

Suburb Flyover Report

MORISSET (House)

August 2011



moving with you!

Suburb Summary:

Population:	3108
Current Median	\$ 300,000
1yr return:	-12% (avg. annual -12%)
3yr return:	-23% (avg. annual -8%)
5yr return:	-3% (avg. annual -1%)
10yr return:	76% (avg. annual 6%)

This report prepared for:

Customer Name:

Prepared by:

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MORISSET - Suburb Map



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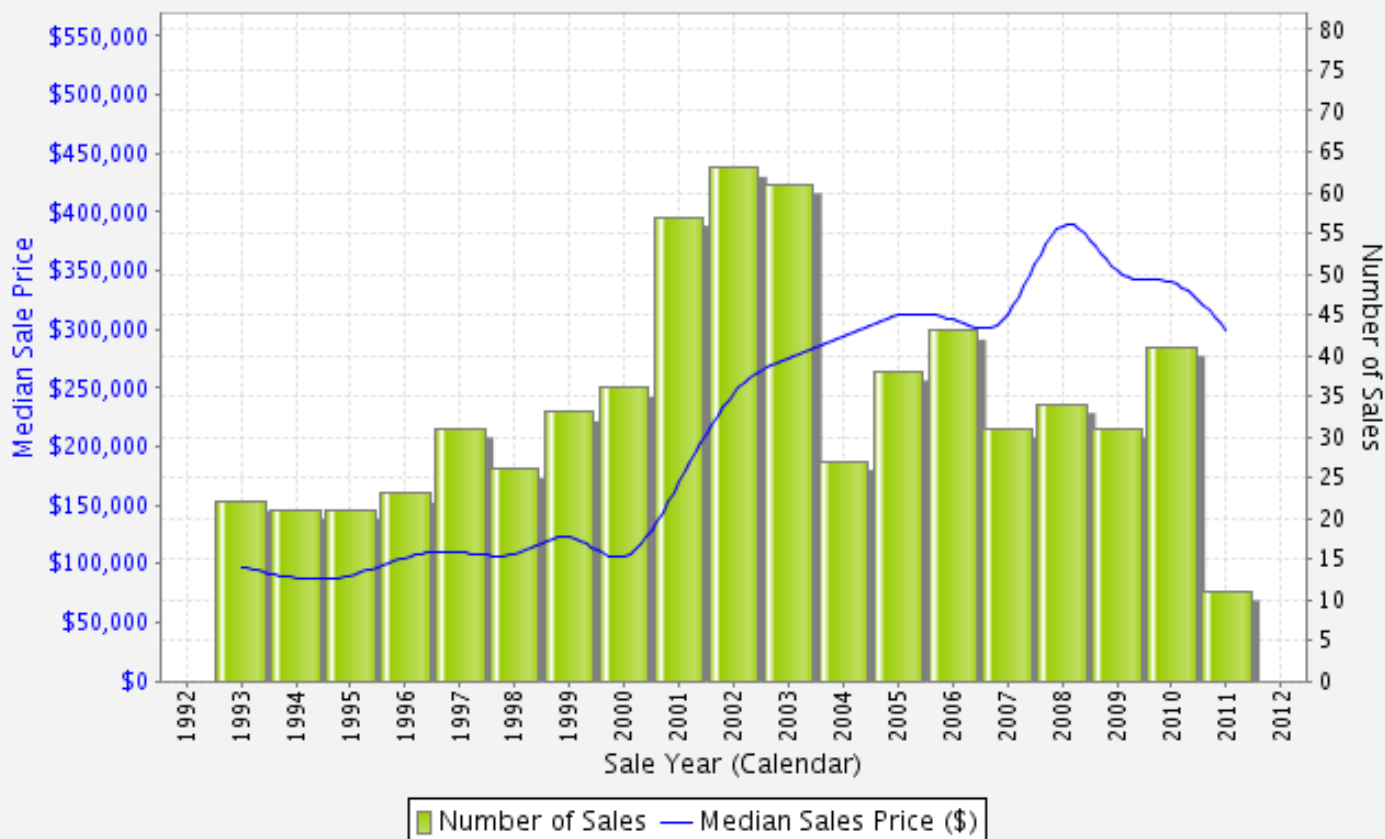
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MORISSET - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	22	\$ 92,386	\$ 97,500		\$ 30,000	\$ 177,000
1994	21	\$ 132,475	\$ 88,000	-9.7 %	\$ 3,180	\$ 1,119,000
1995	21	\$ 111,247	\$ 90,000	2.3 %	\$ 3,000	\$ 505,000
1996	23	\$ 142,609	\$ 105,000	16.7 %	\$ 1,500	\$ 1,101,000
1997	31	\$ 102,487	\$ 110,000	4.8 %	\$ 15,000	\$ 200,000
1998	26	\$ 219,173	\$ 108,500	-1.4 %	\$ 45,000	\$ 2,951,000
1999	33	\$ 108,379	\$ 122,500	12.9 %	\$ 3,500	\$ 220,000
2000	36	\$ 116,907	\$ 106,500	-13.1 %	\$ 20,000	\$ 265,000
2001	57	\$ 213,219	\$ 170,000	59.6 %	\$ 85,000	\$ 420,000
2002	63	\$ 313,272	\$ 245,000	44.1 %	\$ 110,000	\$ 900,000
2003	61	\$ 418,401	\$ 275,000	12.2 %	\$ 9,000	\$ 3,690,000
2004	27	\$ 409,296	\$ 293,250	6.6 %	\$ 20,000	\$ 1,150,000
2005	38	\$ 509,947	\$ 311,750	6.3 %	\$ 150,000	\$ 3,000,000
2006	43	\$ 485,094	\$ 308,000	-1.2 %	\$ 170,000	\$ 1,980,000
2007	31	\$ 476,500	\$ 312,500	1.5 %	\$ 62,500	\$ 1,800,000
2008	34	\$ 462,068	\$ 388,512	24.3 %	\$ 227,500	\$ 2,750,000
2009	31	\$ 417,919	\$ 350,000	-9.9 %	\$ 160,000	\$ 1,320,000
2010	41	\$ 361,866	\$ 340,000	-2.9 %	\$ 175,000	\$ 840,000
2011	11	\$ 330,136	\$ 300,000	-11.8 %	\$ 275,000	\$ 455,000

