

# Suburb Flyover Report

## VALENTINE (House)

August 2011



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*moving with you!*

### Suburb Summary:

Population:	5677
Current Median	\$ 511,500
1yr return:	-7% (avg. annual -7%)
3yr return:	9% (avg. annual 3%)
5yr return:	12% (avg. annual 2%)
10yr return:	87% (avg. annual 6%)

### This report prepared for:

Customer Name:

### Prepared by:

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## VALENTINE - Suburb Map



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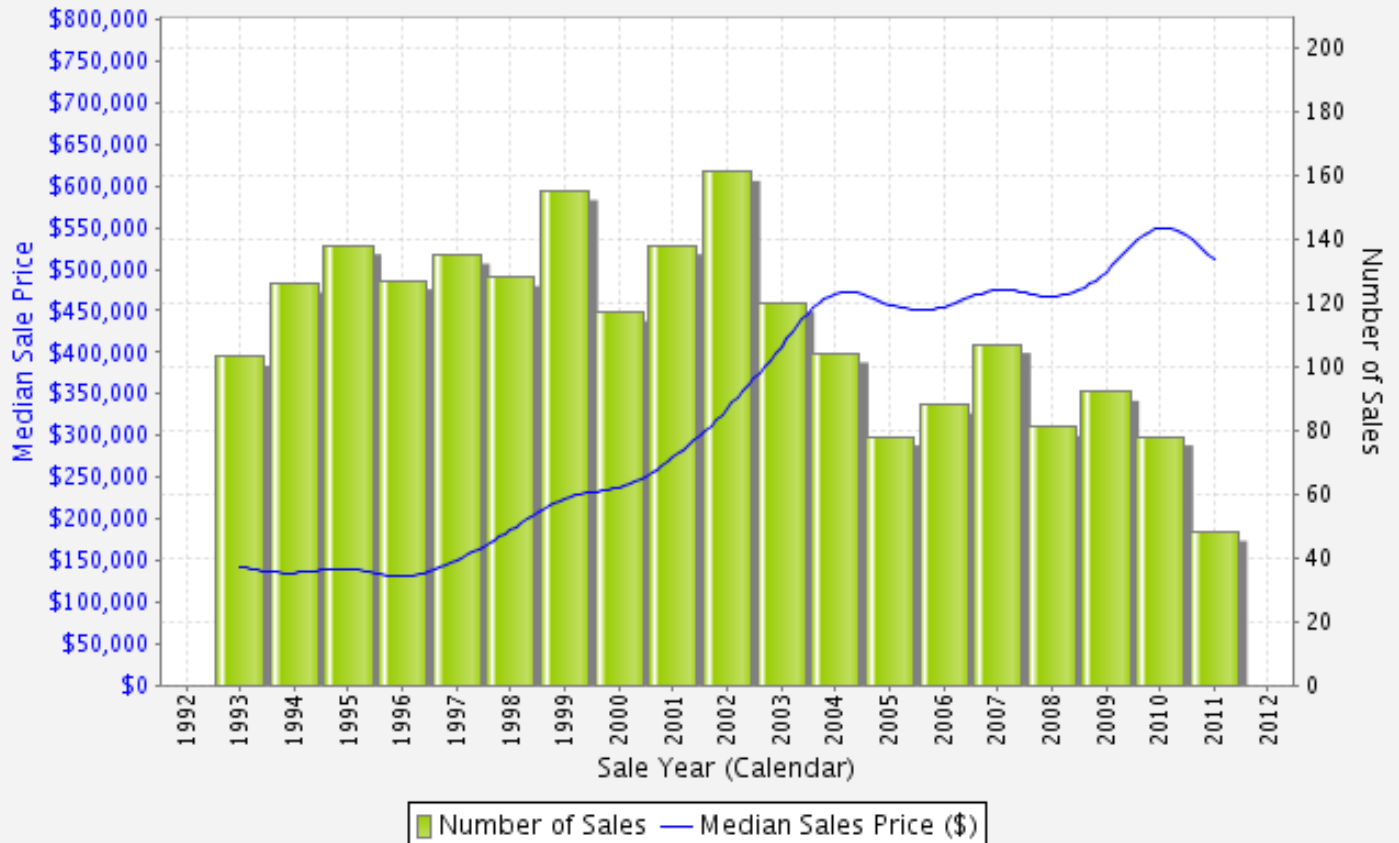
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## VALENTINE - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	103	\$ 5,248,291	\$ 142,000		\$ 33,000	\$ 511,800,010
1994	126	\$ 136,245	\$ 135,000	-4.9 %	\$ 30,000	\$ 385,000
1995	138	\$ 142,658	\$ 140,000	3.7 %	\$ 6,900	\$ 530,000
1996	127	\$ 135,154	\$ 130,000	-7.1 %	\$ 21,500	\$ 410,000
1997	135	\$ 176,304	\$ 150,000	15.4 %	\$ 3,000	\$ 1,421,000
1998	128	\$ 186,847	\$ 185,750	23.8 %	\$ 2,000	\$ 570,000
1999	155	\$ 231,856	\$ 225,000	21.1 %	\$ 11,000	\$ 1,060,000
2000	117	\$ 254,910	\$ 237,750	5.7 %	\$ 45,000	\$ 801,000
2001	138	\$ 282,332	\$ 273,000	14.8 %	\$ 27,000	\$ 1,170,000
2002	161	\$ 341,478	\$ 332,000	21.6 %	\$ 7,265	\$ 860,000
2003	120	\$ 429,731	\$ 407,500	22.7 %	\$ 41,670	\$ 1,400,000
2004	104	\$ 483,345	\$ 471,000	15.6 %	\$ 203,000	\$ 1,465,000
2005	78	\$ 496,429	\$ 457,500	-2.9 %	\$ 130,000	\$ 1,900,000
2006	88	\$ 467,668	\$ 455,000	-0.5 %	\$ 116,700	\$ 2,200,000
2007	107	\$ 505,922	\$ 475,000	4.4 %	\$ 160,000	\$ 1,900,000
2008	81	\$ 516,012	\$ 467,500	-1.6 %	\$ 167,500	\$ 2,400,000
2009	92	\$ 558,713	\$ 497,500	6.4 %	\$ 225,000	\$ 2,675,000
2010	78	\$ 639,940	\$ 550,000	10.6 %	\$ 195,000	\$ 2,900,000
2011	48	\$ 513,759	\$ 511,500	-7.0 %	\$ 25,000	\$ 880,000

