

Suburb Flyover Report

SWANSEA (House)

August 2011



moving with you!

Suburb Summary:

Population:	4638
Current Median	\$ 347,500
1yr return:	-7% (avg. annual -7%)
3yr return:	1% (avg. annual 0%)
5yr return:	1% (avg. annual 0%)
10yr return:	85% (avg. annual 6%)

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

SWANSEA - Suburb Map



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

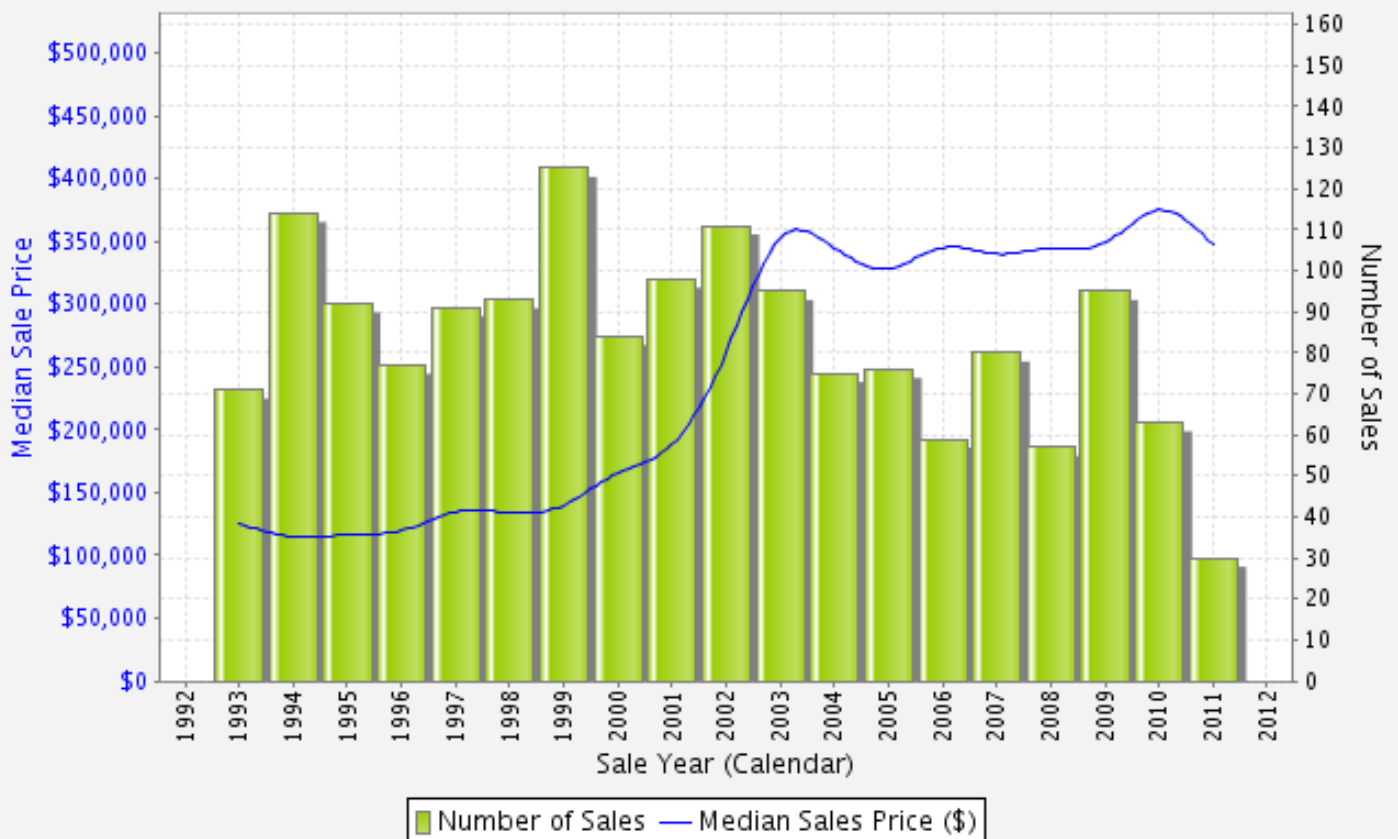
The materials provided are distributed as an information source only. © The State of New South Wales (Dept. of Lands NSW - LPI) August/2011. Contains property sales information provided under licence from the Dept. of Lands NSW: (LPI) Issue Date: 03/08/11. The Dept. of Lands NSW makes no representations 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.



SWANSEA - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	71	\$ 277,064	\$ 125,000		\$ 4,500	\$ 10,500,000
1994	114	\$ 117,984	\$ 115,000	-8.0 %	\$ 15,500	\$ 375,000
1995	92	\$ 127,026	\$ 116,375	1.2 %	\$ 21,000	\$ 520,000
1996	77	\$ 133,189	\$ 120,000	3.1 %	\$ 13,666	\$ 320,000
1997	91	\$ 148,228	\$ 135,000	12.5 %	\$ 8,500	\$ 640,000
1998	93	\$ 148,939	\$ 134,000	-0.7 %	\$ 12,000	\$ 670,000
1999	125	\$ 152,521	\$ 140,000	4.5 %	\$ 5,000	\$ 450,000
2000	84	\$ 181,851	\$ 166,000	18.6 %	\$ 16,100	\$ 700,000
2001	98	\$ 216,829	\$ 188,250	13.4 %	\$ 2,800	\$ 540,000
2002	111	\$ 291,020	\$ 262,000	39.2 %	\$ 65,000	\$ 760,000
2003	95	\$ 377,788	\$ 352,500	34.5 %	\$ 27,000	\$ 1,125,000
2004	75	\$ 364,113	\$ 345,000	-2.1 %	\$ 14,300	\$ 895,000
2005	76	\$ 350,021	\$ 328,500	-4.8 %	\$ 116,000	\$ 775,000
2006	59	\$ 453,445	\$ 345,000	5.0 %	\$ 170,000	\$ 2,645,500
2007	80	\$ 390,709	\$ 340,000	-1.4 %	\$ 160,000	\$ 1,550,000
2008	57	\$ 429,617	\$ 345,000	1.5 %	\$ 152,500	\$ 1,075,000
2009	95	\$ 364,211	\$ 349,000	1.2 %	\$ 10,000	\$ 1,165,000
2010	63	\$ 457,055	\$ 375,000	7.4 %	\$ 116,666	\$ 2,475,000
2011	30	\$ 366,483	\$ 347,500	-7.3 %	\$ 100,000	\$ 770,000