Sales & Growth Chart for MORISSET



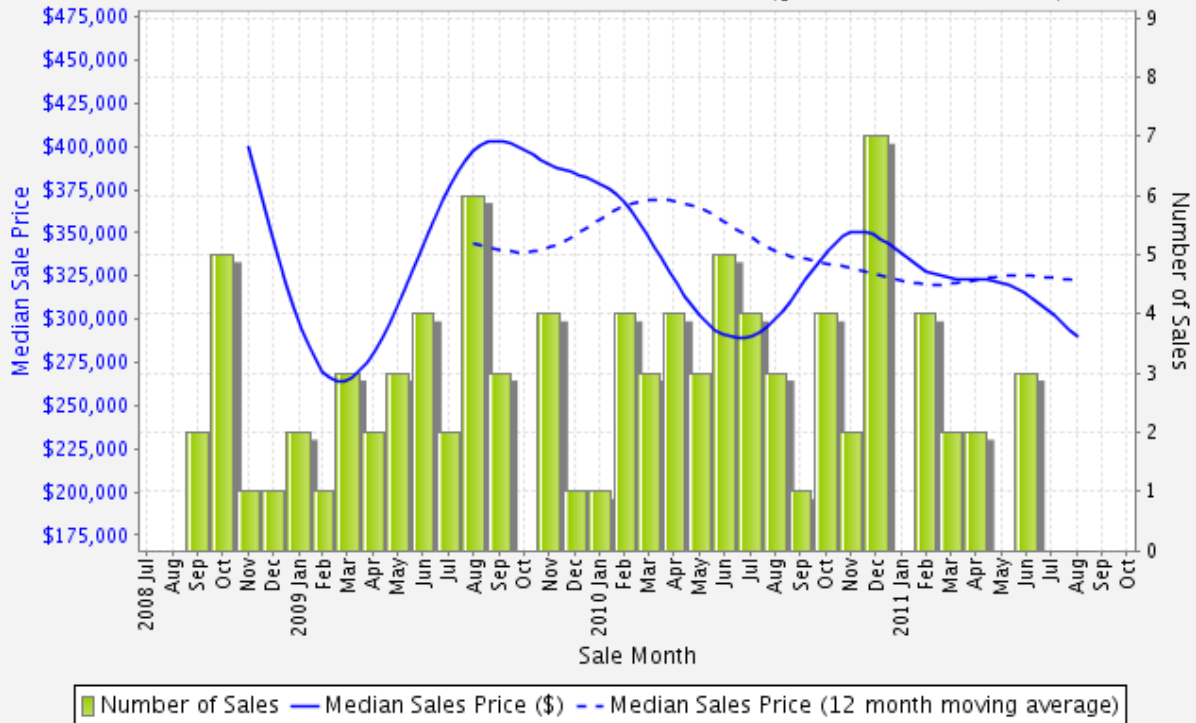
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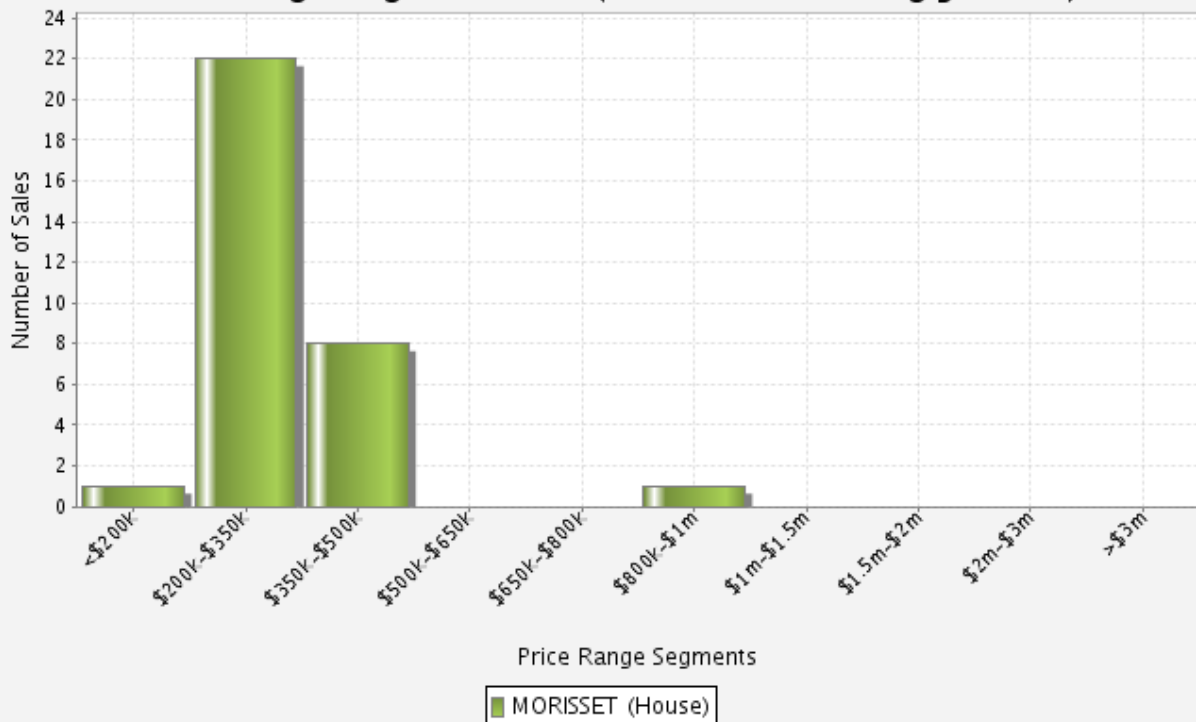
MORISSET - Recent Suburb Growth