### Sales & Growth Chart for VALENTINE



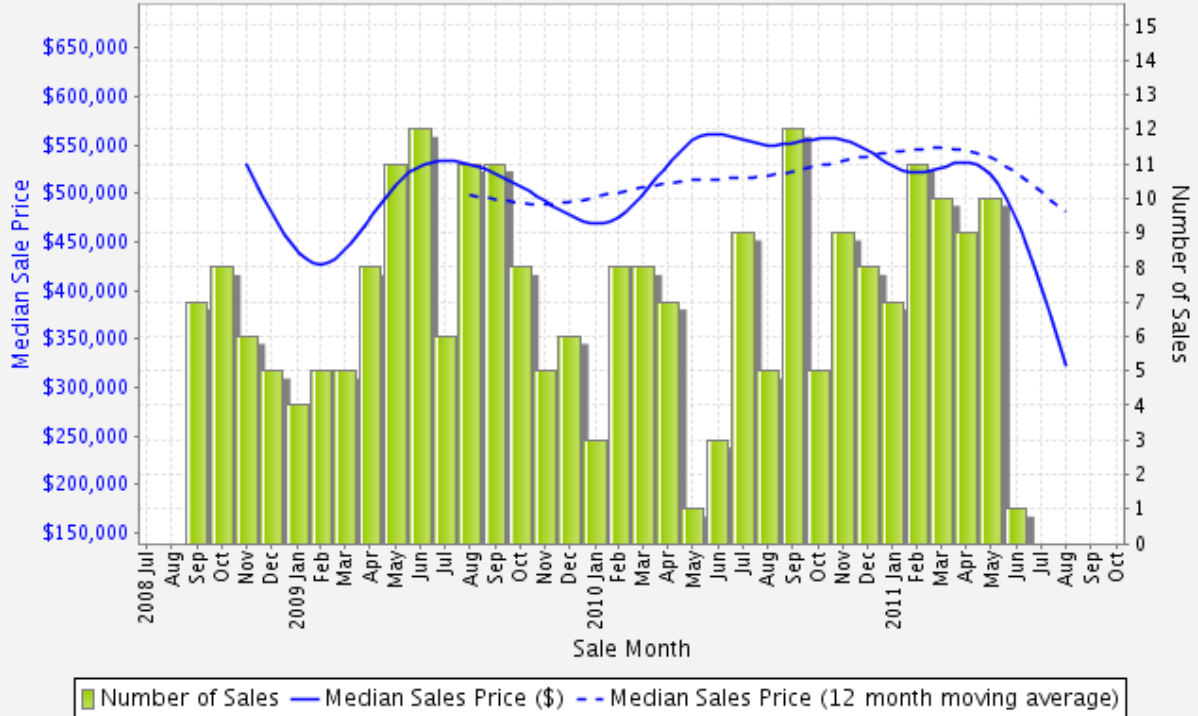
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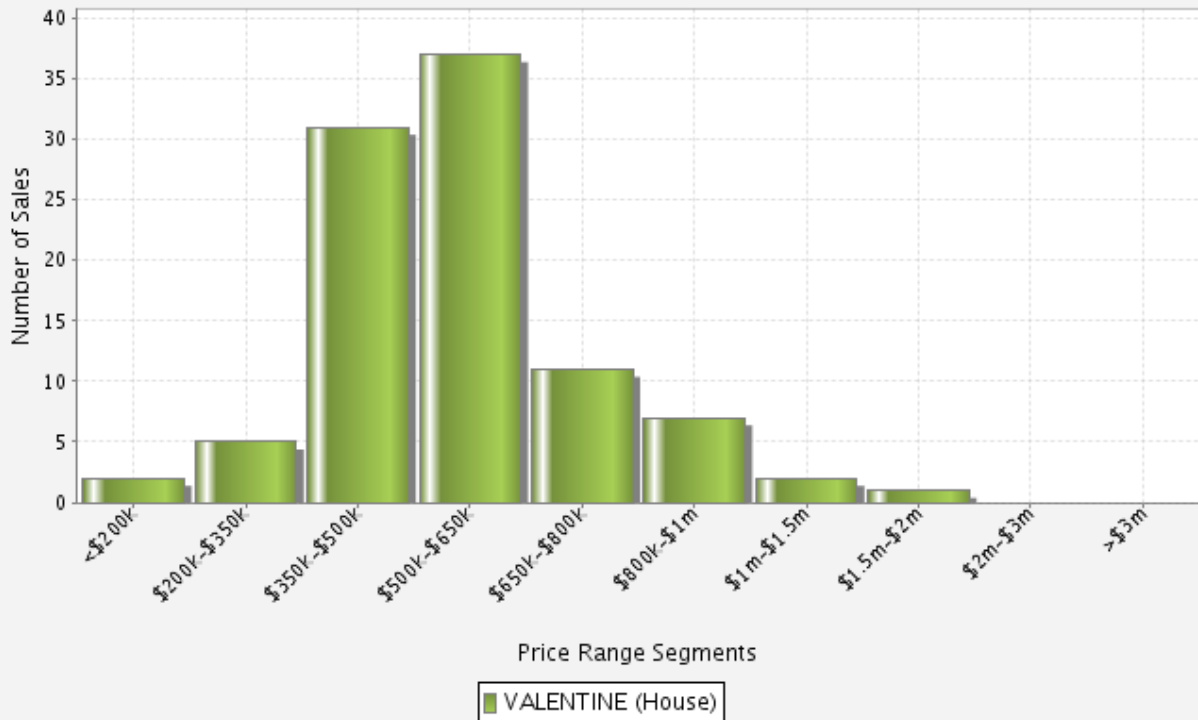
## VALENTINE - Recent Suburb Growth

### Sales & Growth Chart for VALENTINE (past 36 Months)



## VALENTINE - Price Range Segments

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





## Recent Suburb Sales

Search Criteria		Search Summary		
Locality:	VALENTINE	<b>Sale Price</b>	<b>Area</b>	
Postcode:		<b>Lowest</b>	\$ 293,334	992 m <sup>2</sup>
		<b>Highest</b>	\$ 820,000	862 m <sup>2</sup>
		<b>Average</b>	\$ 519,523	753 m <sup>2</sup>
		<b>Median</b>	\$ 500,000	700 m <sup>2</sup>
		<b>Total</b>	\$ 9,870,934	1.43 ha