Sales & Growth Chart for SWANSEA



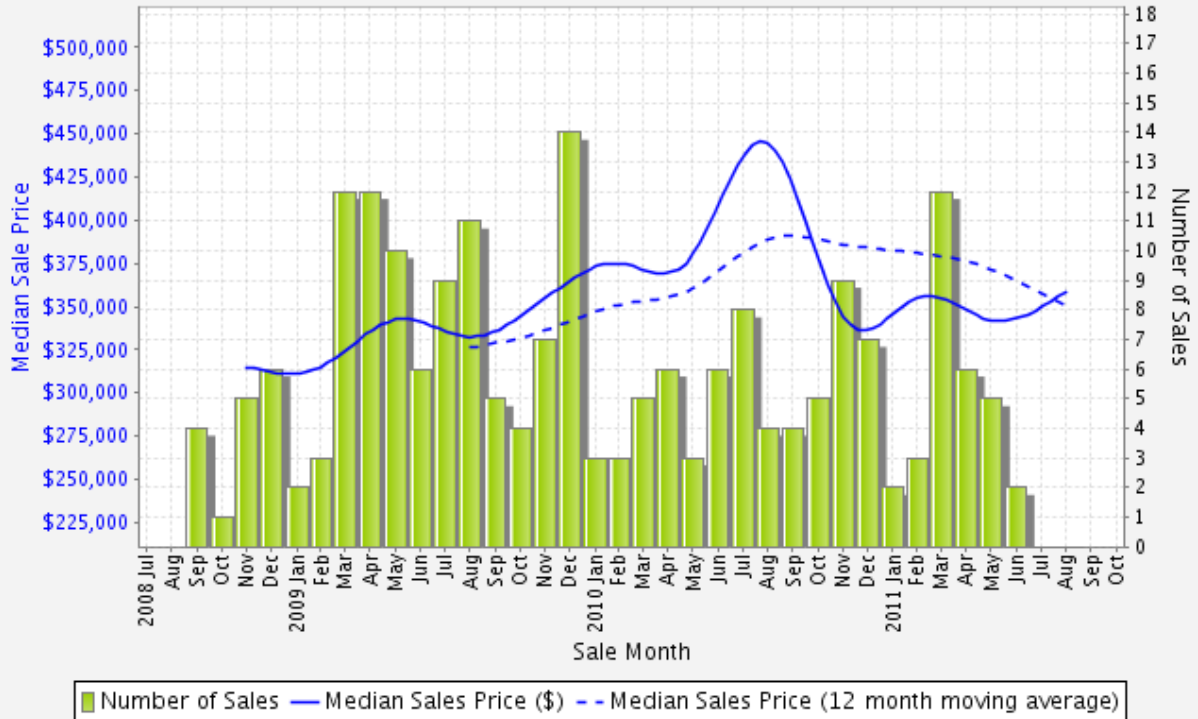
This report has been compiled on 08/08/2011 by Channel Direct Home Loans. © Property Data Solutions Pty Ltd 2011 - www.pricefinder.com.au

The materials provided are distributed as an information source only. © The State of New South Wales (Dept. of Lands NSW - LPI) August/2011. Contains property sales information provided under licence from the Dept. of Lands NSW: (LPI) Issue Date: 03/08/11. 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.



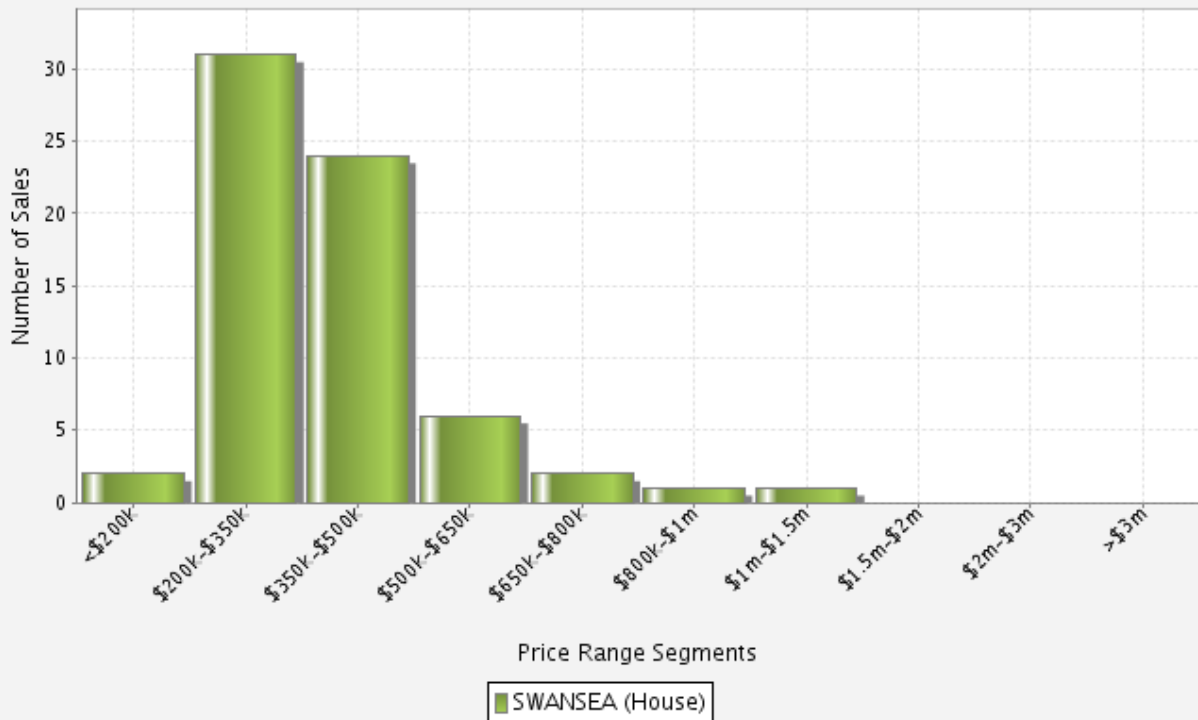
SWANSEA - Recent Suburb Growth

Sales & Growth Chart for SWANSEA (past 36 Months)



SWANSEA - Price Range Segments

Price Range Segmentation (12 Months ending Jun '11)





Recent Suburb Sales

Search Criteria		Search Summary	
Locality:	SWANSEA	Sale Price	Area
Postcode:		Lowest	\$ 150,000
		Highest	\$ 770,000
		Average	\$ 397,763
		Median	\$ 350,000
		Total	\$ 7,557,500
			708 m ²
			416 m ²
			652 m ²
			696 m ²
			1.24 ha