Sales & Growth Chart for MORISSET (past 36 Months)



MORISSET - Price Range Segments

Price Range Segmentation (12 Months ending Jun '11)





Recent Suburb Sales

Search Criteria		Search Summary	
Locality:	MORISSET	Sale Price	Area
Postcode:		Lowest	\$ 275,000
		Highest	\$ 455,000
		Average	\$ 340,083
		Median	\$ 315,000
		Total	\$ 4,081,000
			8,500 m ²

MORISSET

4
1
2

48A BEAUTY POINT RD, MORISSET

122//DP1019474

UBD Ref: Central Coast - 006 H2

\$ 294,500

14/08/2011

Agents Advice - Sale

772 m²

MORISSET

4
1
1

5 KENT ST, MORISSET

17/2//DP758707

UBD Ref: Central Coast - 006 L7

\$ 330,000

05/07/2011

Agents Advice - Sale

841 m²

MORISSET

42 BEAUTY POINT RD, MORISSET

PT 2/286019

UBD Ref: Central Coast - 006 H2

\$ 455,000

29/06/2011

Agents Advice - Sale

0 m²

MORISSET

4
2
2

42 BEAUTY POINT ROAD, MORISSET

2//DP286019

UBD Ref: Central Coast - 006 H2

\$ 455,000

15/06/2011
















Agents Advice - Sale

955 m²

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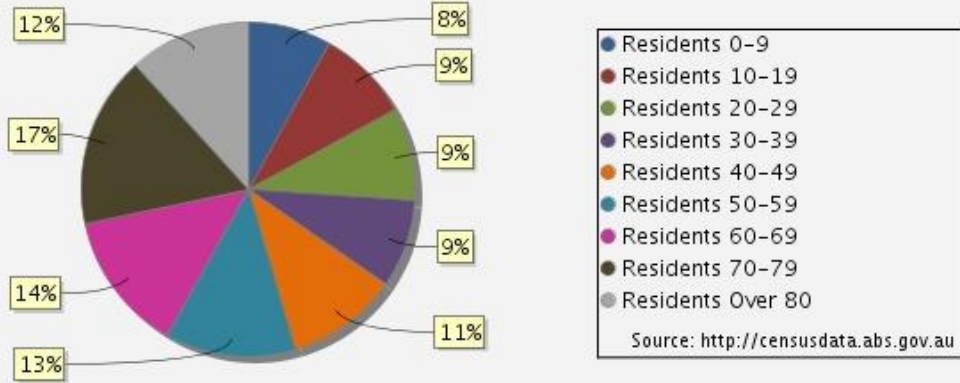
MORISSET		3	1	4
	15 GOODWINS RD, MORISSET 5/11249 UBD Ref: Central Coast - 006 L3	\$ 290,000	09/06/2011	639 m ²
	YAMBO ST, MORISSET PT 5/285639 UBD Ref: Central Coast - 006 M6	\$ 275,000	06/06/2011	316 m ²
MORISSET		3	1	-
	15 BEAUTY POINT RD, MORISSET 11/1081617 UBD Ref: Central Coast - 006 G1	\$ 300,000	27/04/2011	510 m ²
MORISSET		3	1	3
	9 DORA ST, MORISSET 14/12/758707 UBD Ref: Central Coast - 007 A5	\$ 342,000	01/04/2011	1,341 m ²
MORISSET		2	1	1
	17 TERRIGAL STREET, MORISSET 12/44/758707 UBD Ref: Central Coast - 006 N4	\$ 277,500	10/03/2011	1,113 m ²

 MORISSET		 4	 2	 2
	4 NATASHA PLACE, MORISSET 2/1070263 UBD Ref: Central Coast - 006 G1	\$ 443,000	08/03/2011	824 m²
 MORISSET		 3	 1	 1
	150 FREEMANS DRIVE, MORISSET 12/711777 UBD Ref: Central Coast - 006 G2	\$ 340,000	22/02/2011	837 m²
 MORISSET		 3	 1	 2
	5B WHARF ST, MORISSET 344/865314 UBD Ref: Central Coast - 006 P5	\$ 279,000	22/02/2011	352 m²