## VALENTINE

4 2 1



### 40 ANDREW RD, VALENTINE

546/232245

UBD Ref: Newcastle - 162 J12

**\$ 324,000**

**03/06/2011**

**683 m<sup>2</sup>**



## VALENTINE



### 12 CAPTAINS COVE, VALENTINE

112/270276

UBD Ref: Newcastle - 162 K14

**\$ 820,000**

**24/05/2011**

**862 m<sup>2</sup>**



## VALENTINE

4 2 2



### 3 ARBUTUS ST, VALENTINE

198/270276

UBD Ref: Newcastle - 162 L13

**\$ 487,000**

**24/05/2011**

**370 m<sup>2</sup>**



## VALENTINE

4 3 2



### 7 AGINCOURT CRES, VALENTINE

603//DP836686

UBD Ref: Newcastle - 163 A8

**\$ 630,000**

**22/05/2011**

**774 m<sup>2</sup>**

Agents Advice - Sale

VALENTINE		4	3	2
	<p><b>29 TRAFALGAR CRES, VALENTINE</b></p> <p>49//DP774203</p> <p>UBD Ref: Newcastle - 163 A9</p>	<p><b>\$ 610,000</b></p> <p>Agents Advice - Sale</p>	<p><b>22/05/2011</b></p>	<p><b>725 m<sup>2</sup></b></p>
	<p><b>3 ABERDEEN DR, VALENTINE</b></p> <p>29/793413</p> <p>UBD Ref: Newcastle - 162 Q10</p>	<p><b>\$ 610,000</b></p>	<p><b>17/05/2011</b></p>	<p><b>838 m<sup>2</sup></b></p>
	<p><b>16 THE CREST COVE, VALENTINE</b></p> <p>617//DP859726</p> <p>UBD Ref: Newcastle - 162 J13</p>	<p><b>\$ 595,000</b></p> <p>Agents Advice - Sale</p>	<p><b>14/05/2011</b></p>	<p><b>906 m<sup>2</sup></b></p>
	<p><b>18 SUFFOLK DR, VALENTINE</b></p> <p>192/259476</p> <p>UBD Ref: Newcastle - 162 P10</p>	<p><b>\$ 467,000</b></p>	<p><b>13/05/2011</b></p>	<p><b>628 m<sup>2</sup></b></p>
	<p><b>84 BERRINGAR RD, VALENTINE</b></p> <p>706/233140</p> <p>UBD Ref: Newcastle - 162 K10</p>	<p><b>\$ 390,000</b></p>	<p><b>13/05/2011</b></p>	<p><b>752 m<sup>2</sup></b></p>

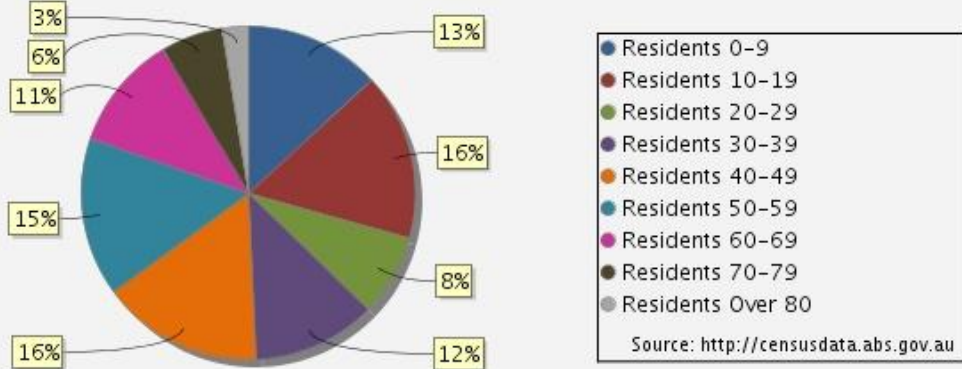
VALENTINE		4	2	2
	<b>26 RUSTON AVE, VALENTINE</b> 22/787979 UBD Ref: Newcastle - 162 L10	\$ 460,000	10/05/2011	618 m <sup>2</sup>
	<b>10 ARUNDEL PL, VALENTINE</b> 412/825562 UBD Ref: Newcastle - 162 Q8	\$ 545,000	09/05/2011	700 m <sup>2</sup>
	<b>110 ANDREW RD, VALENTINE</b> 382/207428 UBD Ref: Newcastle - 162 G12	\$ 362,000	09/05/2011	1,380 m <sup>2</sup>
	<b>99 ANDREW RD, VALENTINE</b> 336/207426 UBD Ref: Newcastle - 162 H12	\$ 500,000	06/05/2011	1,252 m <sup>2</sup>
	<b>18 REGAL WAY, VALENTINE</b> 32/239936 UBD Ref: Newcastle - 162 L10	\$ 430,600	06/05/2011	594 m <sup>2</sup>

VALENTINE					
	<b>39 KENTON CRES, VALENTINE</b> 142/255101 UBD Ref: Newcastle - 162 N9	<b>\$ 293,334</b>	<b>29/04/2011</b>	<b>992 m<sup>2</sup></b>	
<p>Photo not available</p>	<b>LURNEA CRES, VALENTINE</b> 1211/1160868	<b>\$ 725,000</b>	<b>21/04/2011</b>	<b>565 m<sup>2</sup></b>	
VALENTINE					
	<b>2 SASSAFRAS CLOSE, VALENTINE</b> 79/270276 UBD Ref: Newcastle - 162 L14	<b>\$ 612,000</b>	<b>20/04/2011</b>	<b>476 m<sup>2</sup></b>	
			4	2	2
	<b>6 KEIRA CL, VALENTINE</b> 6/207645 UBD Ref: Newcastle - 162 K9	<b>\$ 310,000</b>	<b>18/04/2011</b>	<b>556 m<sup>2</sup></b>	
VALENTINE					
	<b>33 ALBERT ST, VALENTINE</b> 6/712820 UBD Ref: Newcastle - 162 E11	<b>\$ 700,000</b>	<b>08/04/2011</b>	<b>641 m<sup>2</sup></b>	
			4	3	4