SWANSEA

2
 2
 1

	<p>37 RAWSON ST, SWANSEA</p> <p>12/15/DP758940</p> <p>UBD Ref: Newcastle - 178 F10</p>	<p>\$ 350,000</p> <p>Agents Advice - Sale</p>	<p>31/07/2011</p>	<p>913 m²</p>
--	---	--	--------------------------	---------------------------------

SWANSEA

4
 1
 1

	<p>34 MOXEY ST, SWANSEA</p> <p>59//DP12457</p> <p>UBD Ref: Newcastle - 178 E14</p>	<p>\$ 450,000</p> <p>Agents Advice - Sale</p>	<p>10/07/2011</p>	<p>701 m²</p>
--	---	--	--------------------------	---------------------------------

SWANSEA

2
 1
 2

	<p>145 BOWMAN STREET, SWANSEA</p> <p>34//DP1063750; 2//DP165822</p> <p>UBD Ref: Newcastle - 178 J15</p>	<p>\$ 610,000</p> <p>Agents Advice - Sale</p>	<p>03/07/2011</p>	<p>335 m²</p>
--	--	--	--------------------------	---------------------------------

SWANSEA

2
 1
 1

	<p>16 BELMONT ST, SWANSEA</p> <p>2/512701</p> <p>UBD Ref: Newcastle - 178 H12</p>	<p>\$ 342,500</p>	<p>21/06/2011</p>	<p>348 m²</p>
--	--	--------------------------	--------------------------	---------------------------------

This report has been compiled on 08/08/2011 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) August/2011. Contains property sales information provided under licence from the Dept. of Lands NSW: (LPI) Issue Date: 03/08/11. 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.

SWANSEA		4	1	2
	65 BOYD ST, SWANSEA B/333264 UBD Ref: Newcastle - 178 F13	\$ 375,000	07/06/2011	354 m ²
SWANSEA		4	2	3
	20 MARKS ST, SWANSEA 66/217047 UBD Ref: Newcastle - 178 F15	\$ 400,000	19/05/2011	1,031 m ²
SWANSEA		3	1	1
	212 PARBURY RD, SWANSEA 2/18636 UBD Ref: Newcastle - 178 F16	\$ 305,000	18/05/2011	696 m ²
SWANSEA		1	-	-
	86 LAKE RD, SWANSEA 76/12457 UBD Ref: Newcastle - 178 F13	\$ 235,000	12/05/2011	696 m ²
SWANSEA		3	1	2
	18 MARKS ST, SWANSEA 67/217047 UBD Ref: Newcastle - 178 F15	\$ 305,000	10/05/2011	613 m ²

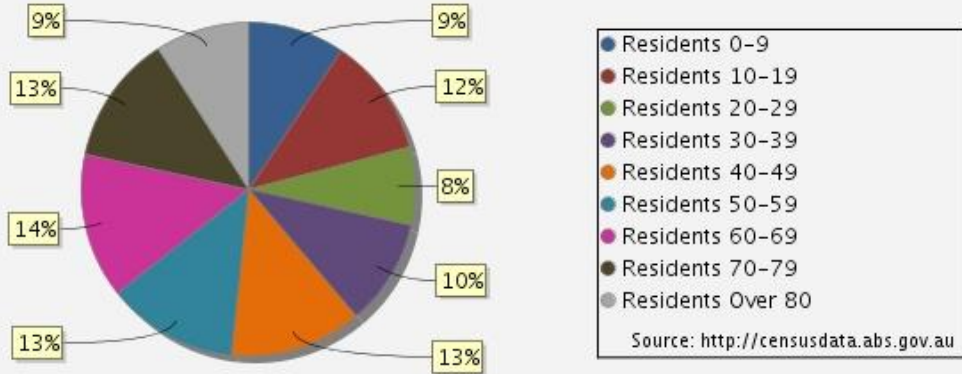
SWANSEA		3	2	2
	53 CHANNEL ST, SWANSEA A/175076 UBD Ref: Newcastle - 178 H10	\$ 770,000	04/05/2011	416 m ²
SWANSEA		2	1	2
	88 BELMONT ST, SWANSEA B/399514 UBD Ref: Newcastle - 178 F11	\$ 350,000	29/04/2011	626 m ²
SWANSEA				
	267 PACIFIC HWY, SWANSEA 9/659627 UBD Ref: Newcastle - 178 H15	\$ 150,000	20/04/2011	708 m ²
SWANSEA		2	1	1
	15 GALGABBA ST, SWANSEA 6/4/758940 UBD Ref: Newcastle - 178 H10	\$ 375,000	15/04/2011	1,012 m ²
SWANSEA		3	1	2
	2 GRAY ST, SWANSEA 12/37266 UBD Ref: Newcastle - 178 J16	\$ 342,000	14/04/2011	645 m ²

SWANSEA		3	2	5
	18 GRAY ST, SWANSEA 9/234182 UBD Ref: Newcastle - 178 J16	\$ 500,000	04/04/2011	683 m ²
SWANSEA		3	1	3
	18 STURT ST, SWANSEA 14/11/758940 UBD Ref: Newcastle - 178 G9	\$ 340,000	02/04/2011	696 m ²
SWANSEA		3	1	1
	8 MACQUARIE ST, SWANSEA 80/A/8148 UBD Ref: Newcastle - 178 H12	\$ 308,000	25/03/2011	696 m ²
SWANSEA		4	2	2
	41 MACQUARIE ST, SWANSEA 31/B/8148 UBD Ref: Newcastle - 178 H13	\$ 490,000	19/03/2011	696 m ²
SWANSEA		4	2	2
	8 ELIZABETH PLACE, SWANSEA 9/226729 UBD Ref: Newcastle - 186 M1	\$ 560,000	16/03/2011	525 m ²