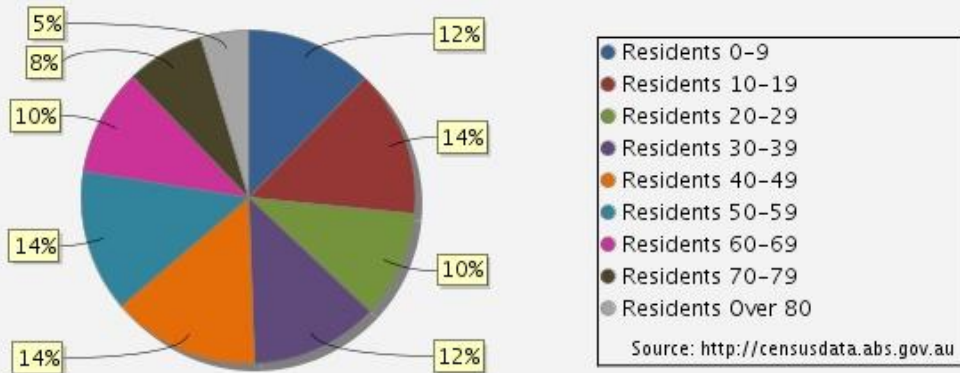


Demographics - Age of Population

MORISSET



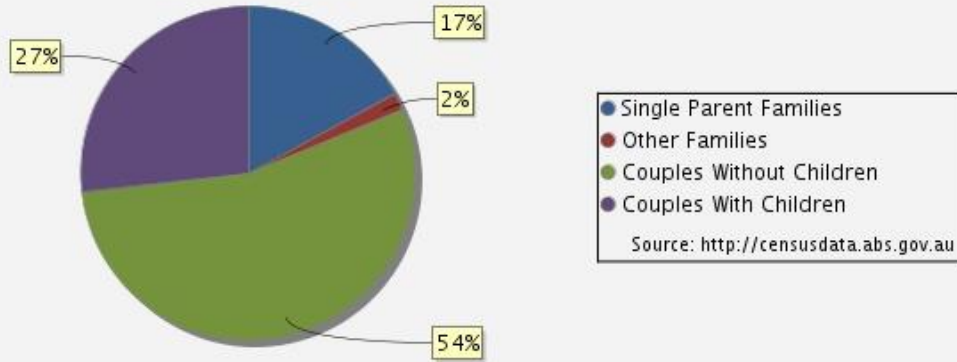
LAKE MACQUARIE



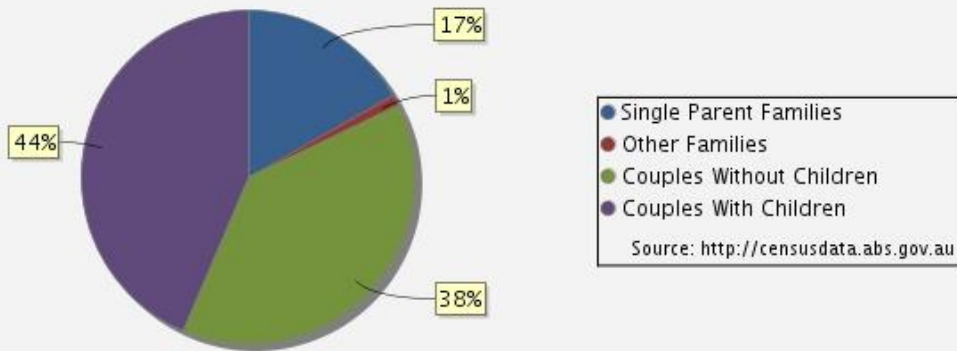
2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
Residents 0-9	252	8 %	22,673	12 %
Residents 10-19	282	9 %	26,079	14 %
Residents 20-29	277	9 %	18,932	10 %
Residents 30-39	265	9 %	22,671	12 %
Residents 40-49	335	11 %	26,345	14 %
Residents 50-59	394	13 %	25,152	14 %
Residents 60-69	421	14 %	19,003	10 %
Residents 70-79	518	17 %	13,831	8 %
Residents Over 80	364	12 %	8,454	5 %

Demographics - Family Composition

MORISSET



LAKE MACQUARIE

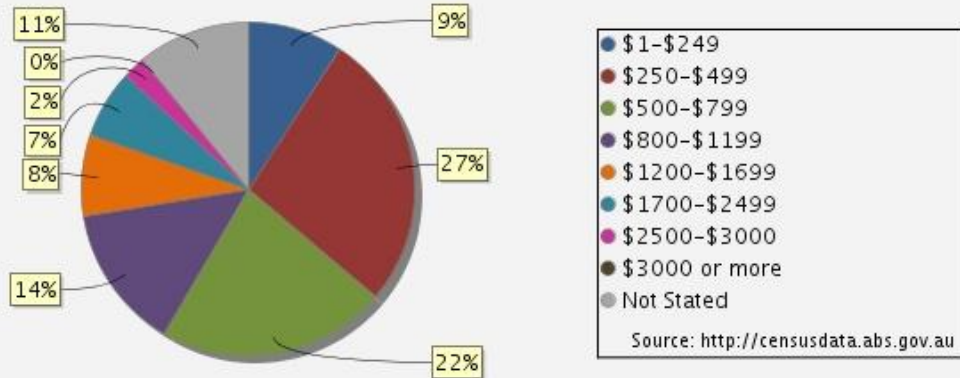


2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
Single Parent Families	135	17 %	8,635	17 %
Other Families	13	2 %	582	1 %
Couples Without Children	427	54 %	19,718	38 %
Couples With Children	211	27 %	22,392	44 %