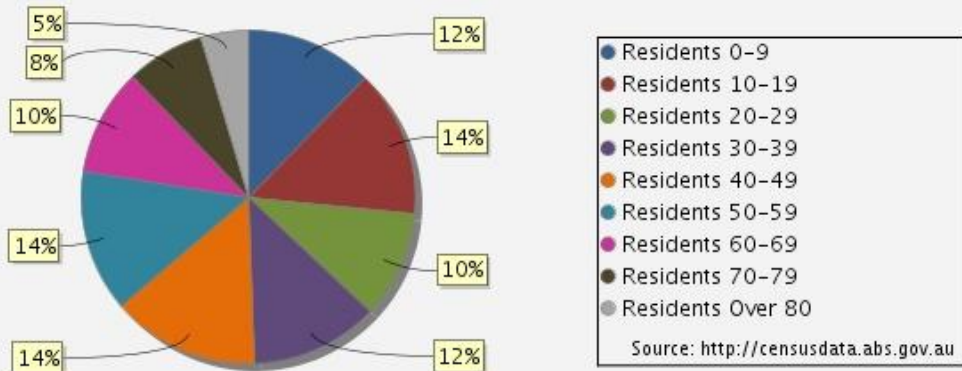


## Demographics - Age of Population

### VALENTINE



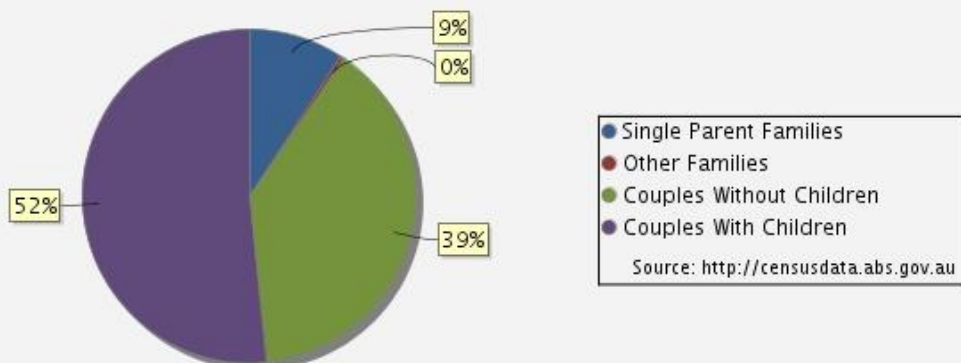
### LAKE MACQUARIE



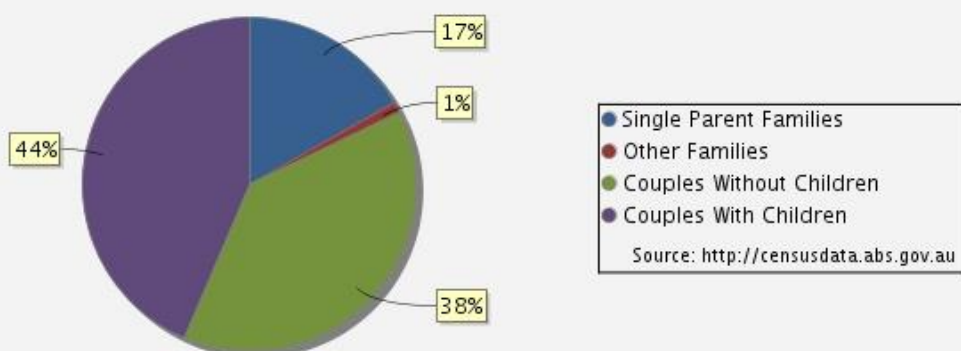
2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
Residents 0-9	752	13 %	22,673	12 %
Residents 10-19	913	16 %	26,079	14 %
Residents 20-29	450	8 %	18,932	10 %
Residents 30-39	681	12 %	22,671	12 %
Residents 40-49	891	16 %	26,345	14 %
Residents 50-59	871	15 %	25,152	14 %
Residents 60-69	634	11 %	19,003	10 %
Residents 70-79	340	6 %	13,831	8 %
Residents Over 80	145	3 %	8,454	5 %

## Demographics - Family Composition

### VALENTINE



### LAKE MACQUARIE

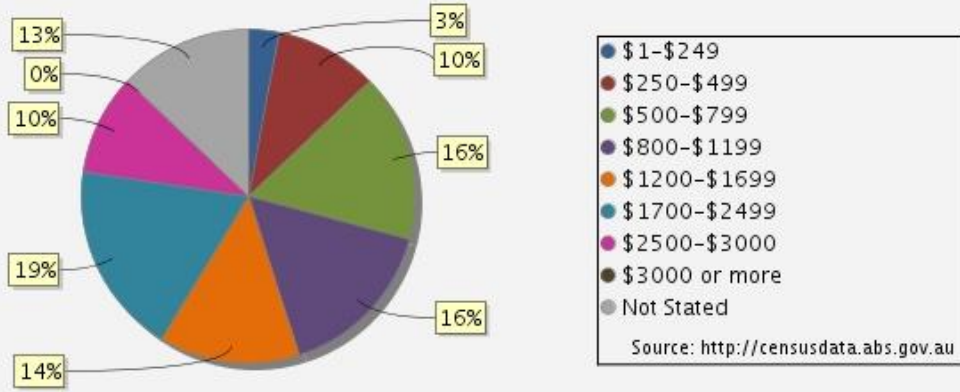


2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
Single Parent Families	153	9 %	8,635	17 %
Other Families	6	0 %	582	1 %
Couples Without Children	640	39 %	19,718	38 %
Couples With Children	855	52 %	22,392	44 %

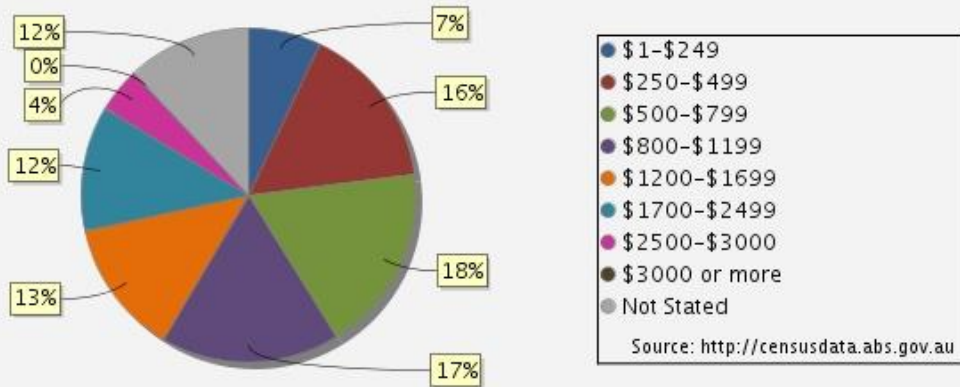


## Housing - Household Income - Weekly

### VALENTINE



### LAKE MACQUARIE

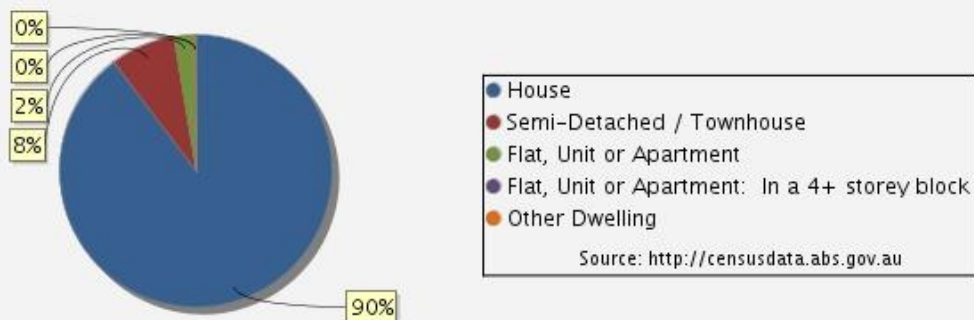


2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$249	55	3 %	4,585	7 %
\$250-\$499	177	10 %	10,427	16 %
\$500-\$799	291	16 %	11,876	18 %
\$800-\$1199	284	16 %	11,269	17 %
\$1200-\$1699	246	14 %	8,587	13 %
\$1700-\$2499	334	19 %	7,924	12 %
\$2500-\$3000	175	10 %	2,794	4 %
\$3000 or more	0	0 %	22	0 %
Not Stated	231	13 %	7,798	12 %