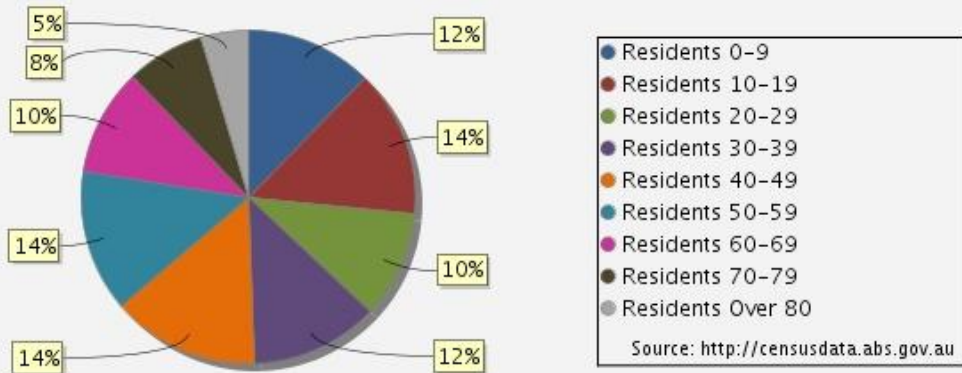


Demographics - Age of Population

SWANSEA



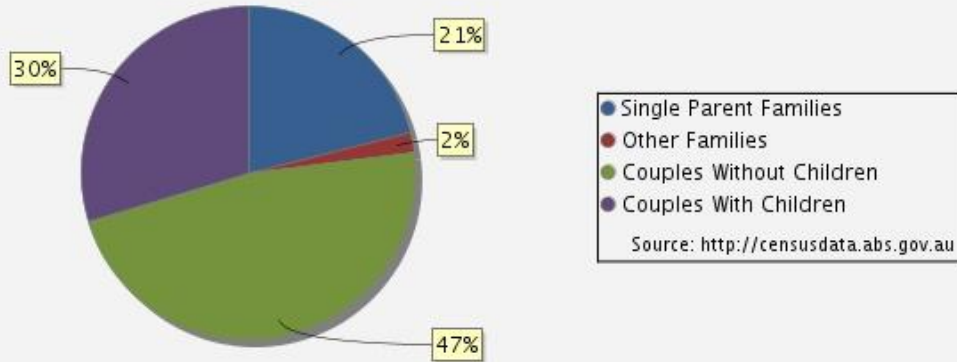
LAKE MACQUARIE



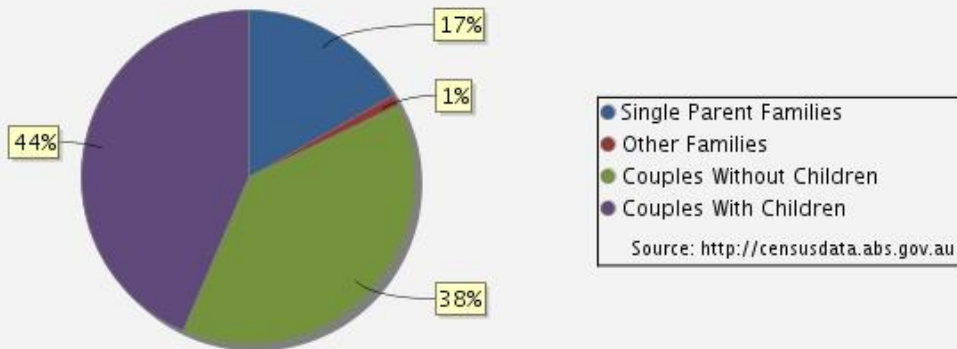
2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
Residents 0-9	435	9 %	22,673	12 %
Residents 10-19	535	12 %	26,079	14 %
Residents 20-29	352	8 %	18,932	10 %
Residents 30-39	476	10 %	22,671	12 %
Residents 40-49	595	13 %	26,345	14 %
Residents 50-59	589	13 %	25,152	14 %
Residents 60-69	653	14 %	19,003	10 %
Residents 70-79	582	13 %	13,831	8 %
Residents Over 80	421	9 %	8,454	5 %

Demographics - Family Composition

SWANSEA



LAKE MACQUARIE

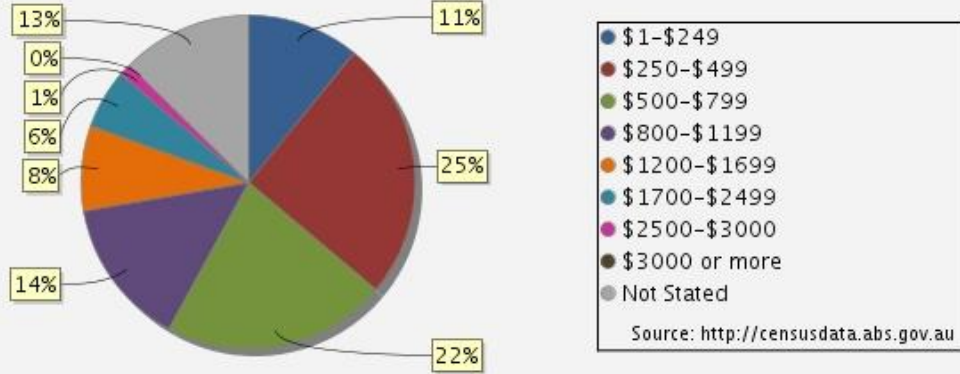


2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
Single Parent Families	270	21 %	8,635	17 %
Other Families	25	2 %	582	1 %
Couples Without Children	606	47 %	19,718	38 %
Couples With Children	380	30 %	22,392	44 %

