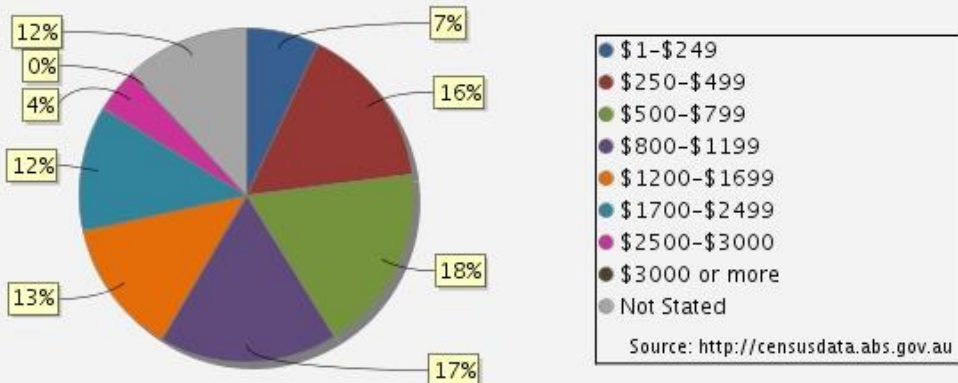


## Housing - Household Income - Weekly

### BONNELLS BAY



### LAKE MACQUARIE

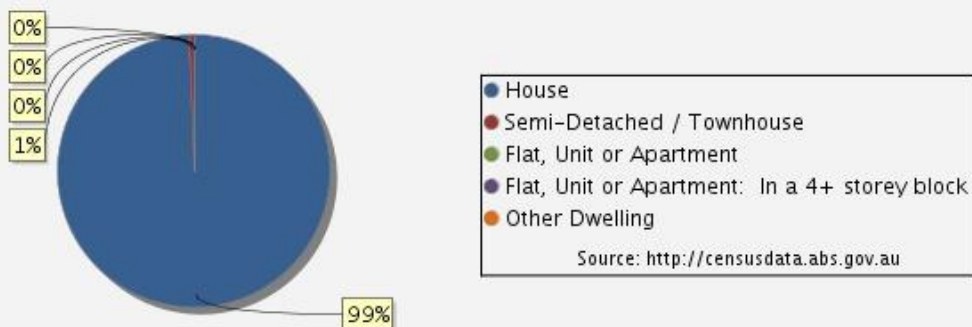


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$249	76	7 %	4,585	7 %
\$250-\$499	192	19 %	10,427	16 %
\$500-\$799	233	23 %	11,876	18 %
\$800-\$1199	171	17 %	11,269	17 %
\$1200-\$1699	96	9 %	8,587	13 %
\$1700-\$2499	96	9 %	7,924	12 %
\$2500-\$3000	42	4 %	2,794	4 %
\$3000 or more	0	0 %	22	0 %
Not Stated	121	12 %	7,798	12 %