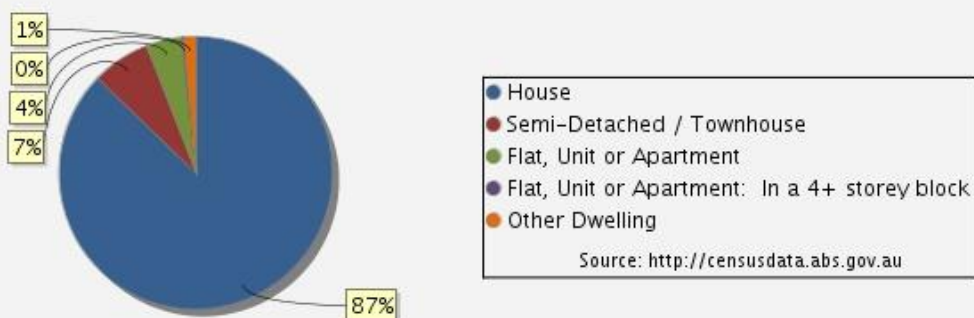


## Housing - Dwelling Structure

### VALENTINE



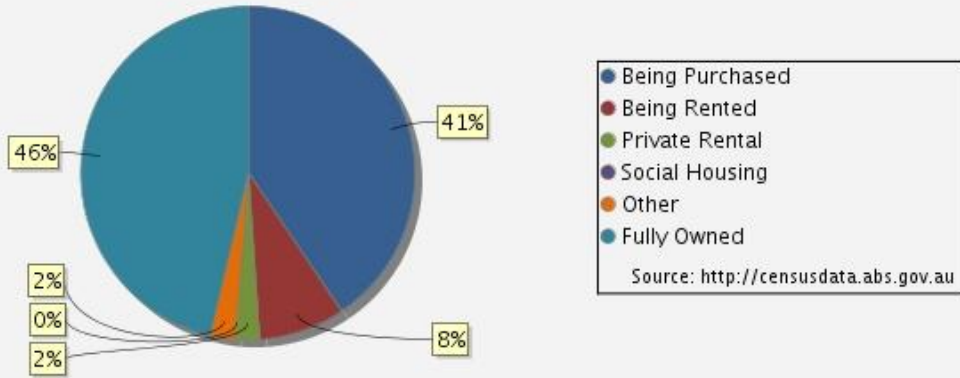
### LAKE MACQUARIE



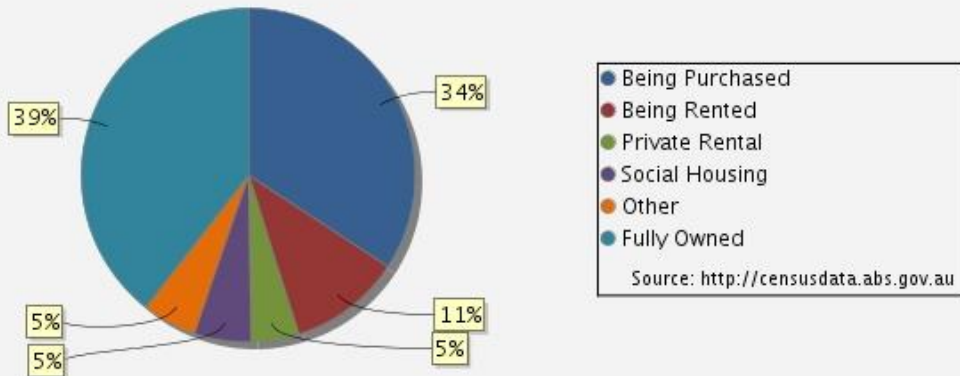
2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
House	1,730	90 %	58,821	87 %
Semi-Detached / Townhouse	148	8 %	4,631	7 %
Flat, Unit or Apartment	46	2 %	2,880	4 %
Flat, Unit or Apartment: In a 4+ storey block	0	0 %	150	0 %
Other Dwelling	4	0 %	961	1 %

## Housing - Home Ownership

### VALENTINE



### LAKE MACQUARIE

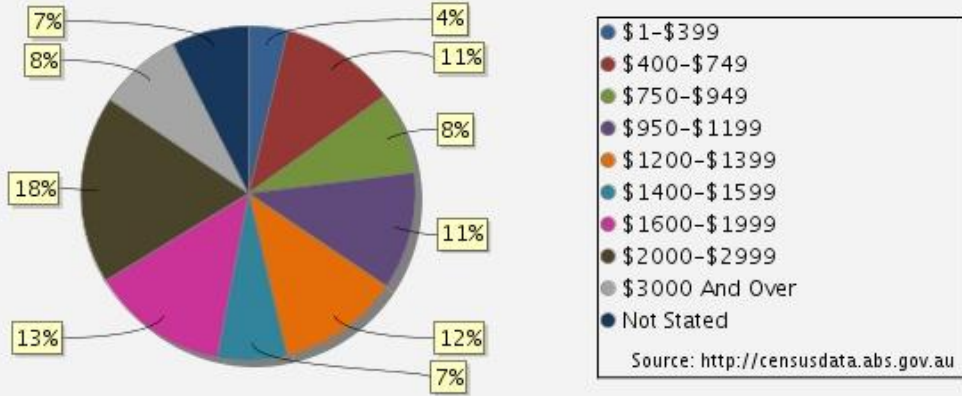


2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
Being Purchased	783	41 %	23,094	34 %
Being Rented	160	8 %	7,347	11 %
Private Rental	46	2 %	3,114	5 %
Social Housing	0	0 %	3,681	5 %
Other	47	2 %	3,581	5 %
Fully Owned	894	46 %	26,625	39 %