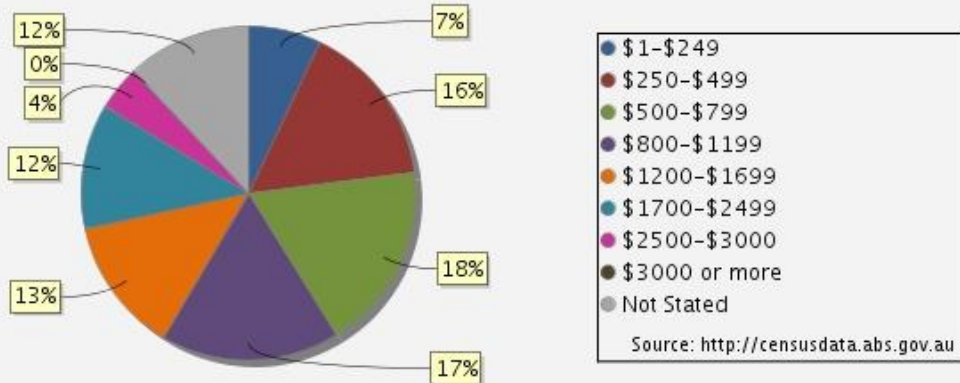


Housing - Household Income - Weekly

SWANSEA



LAKE MACQUARIE



SWANSEA

LAKE MACQUARIE

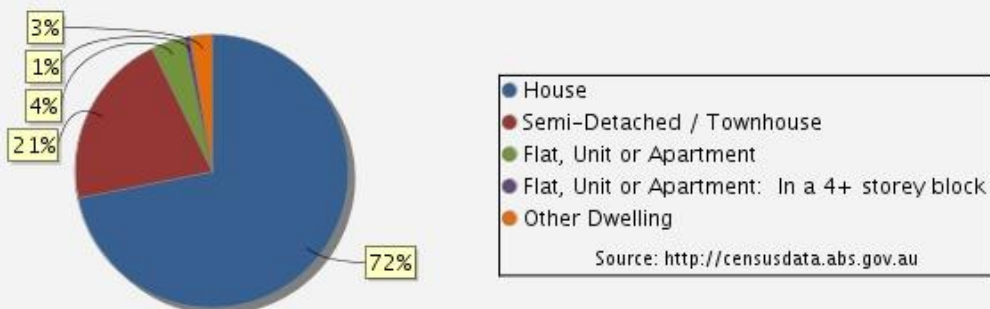
2006 Census Summary

	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$249	216	11 %	4,585	7 %
\$250-\$499	496	25 %	10,427	16 %
\$500-\$799	430	22 %	11,876	18 %
\$800-\$1199	283	14 %	11,269	17 %
\$1200-\$1699	162	8 %	8,587	13 %
\$1700-\$2499	114	6 %	7,924	12 %
\$2500-\$3000	22	1 %	2,794	4 %
\$3000 or more	0	0 %	22	0 %
Not Stated	249	13 %	7,798	12 %

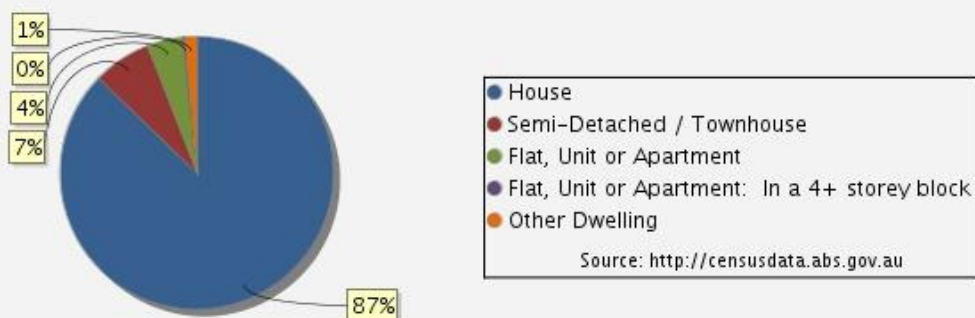


Housing - Dwelling Structure

SWANSEA



LAKE MACQUARIE

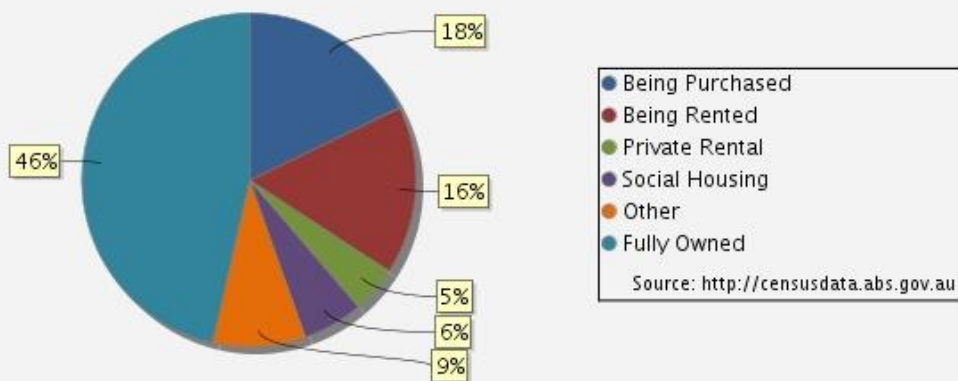


2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
House	1,433	72 %	58,821	87 %
Semi-Detached / Townhouse	419	21 %	4,631	7 %
Flat, Unit or Apartment	79	4 %	2,880	4 %
Flat, Unit or Apartment: In a 4+ storey block	14	1 %	150	0 %
Other Dwelling	50	3 %	961	1 %

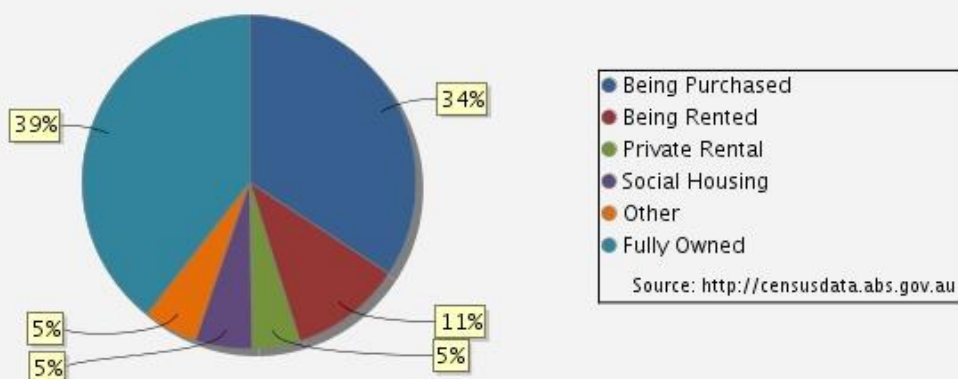


Housing - Home Ownership

SWANSEA



LAKE MACQUARIE

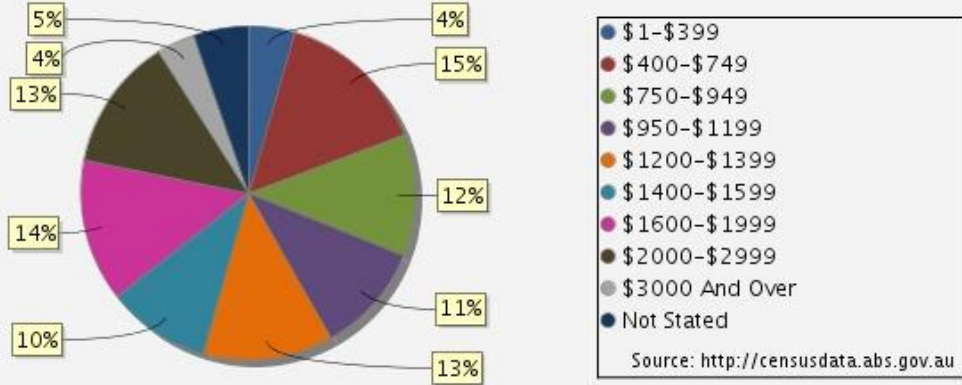


2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
Being Purchased	358	18 %	23,094	34 %
Being Rented	323	16 %	7,347	11 %
Private Rental	91	5 %	3,114	5 %
Social Housing	115	6 %	3,681	5 %
Other	181	9 %	3,581	5 %
Fully Owned	926	46 %	26,625	39 %