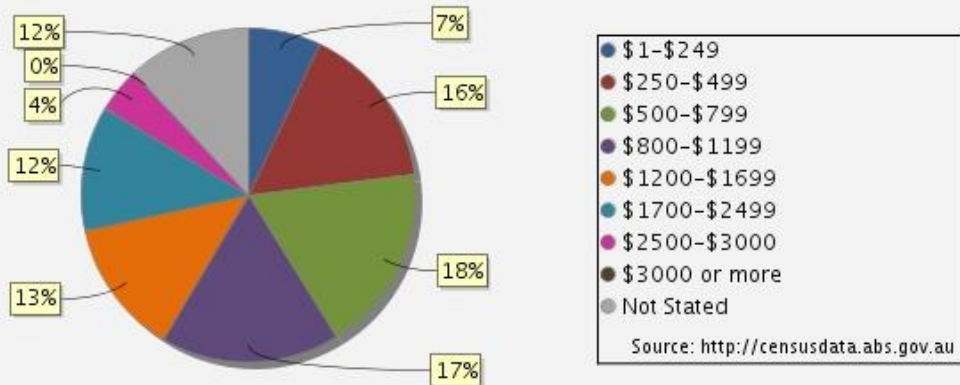


Housing - Household Income - Weekly

MORISSET



LAKE MACQUARIE

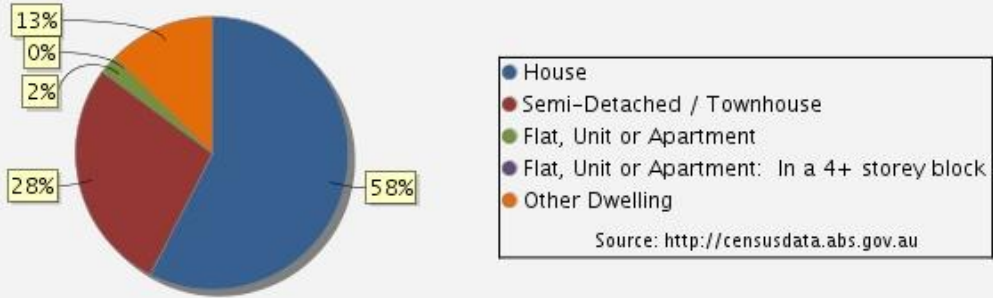


2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$249	111	9 %	4,585	7 %
\$250-\$499	323	27 %	10,427	16 %
\$500-\$799	266	22 %	11,876	18 %
\$800-\$1199	168	14 %	11,269	17 %
\$1200-\$1699	94	8 %	8,587	13 %
\$1700-\$2499	80	7 %	7,924	12 %
\$2500-\$3000	26	2 %	2,794	4 %
\$3000 or more	0	0 %	22	0 %
Not Stated	131	11 %	7,798	12 %

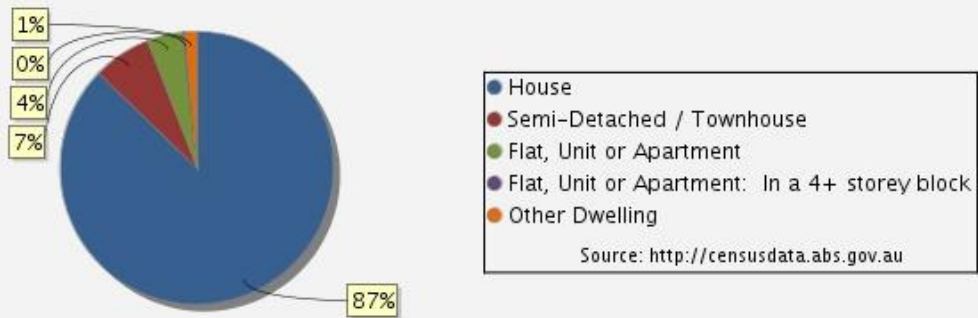


Housing - Dwelling Structure

MORISSET



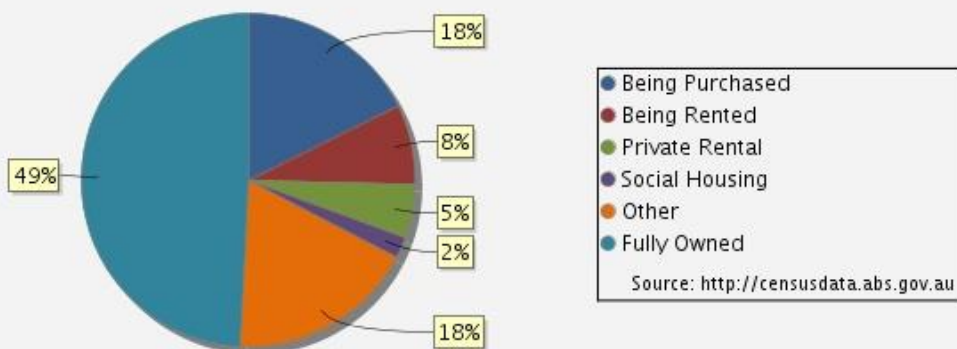
LAKE MACQUARIE



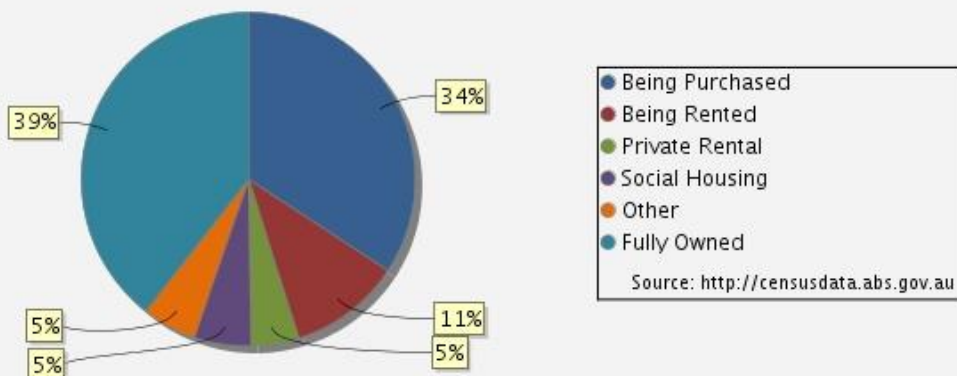
2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
House	701	58 %	58,821	87 %
Semi-Detached / Townhouse	337	28 %	4,631	7 %
Flat, Unit or Apartment	25	2 %	2,880	4 %
Flat, Unit or Apartment: In a 4+ storey block	0	0 %	150	0 %
Other Dwelling	155	13 %	961	1 %

Housing - Home Ownership

MORISSET



LAKE MACQUARIE

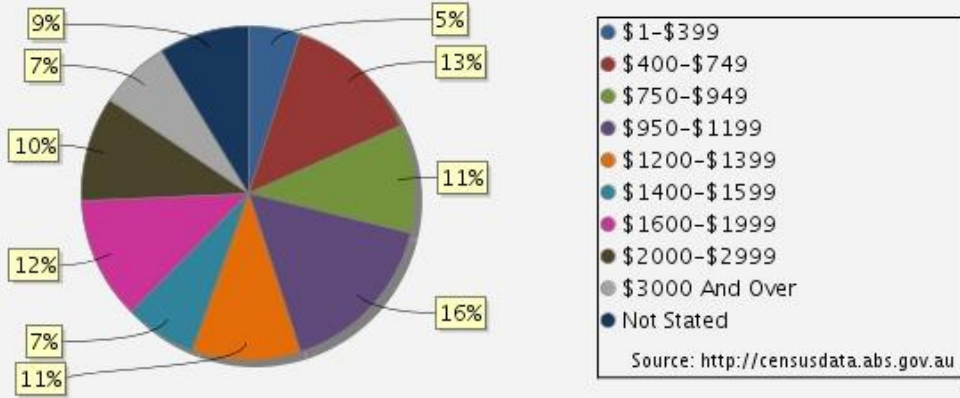


2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
Being Purchased	215	18 %	23,094	34 %
Being Rented	94	8 %	7,347	11 %
Private Rental	64	5 %	3,114	5 %
Social Housing	25	2 %	3,681	5 %
Other	220	18 %	3,581	5 %
Fully Owned	599	49 %	26,625	39 %