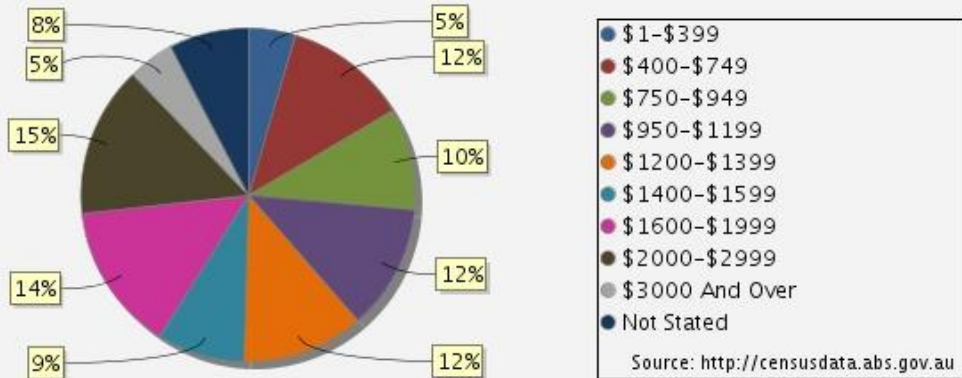


## Housing - Home Loan Repayments - Monthly

### VALENTINE



### LAKE MACQUARIE

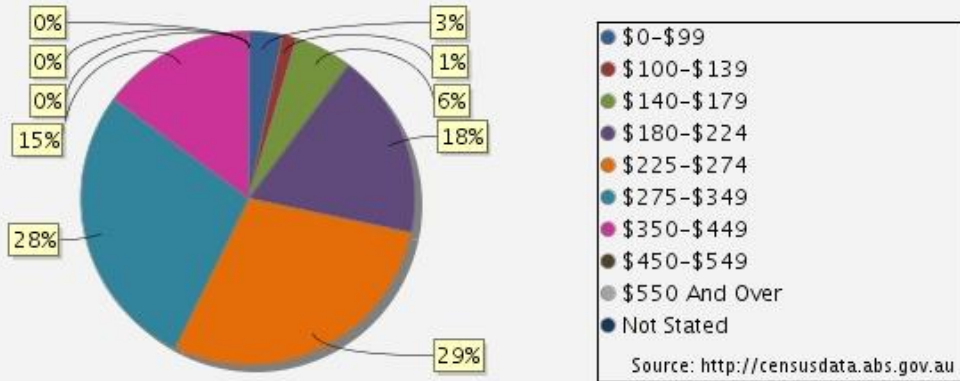


2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
\$1-\$399	30	4 %	1,070	5 %
\$400-\$749	89	11 %	2,761	12 %
\$750-\$949	62	8 %	2,269	10 %
\$950-\$1199	89	11 %	2,809	12 %
\$1200-\$1399	93	12 %	2,734	12 %
\$1400-\$1599	53	7 %	1,966	9 %
\$1600-\$1999	104	13 %	3,304	14 %
\$2000-\$2999	143	18 %	3,371	15 %
\$3000 And Over	64	8 %	1,040	5 %
Not Stated	58	7 %	1,769	8 %

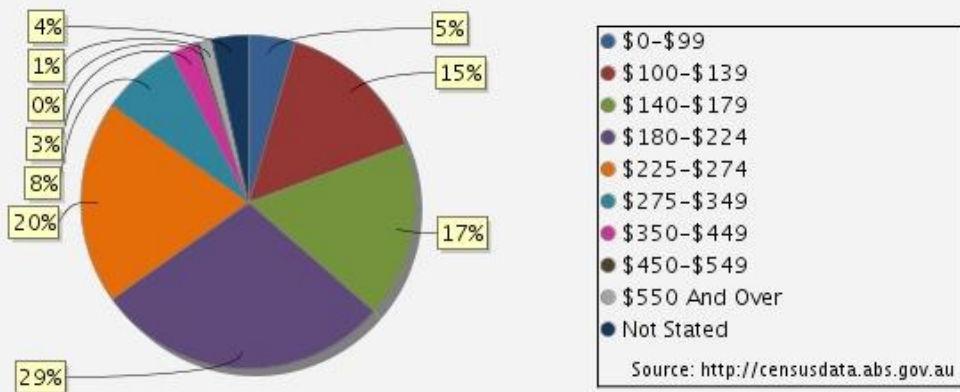


## Housing - Rent Payments - Weekly

### VALENTINE

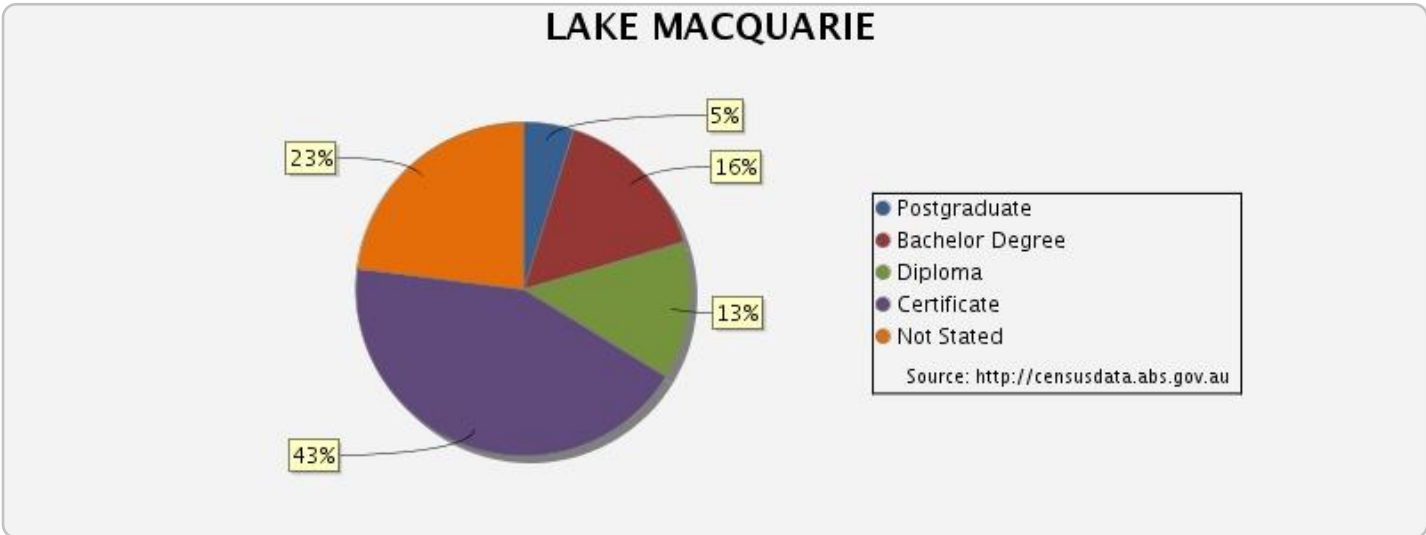
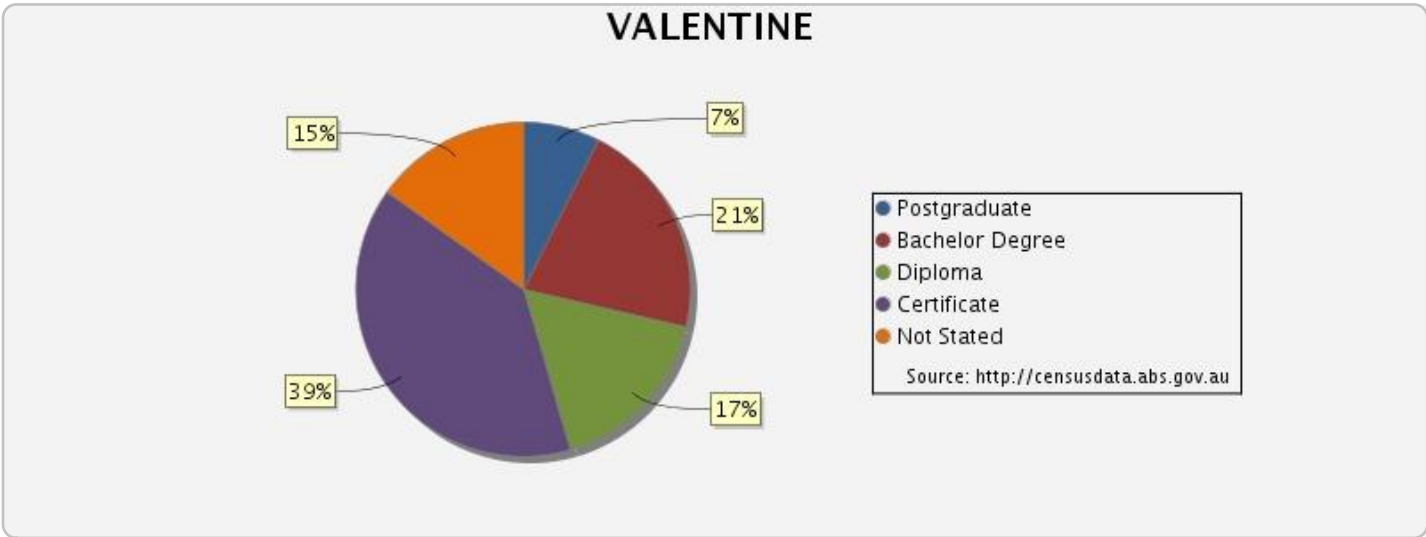