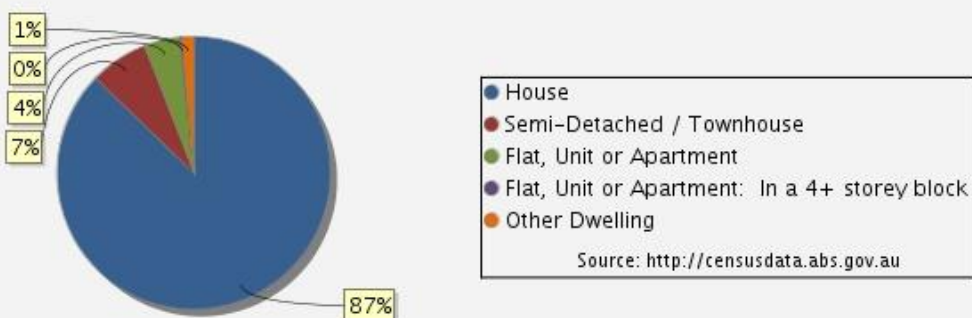


## Housing - Dwelling Structure

### BONNELLS BAY



### LAKE MACQUARIE

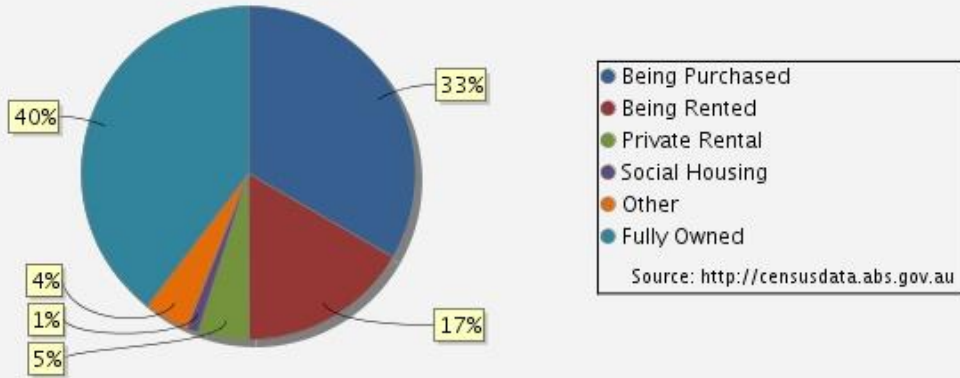


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
House	1,048	99 %	58,821	87 %
Semi-Detached / Townhouse	6	1 %	4,631	7 %
Flat, Unit or Apartment	0	0 %	2,880	4 %
Flat, Unit or Apartment: In a 4+ storey block	0	0 %	150	0 %
Other Dwelling	0	0 %	961	1 %

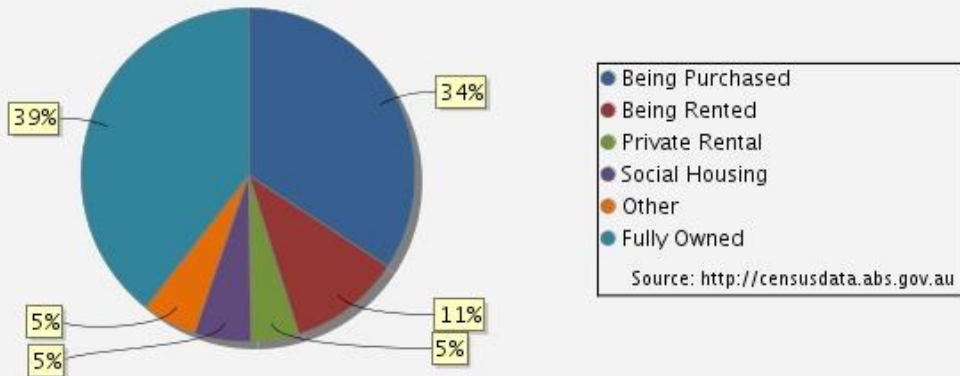


## Housing - Home Ownership

### BONNELLS BAY



### LAKE MACQUARIE

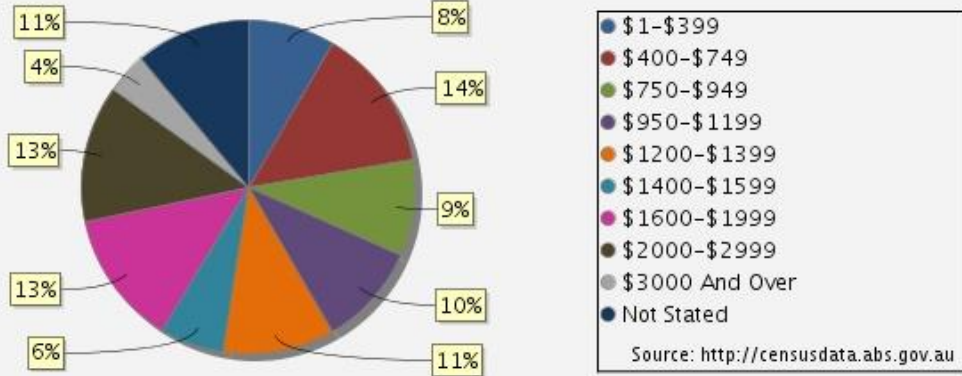


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
Being Purchased	352	33 %	23,094	34 %
Being Rented	174	17 %	7,347	11 %
Private Rental	52	5 %	3,114	5 %
Social Housing	12	1 %	3,681	5 %
Other	46	4 %	3,581	5 %
Fully Owned	418	40 %	26,625	39 %