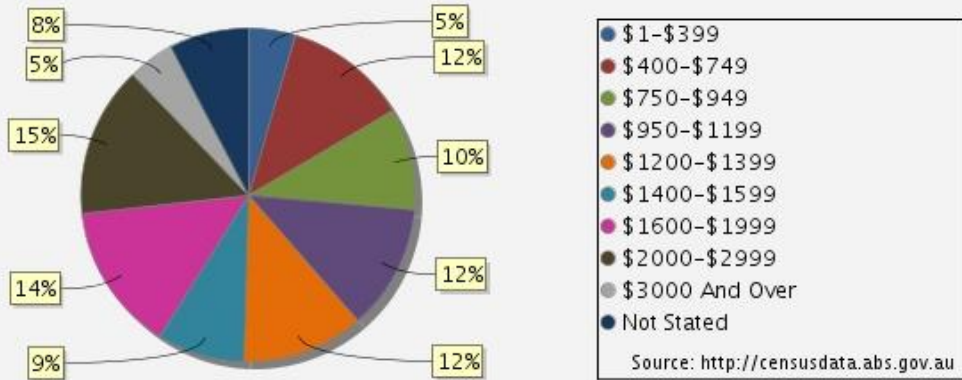


Housing - Home Loan Repayments - Monthly

SWANSEA



LAKE MACQUARIE



SWANSEA

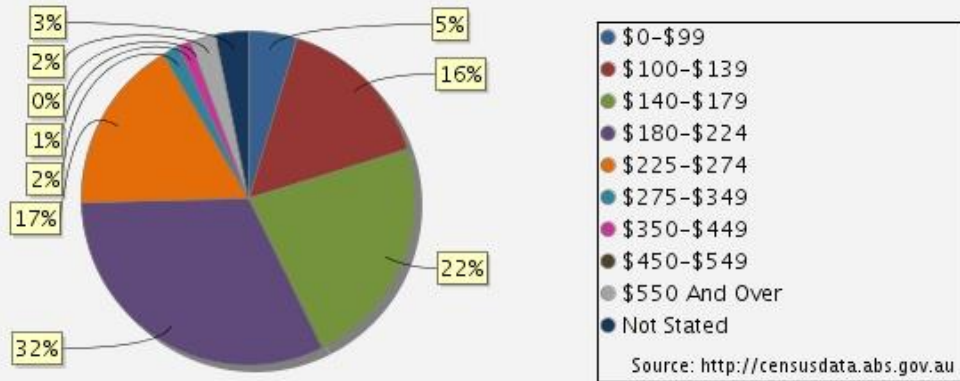
LAKE MACQUARIE

2006 Census Summary

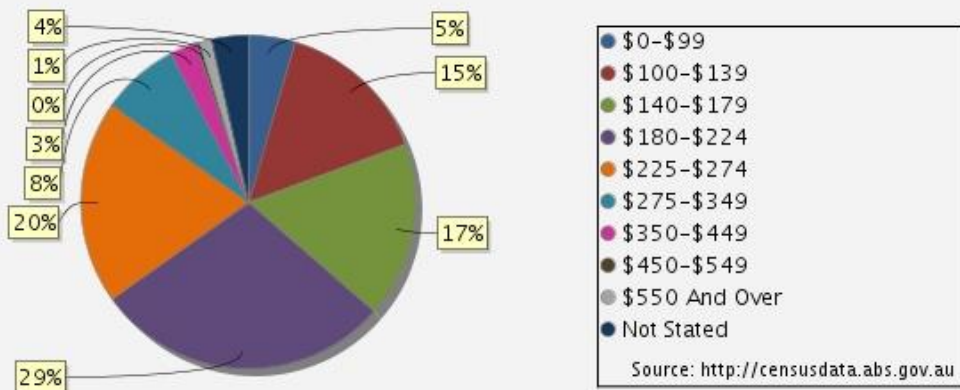
	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$399	16	4 %	1,070	5 %
\$400-\$749	53	15 %	2,761	12 %
\$750-\$949	42	12 %	2,269	10 %
\$950-\$1199	38	11 %	2,809	12 %
\$1200-\$1399	45	13 %	2,734	12 %
\$1400-\$1599	36	10 %	1,966	9 %
\$1600-\$1999	49	14 %	3,304	14 %
\$2000-\$2999	46	13 %	3,371	15 %
\$3000 And Over	13	4 %	1,040	5 %
Not Stated	19	5 %	1,769	8 %