### LAKE MACQUARIE



2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
\$0-\$99	7	3 %	603	5 %
\$100-\$139	3	1 %	1,978	15 %
\$140-\$179	12	6 %	2,261	17 %
\$180-\$224	39	18 %	3,822	29 %
\$225-\$274	62	29 %	2,632	20 %
\$275-\$349	60	28 %	1,002	8 %
\$350-\$449	32	15 %	349	3 %
\$450-\$549	0	0 %	39	0 %
\$550 And Over	0	0 %	153	1 %
Not Stated	0	0 %	474	4 %

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

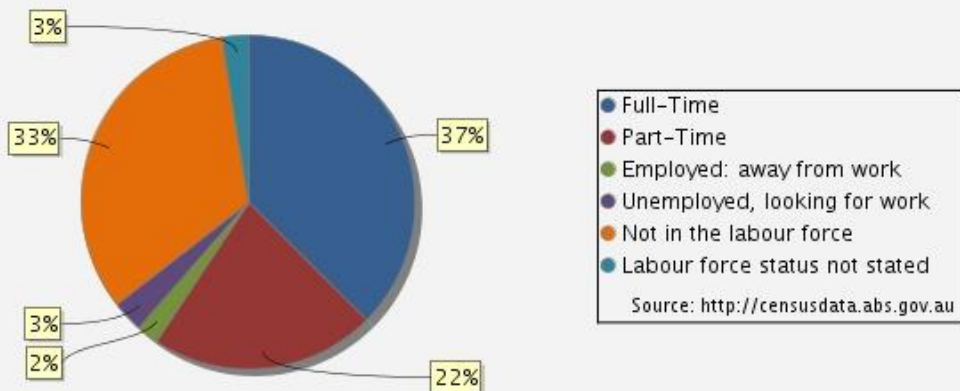


2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
Postgraduate	197	7 %	3,759	5 %
Bachelor Degree	564	21 %	11,847	16 %
Diploma	445	17 %	10,120	13 %
Certificate	1,047	39 %	32,885	43 %
Not Stated	402	15 %	17,594	23 %

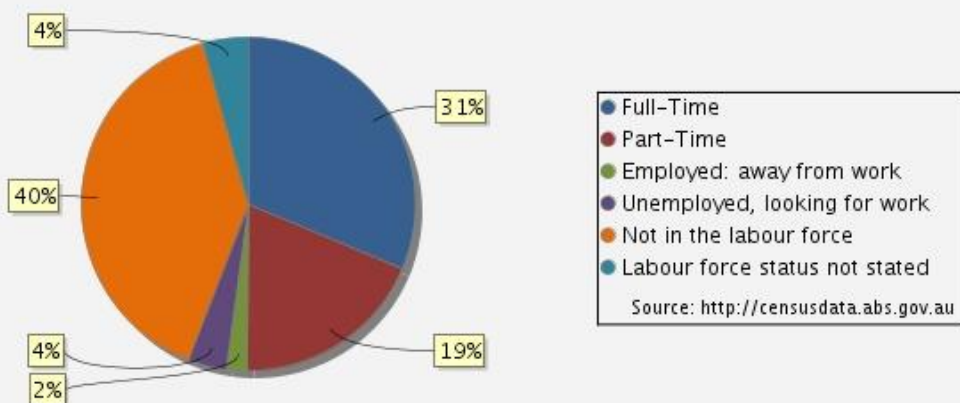


## Other Statistics - Employment

### VALENTINE



### LAKE MACQUARIE

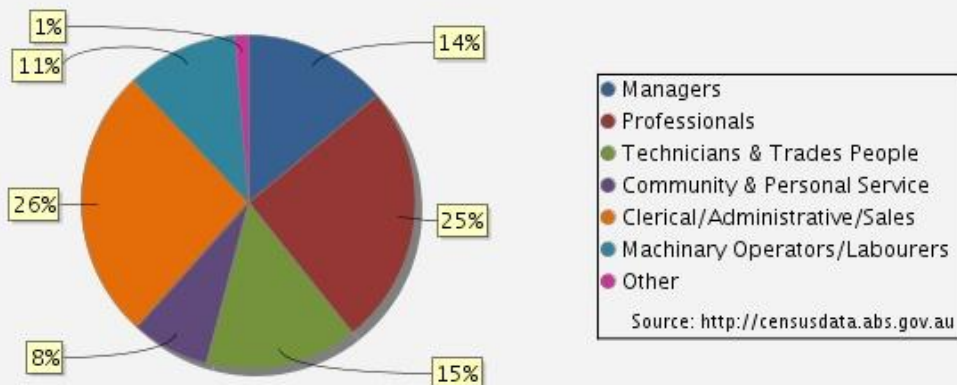


2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
Full-Time	1,664	37 %	46,199	31 %
Part-Time	969	22 %	27,518	19 %
Employed: away from work	95	2 %	3,020	2 %
Unemployed, looking for work	136	3 %	5,491	4 %
Not in the labour force	1,467	33 %	58,513	40 %
Labour force status not stated	113	3 %	6,522	4 %