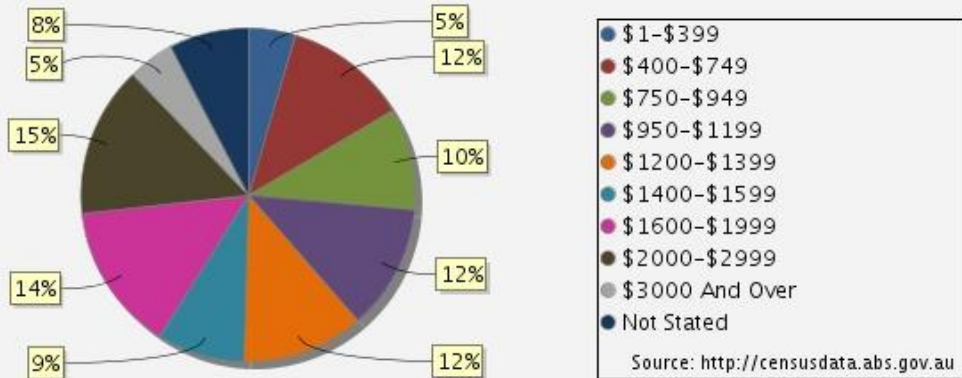


## Housing - Home Loan Repayments - Monthly

### BONNELLS BAY



### LAKE MACQUARIE

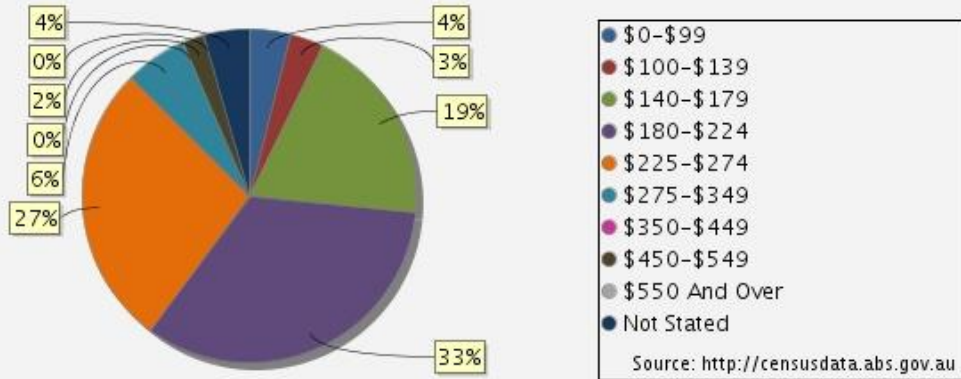


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$399	30	8 %	1,070	5 %
\$400-\$749	49	14 %	2,761	12 %
\$750-\$949	33	9 %	2,269	10 %
\$950-\$1199	35	10 %	2,809	12 %
\$1200-\$1399	38	11 %	2,734	12 %
\$1400-\$1599	22	6 %	1,966	9 %
\$1600-\$1999	46	13 %	3,304	14 %
\$2000-\$2999	47	13 %	3,371	15 %
\$3000 And Over	14	4 %	1,040	5 %
Not Stated	39	11 %	1,769	8 %