Housing - Rent Payments - Weekly

SWANSEA

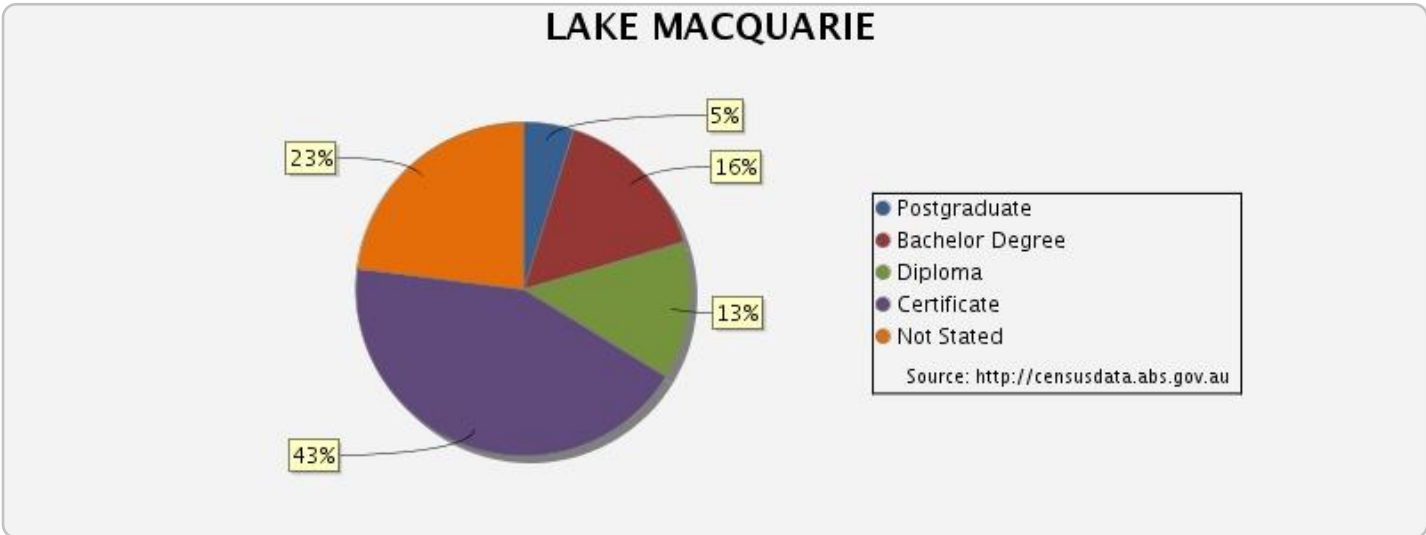
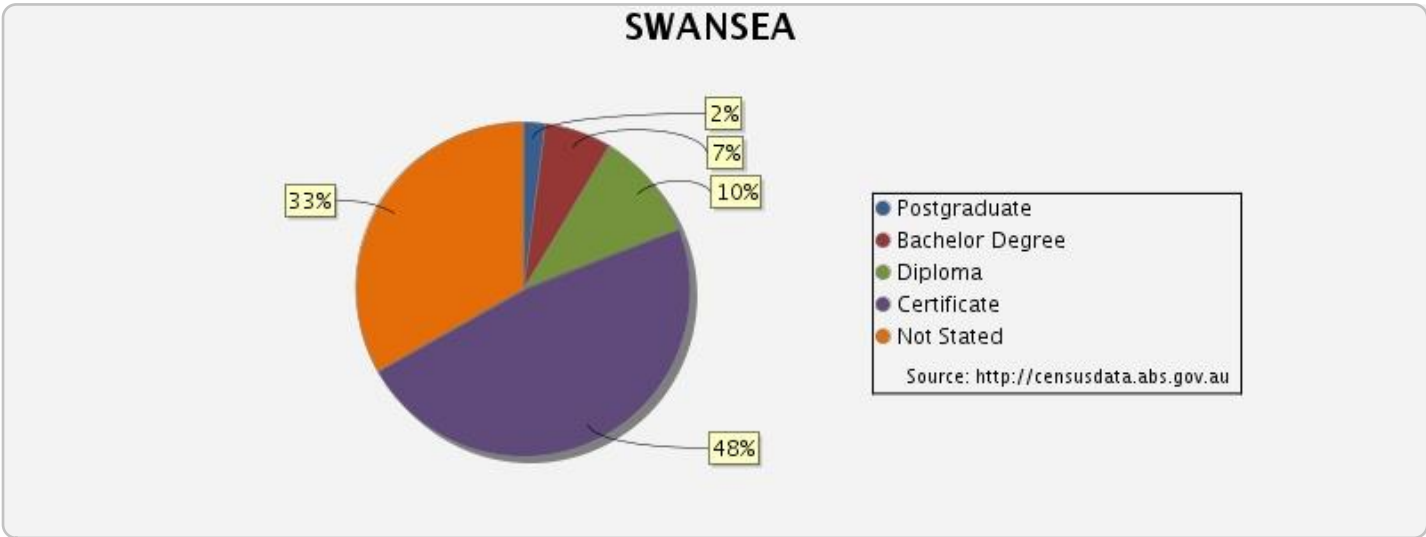


LAKE MACQUARIE



2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
\$0-\$99	23	5 %	603	5 %
\$100-\$139	75	16 %	1,978	15 %
\$140-\$179	108	22 %	2,261	17 %
\$180-\$224	154	32 %	3,822	29 %
\$225-\$274	82	17 %	2,632	20 %
\$275-\$349	8	2 %	1,002	8 %
\$350-\$449	6	1 %	349	3 %
\$450-\$549	0	0 %	39	0 %
\$550 And Over	12	2 %	153	1 %
Not Stated	15	3 %	474	4 %

Other Statistics - Non-School Qualification: Level of Education

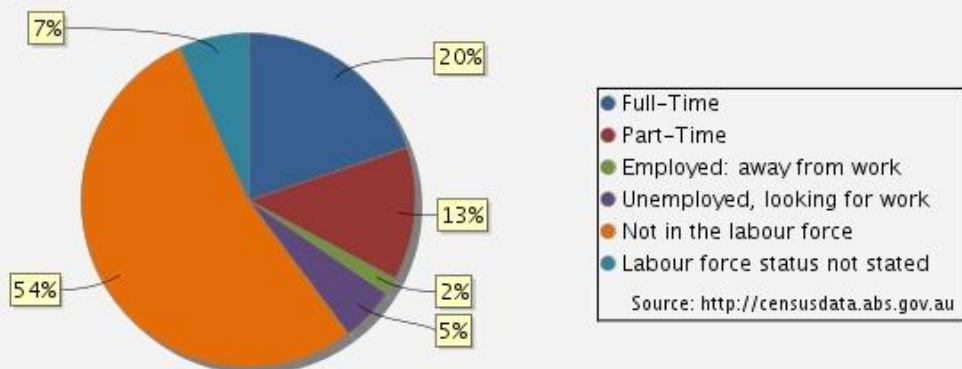


2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
Postgraduate	38	2 %	3,759	5 %
Bachelor Degree	119	7 %	11,847	16 %
Diploma	188	10 %	10,120	13 %
Certificate	859	48 %	32,885	43 %
Not Stated	598	33 %	17,594	23 %