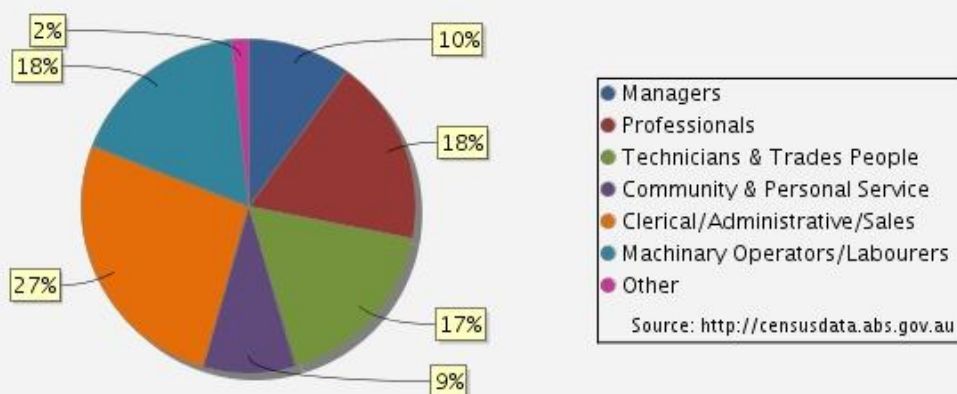


## Other Statistics - Occupation

### VALENTINE

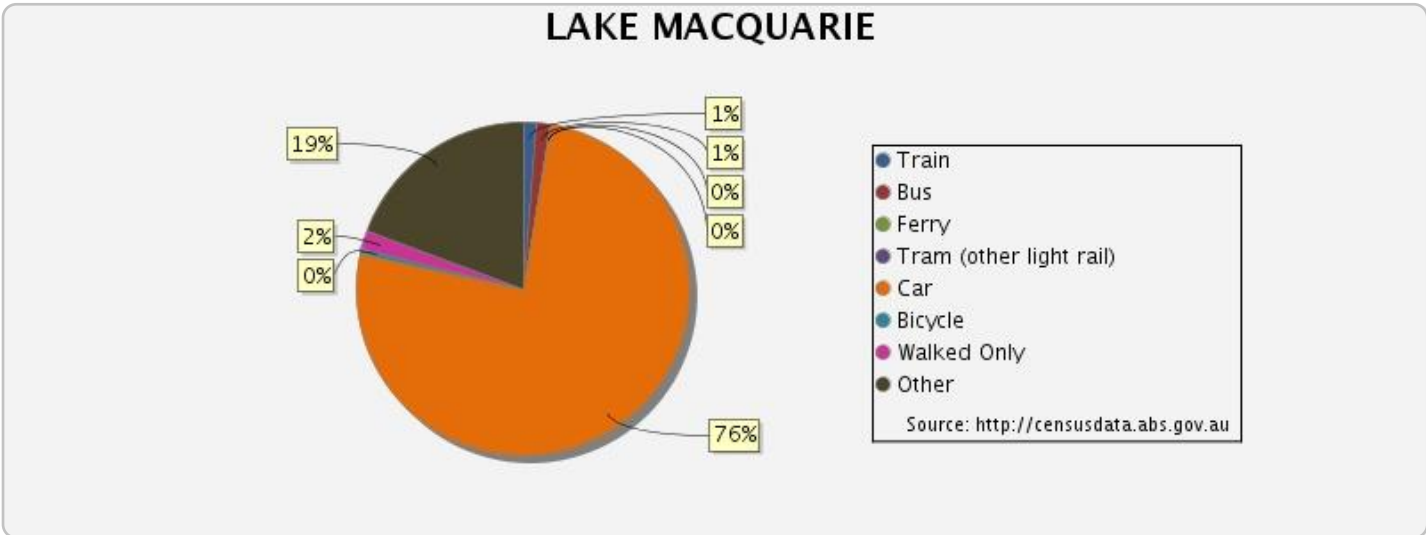
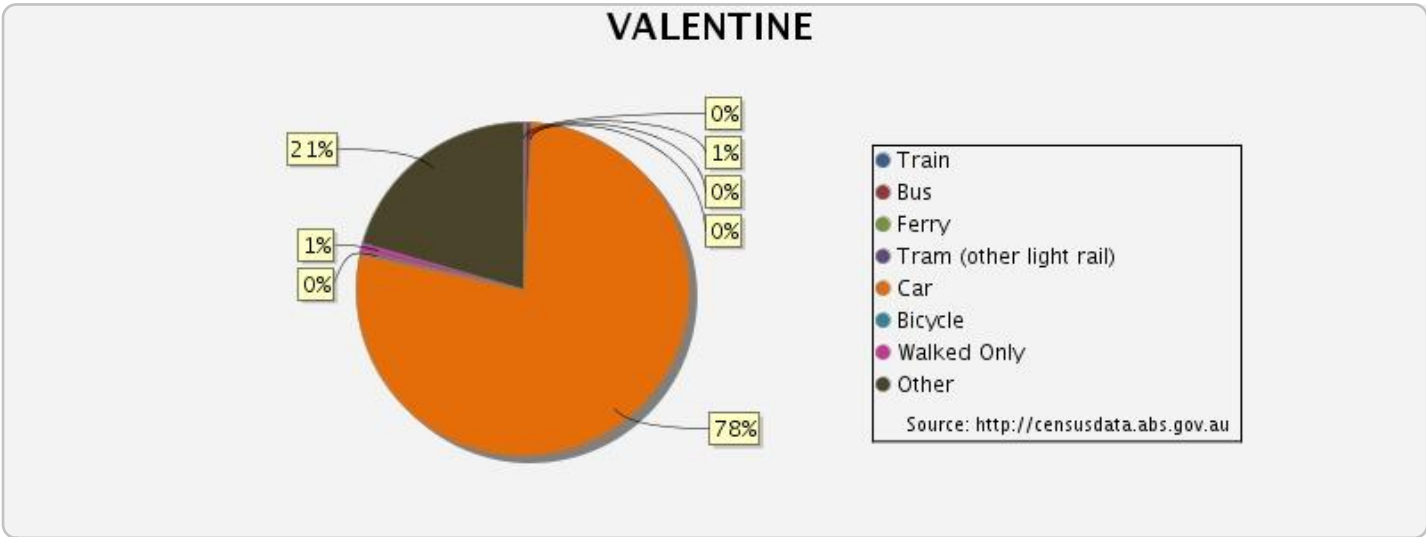


### LAKE MACQUARIE



2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
Managers	383	14 %	7,685	10 %
Professionals	690	25 %	13,890	18 %
Technicians & Trades People	404	15 %	13,240	17 %
Community & Personal Service	206	8 %	6,897	9 %
Clerical/Administrative/Sales	719	26 %	20,371	27 %
Machinery Operators/Labourers	294	11 %	13,434	18 %
Other	35	1 %	1,220	2 %

## Other Statistics - Method of Travel to Work



2006 Census Summary	VALENTINE		LAKE MACQUARIE	
	Count	%	Count	%
Train	7	0 %	984	1 %
Bus	16	1 %	1,069	1 %
Ferry	0	0 %	8	0 %
Tram (other light rail)	0	0 %	8	0 %
Car	2,118	78 %	58,118	76 %
Bicycle	6	0 %	366	0 %
Walked Only	22	1 %	1,370	2 %
Other	561	21 %	14,813	19 %