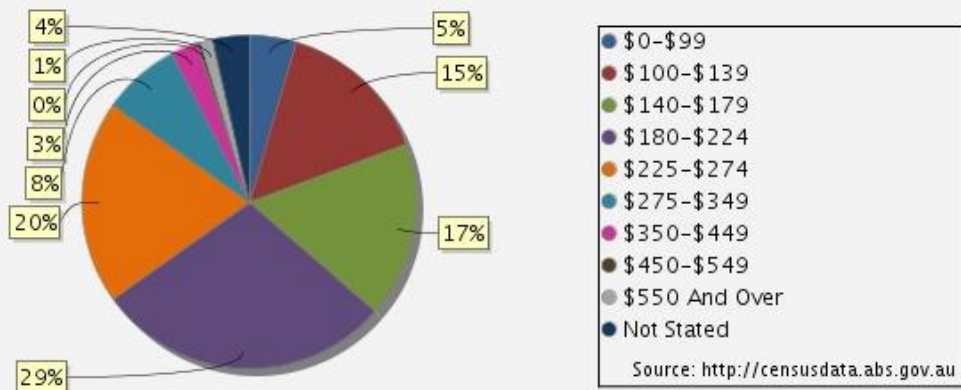


## Housing - Rent Payments - Weekly

### BONNELLS BAY

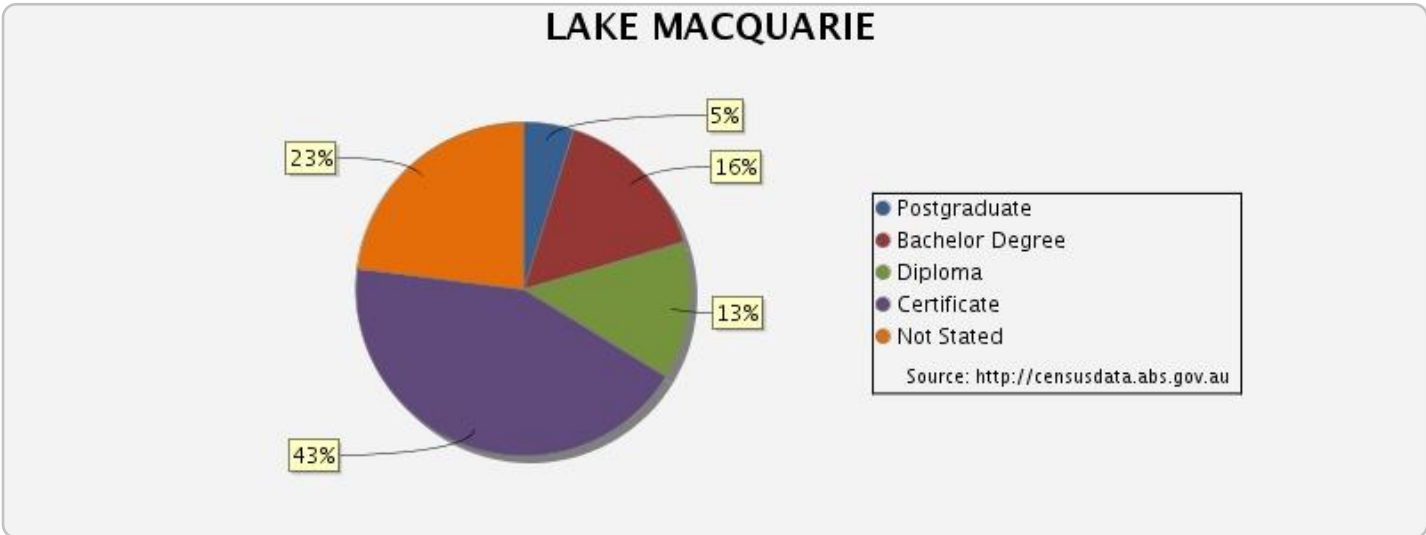
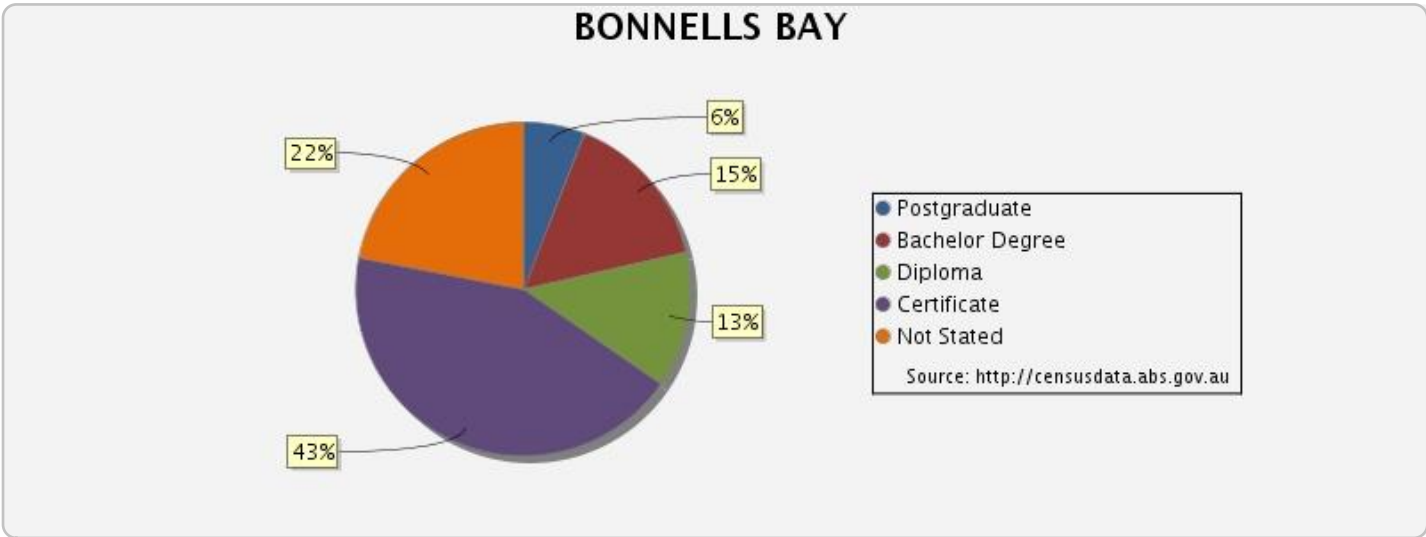