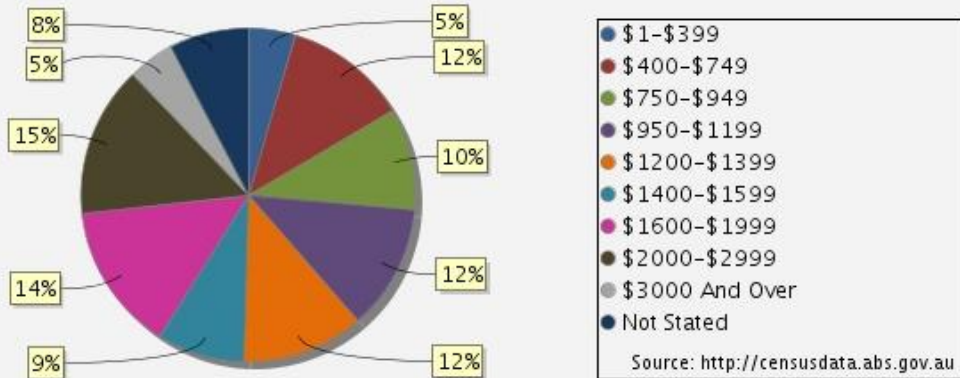


Housing - Home Loan Repayments - Monthly

MORISSET



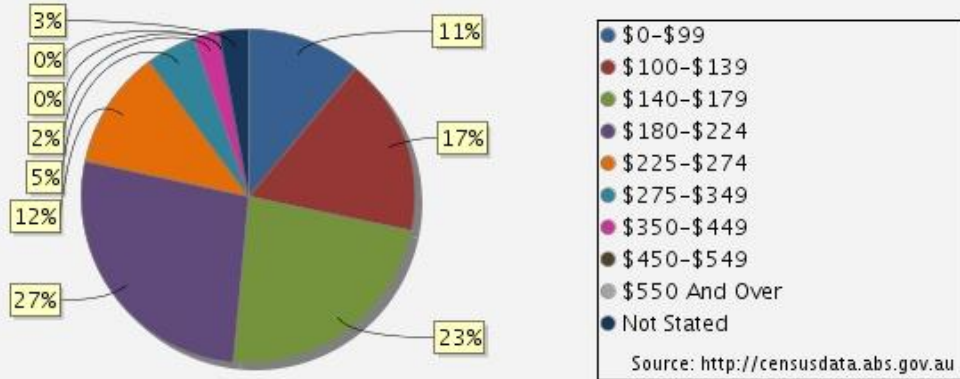
LAKE MACQUARIE



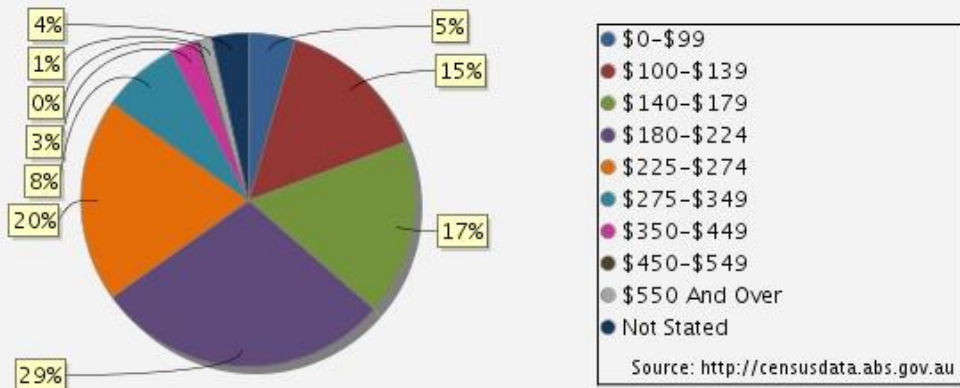
2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$399	11	5 %	1,070	5 %
\$400-\$749	29	13 %	2,761	12 %
\$750-\$949	23	11 %	2,269	10 %
\$950-\$1199	35	16 %	2,809	12 %
\$1200-\$1399	23	11 %	2,734	12 %
\$1400-\$1599	15	7 %	1,966	9 %
\$1600-\$1999	26	12 %	3,304	14 %
\$2000-\$2999	22	10 %	3,371	15 %
\$3000 And Over	15	7 %	1,040	5 %
Not Stated	19	9 %	1,769	8 %