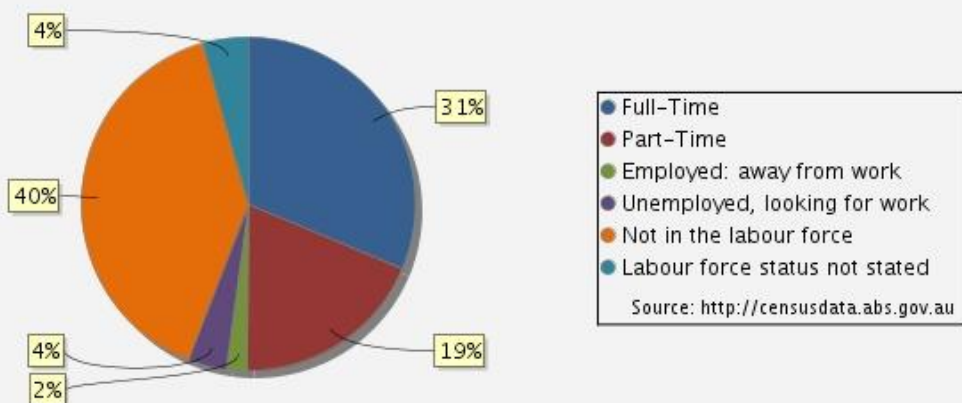


Other Statistics - Employment

SWANSEA



LAKE MACQUARIE

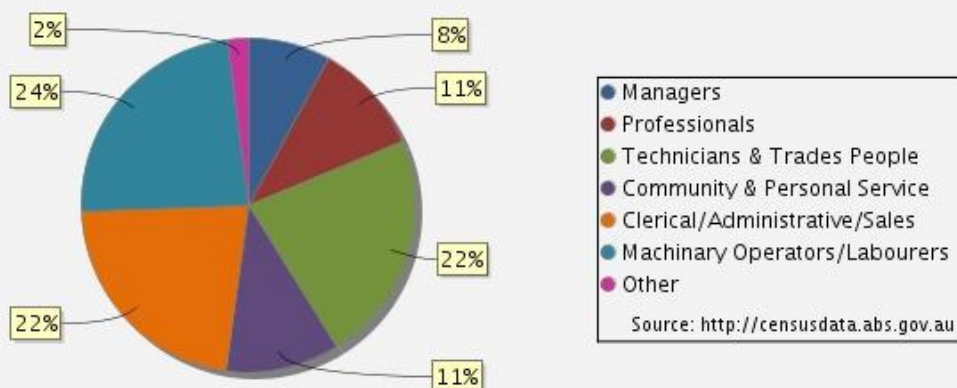


2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
Full-Time	781	20 %	46,199	31 %
Part-Time	506	13 %	27,518	19 %
Employed: away from work	67	2 %	3,020	2 %
Unemployed, looking for work	207	5 %	5,491	4 %
Not in the labour force	2,100	54 %	58,513	40 %
Labour force status not stated	263	7 %	6,522	4 %

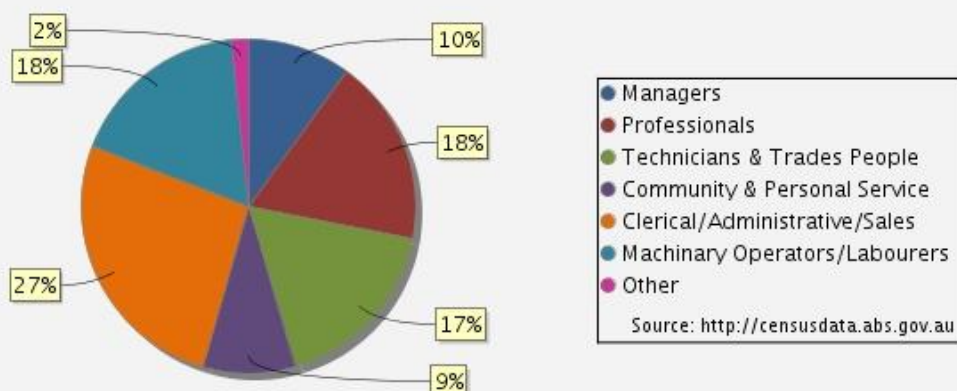


Other Statistics - Occupation

SWANSEA



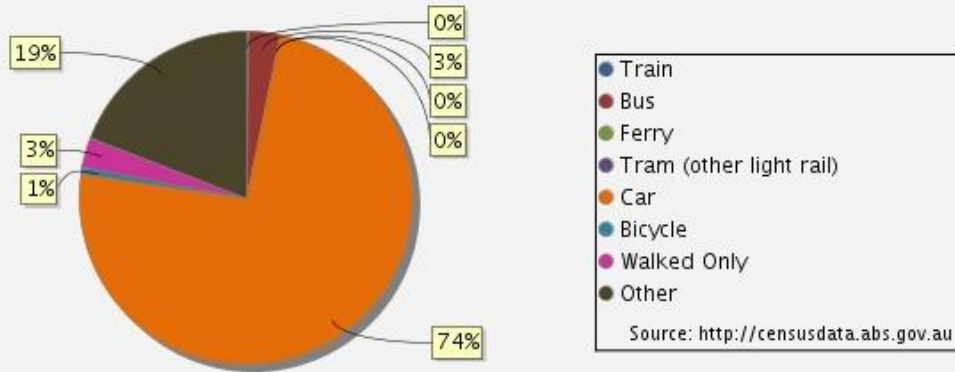
LAKE MACQUARIE



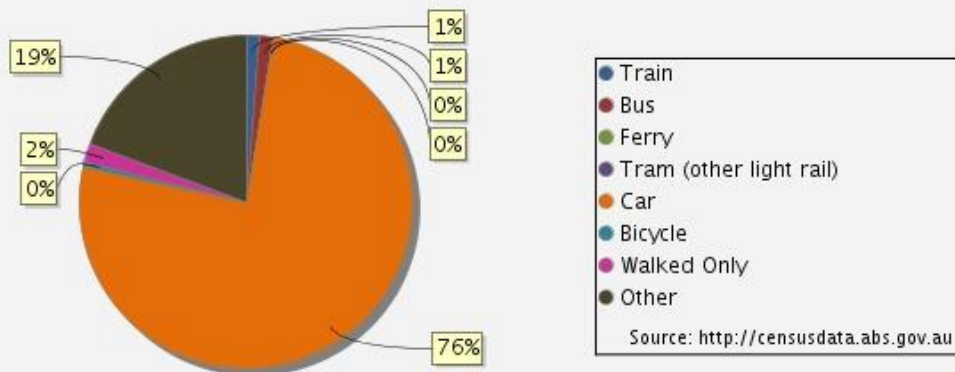
2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
Managers	108	8 %	7,685	10 %
Professionals	145	11 %	13,890	18 %
Technicians & Trades People	302	22 %	13,240	17 %
Community & Personal Service	148	11 %	6,897	9 %
Clerical/Administrative/Sales	301	22 %	20,371	27 %
Machinery Operators/Labourers	319	24 %	13,434	18 %
Other	27	2 %	1,220	2 %

Other Statistics - Method of Travel to Work

SWANSEA



LAKE MACQUARIE



2006 Census Summary	SWANSEA		LAKE MACQUARIE	
	Count	%	Count	%
Train	3	0 %	984	1 %
Bus	41	3 %	1,069	1 %
Ferry	0	0 %	8	0 %
Tram (other light rail)	0	0 %	8	0 %
Car	1,000	74 %	58,118	76 %
Bicycle	9	1 %	366	0 %
Walked Only	40	3 %	1,370	2 %
Other	258	19 %	14,813	19 %