### LAKE MACQUARIE



2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
\$0-\$99	10	4 %	603	5 %
\$100-\$139	8	3 %	1,978	15 %
\$140-\$179	48	19 %	2,261	17 %
\$180-\$224	83	33 %	3,822	29 %
\$225-\$274	68	27 %	2,632	20 %
\$275-\$349	15	6 %	1,002	8 %
\$350-\$449	0	0 %	349	3 %
\$450-\$549	5	2 %	39	0 %
\$550 And Over	0	0 %	153	1 %
Not Stated	11	4 %	474	4 %

**Other Statistics - Non-School Qualification: Level of Education**

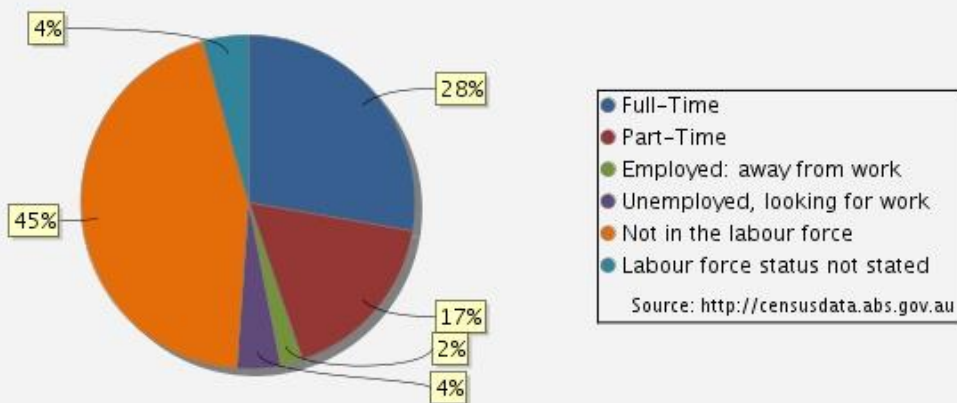


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
Postgraduate	71	6 %	3,759	5 %
Bachelor Degree	180	15 %	11,847	16 %
Diploma	155	13 %	10,120	13 %
Certificate	509	43 %	32,885	43 %
Not Stated	258	22 %	17,594	23 %