Housing - Rent Payments - Weekly

MORISSET



LAKE MACQUARIE

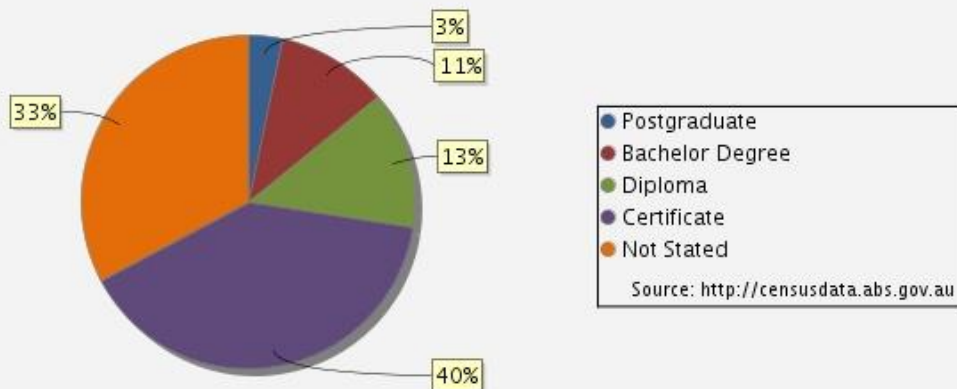


2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
\$0-\$99	23	11 %	603	5 %
\$100-\$139	36	17 %	1,978	15 %
\$140-\$179	48	23 %	2,261	17 %
\$180-\$224	56	27 %	3,822	29 %
\$225-\$274	24	12 %	2,632	20 %
\$275-\$349	10	5 %	1,002	8 %
\$350-\$449	5	2 %	349	3 %
\$450-\$549	0	0 %	39	0 %
\$550 And Over	0	0 %	153	1 %
Not Stated	6	3 %	474	4 %

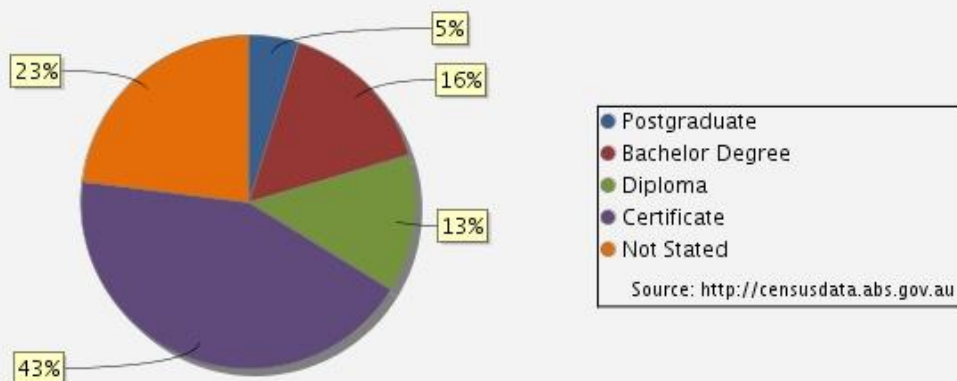


Other Statistics - Non-School Qualification: Level of Education

MORISSET



LAKE MACQUARIE

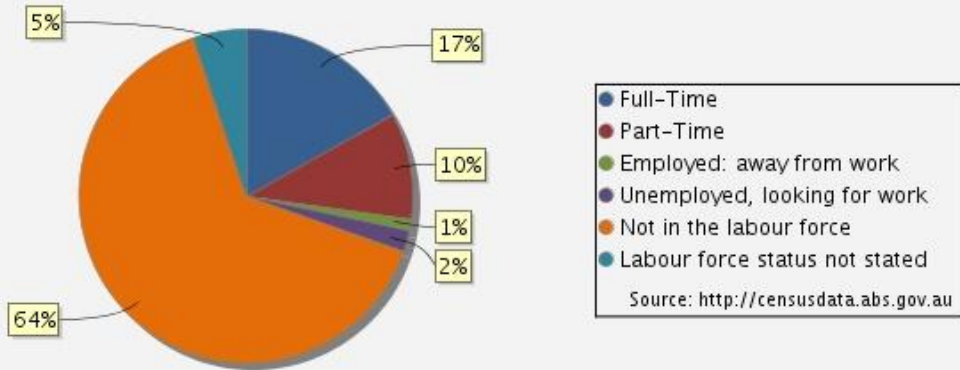


2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
Postgraduate	42	3 %	3,759	5 %
Bachelor Degree	133	11 %	11,847	16 %
Diploma	164	13 %	10,120	13 %
Certificate	491	40 %	32,885	43 %
Not Stated	405	33 %	17,594	23 %