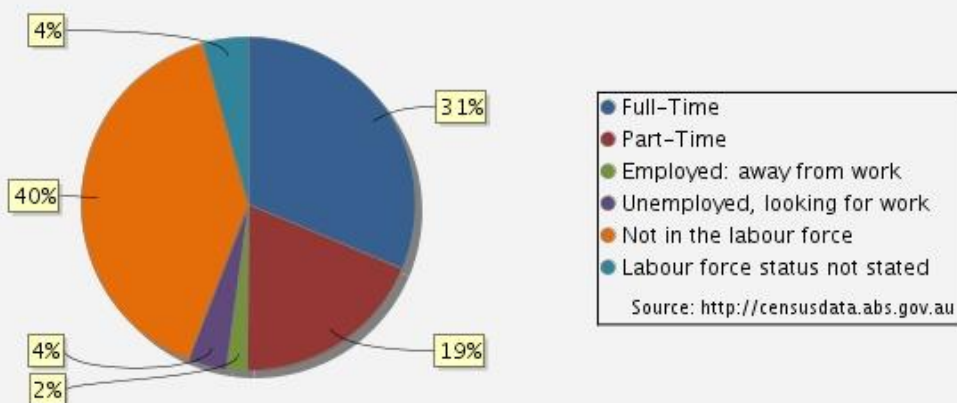


## Other Statistics - Employment

### BONNELLS BAY



### LAKE MACQUARIE

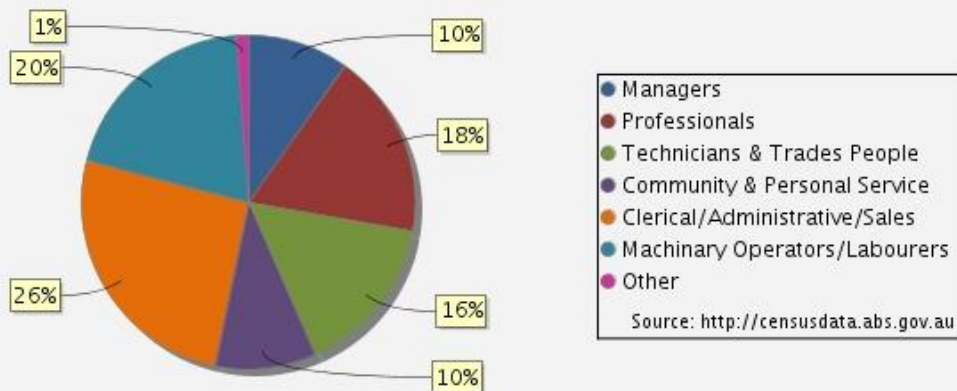


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
Full-Time	611	28 %	46,199	31 %
Part-Time	376	17 %	27,518	19 %
Employed: away from work	47	2 %	3,020	2 %
Unemployed, looking for work	91	4 %	5,491	4 %
Not in the labour force	982	45 %	58,513	40 %
Labour force status not stated	97	4 %	6,522	4 %

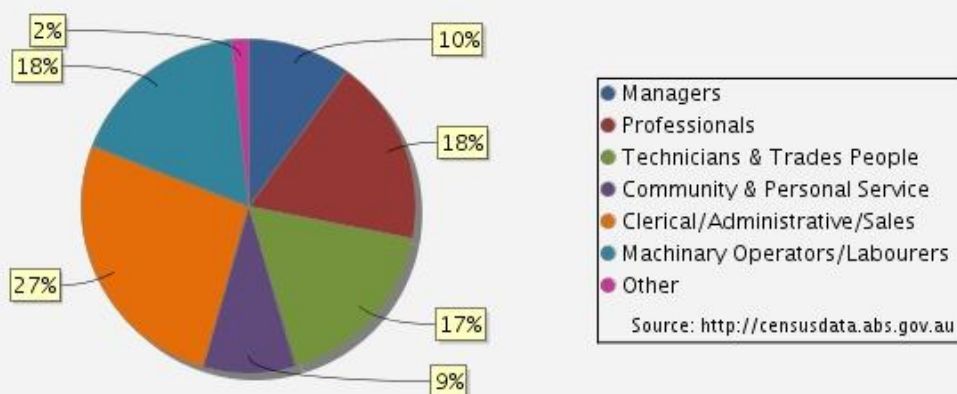


## Other Statistics - Occupation

### BONNELLS BAY



### LAKE MACQUARIE

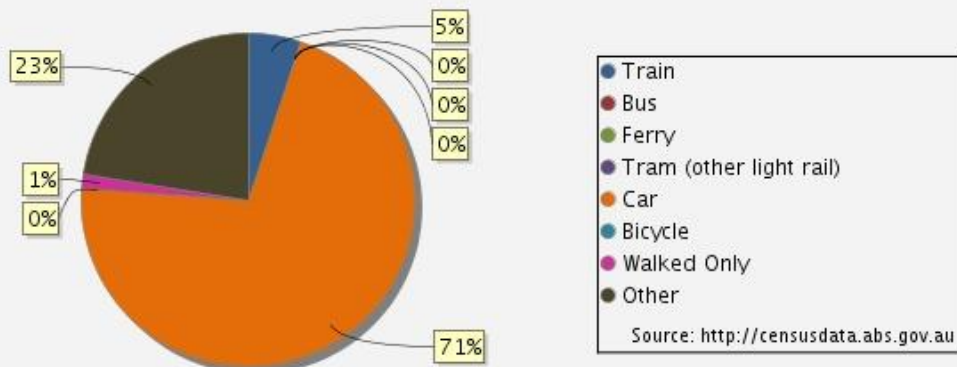


2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
Managers	102	10 %	7,685	10 %
Professionals	185	18 %	13,890	18 %
Technicians & Trades People	161	16 %	13,240	17 %
Community & Personal Service	102	10 %	6,897	9 %
Clerical/Administrative/Sales	266	26 %	20,371	27 %
Machinery Operators/Labourers	205	20 %	13,434	18 %
Other	12	1 %	1,220	2 %

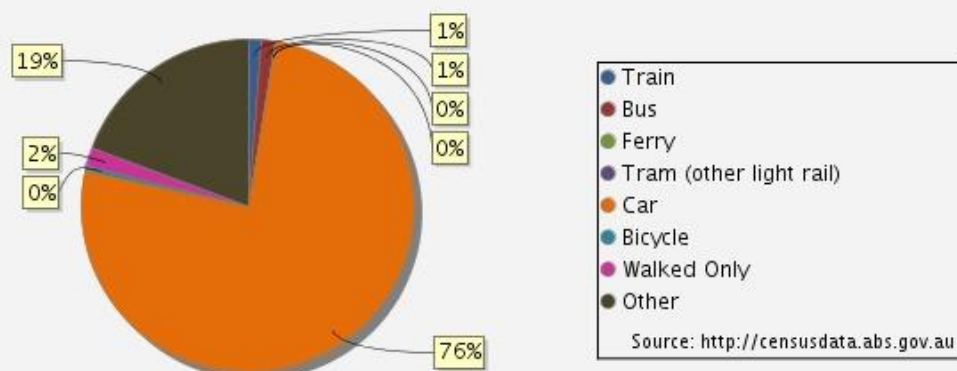


## Other Statistics - Method of Travel to Work

### BONNELLS BAY



### LAKE MACQUARIE



2006 Census Summary	BONNELLS BAY		LAKE MACQUARIE	
	Count	%	Count	%
Train	53	5 %	984	1 %
Bus	0	0 %	1,069	1 %
Ferry	0	0 %	8	0 %
Tram (other light rail)	0	0 %	8	0 %
Car	732	71 %	58,118	76 %
Bicycle	0	0 %	366	0 %
Walked Only	14	1 %	1,370	2 %
Other	232	23 %	14,813	19 %