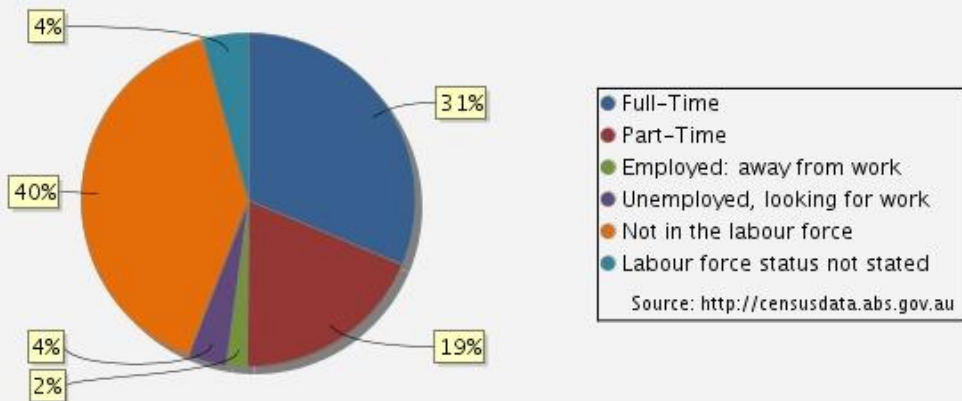


Other Statistics - Employment

MORISSET



LAKE MACQUARIE

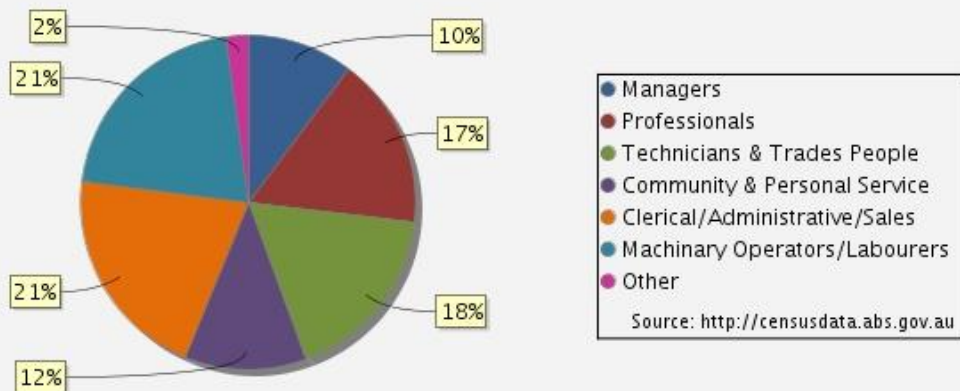


2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
Full-Time	461	17 %	46,199	31 %
Part-Time	277	10 %	27,518	19 %
Employed: away from work	32	1 %	3,020	2 %
Unemployed, looking for work	54	2 %	5,491	4 %
Not in the labour force	1,750	64 %	58,513	40 %
Labour force status not stated	140	5 %	6,522	4 %

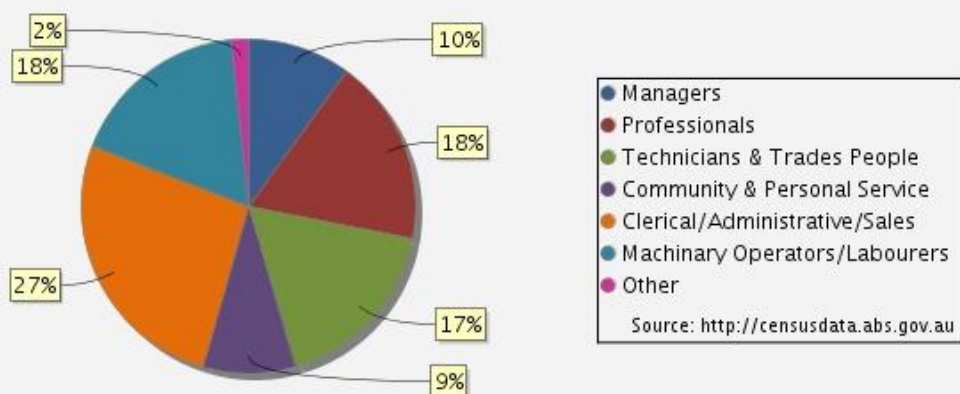


Other Statistics - Occupation

MORISSET



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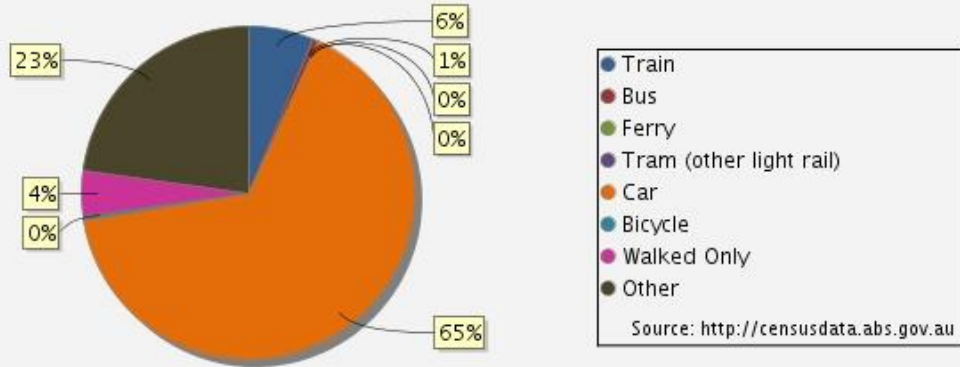


2006 Census Summary	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
Managers	79	10 %	7,685	10 %
Professionals	128	17 %	13,890	18 %
Technicians & Trades People	135	18 %	13,240	17 %
Community & Personal Service	90	12 %	6,897	9 %
Clerical/Administrative/Sales	161	21 %	20,371	27 %
Machinery Operators/Labourers	161	21 %	13,434	18 %
Other	16	2 %	1,220	2 %

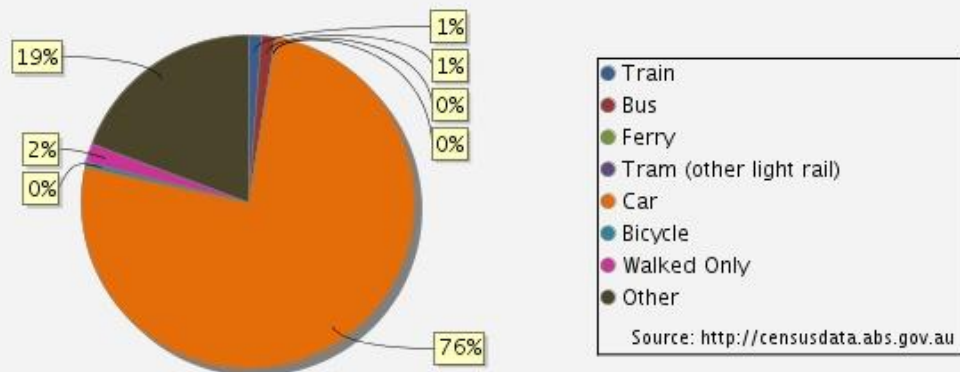


Other Statistics - Method of Travel to Work

MORISSET



LAKE MACQUARIE



MORISSET

LAKE MACQUARIE

2006 Census Summary

	MORISSET		LAKE MACQUARIE	
	Count	%	Count	%
Train	49	6 %	984	1 %
Bus	4	1 %	1,069	1 %
Ferry	0	0 %	8	0 %
Tram (other light rail)	0	0 %	8	0 %
Car	505	65 %	58,118	76 %
Bicycle	3	0 %	366	0 %
Walked Only	34	4 %	1,370	2 %
Other	176	23 %	14,813	19 %