

Suburb Flyover Report

WADALBA (House)

August 2011



moving with you!

Suburb Summary:

Population:	1248
Current Median	\$ 394,950
1yr return:	-0% (avg. annual -0%)
3yr return:	14% (avg. annual 5%)
5yr return:	19% (avg. annual 4%)
10yr return:	89% (avg. annual 7%)

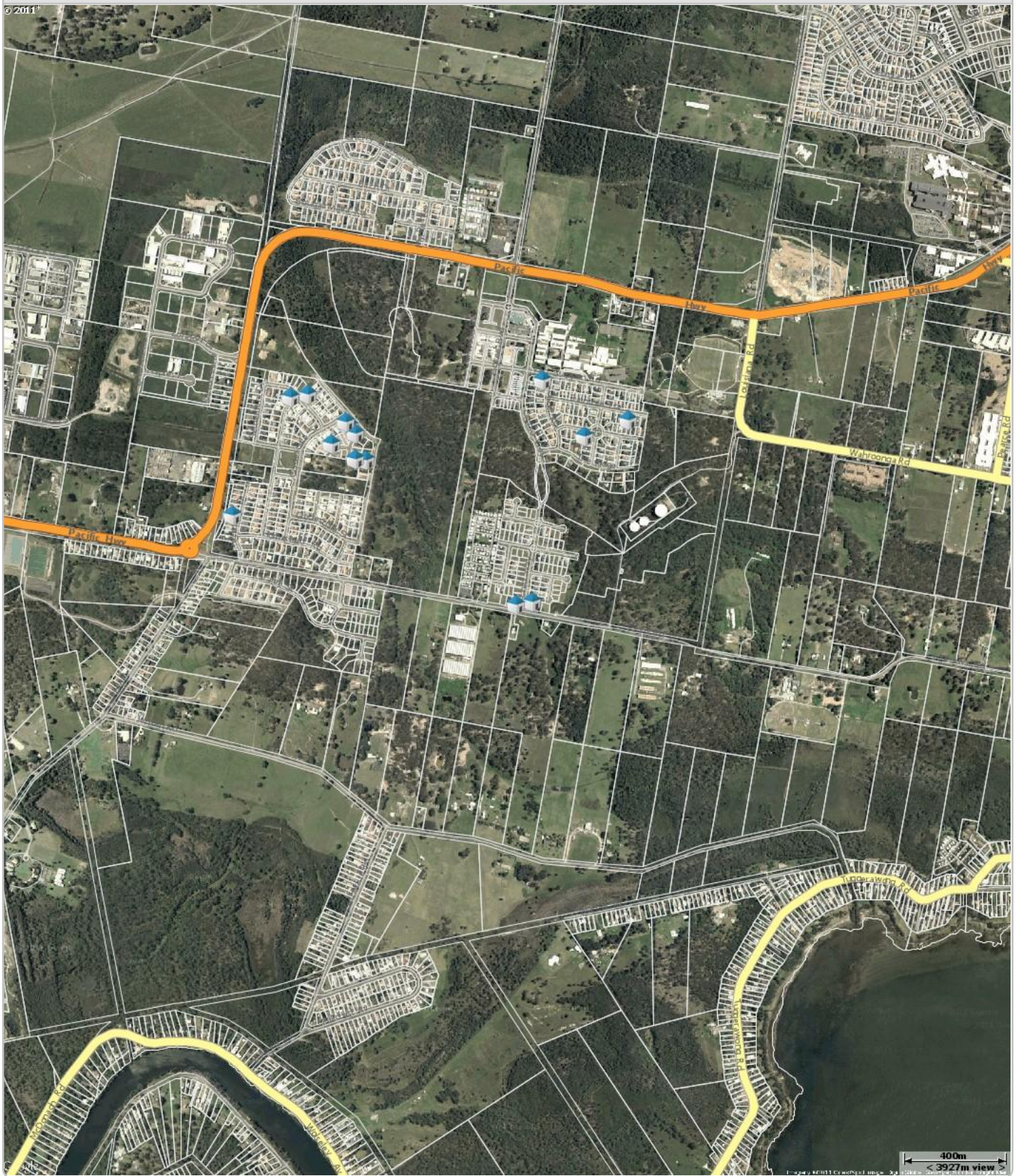
This report prepared for:

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WADALBA - Suburb Map



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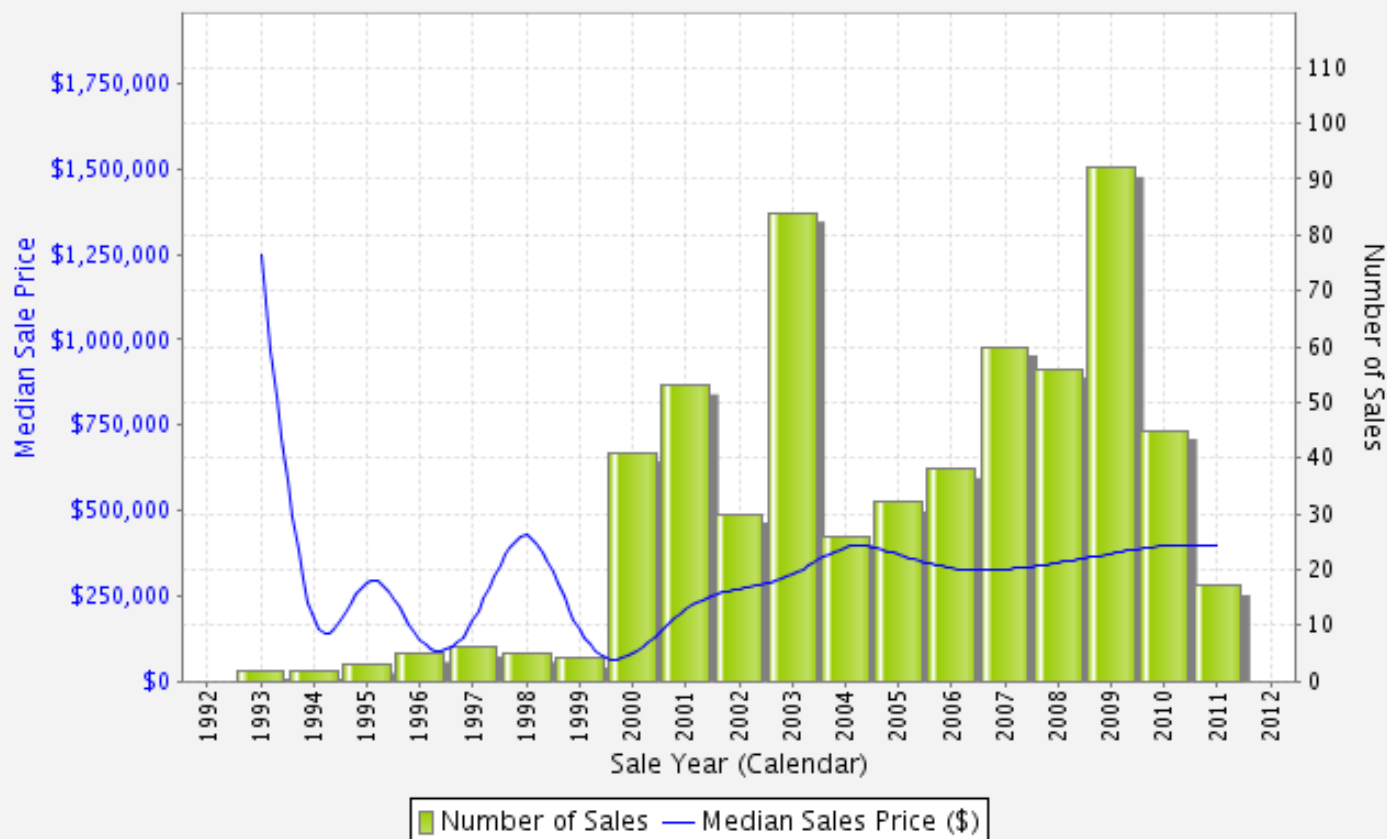
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WADALBA - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	2	\$ 1,250,000	\$ 1,250,000		\$ 100,000	\$ 2,400,000
1994	2	\$ 181,500	\$ 181,500	-85.5 %	\$ 103,000	\$ 260,000
1995	3	\$ 396,667	\$ 290,000	59.8 %	\$ 50,000	\$ 850,000
1996	5	\$ 194,870	\$ 120,350	-58.5 %	\$ 115,000	\$ 350,000
1997	6	\$ 721,642	\$ 176,500	46.7 %	\$ 82,000	\$ 3,250,000
1998	5	\$ 403,200	\$ 426,000	141.4 %	\$ 240,000	\$ 500,000
1999	4	\$ 152,548	\$ 149,096	-65.0 %	\$ 52,000	\$ 260,000
2000	41	\$ 84,693	\$ 79,000	-47.0 %	\$ 58,000	\$ 226,950
2001	53	\$ 231,234	\$ 209,350	165.0 %	\$ 59,000	\$ 1,100,000
2002	30	\$ 286,487	\$ 269,650	28.8 %	\$ 109,000	\$ 825,000
2003	84	\$ 314,027	\$ 310,400	15.1 %	\$ 88,000	\$ 790,000
2004	26	\$ 392,556	\$ 390,475	25.8 %	\$ 305,500	\$ 488,900
2005	32	\$ 327,934	\$ 370,000	-5.2 %	\$ 145,000	\$ 465,000
2006	38	\$ 318,337	\$ 331,000	-10.5 %	\$ 129,000	\$ 540,000
2007	60	\$ 341,793	\$ 327,500	-1.1 %	\$ 149,000	\$ 1,250,000
2008	56	\$ 332,752	\$ 346,000	5.6 %	\$ 139,000	\$ 840,000
2009	92	\$ 402,855	\$ 372,750	7.7 %	\$ 135,000	\$ 4,259,500
2010	45	\$ 395,768	\$ 395,000	6.0 %	\$ 160,000	\$ 700,000
2011	17	\$ 404,506	\$ 394,950	-0.0 %	\$ 280,000	\$ 690,000

Sales & Growth Chart for WADALBA



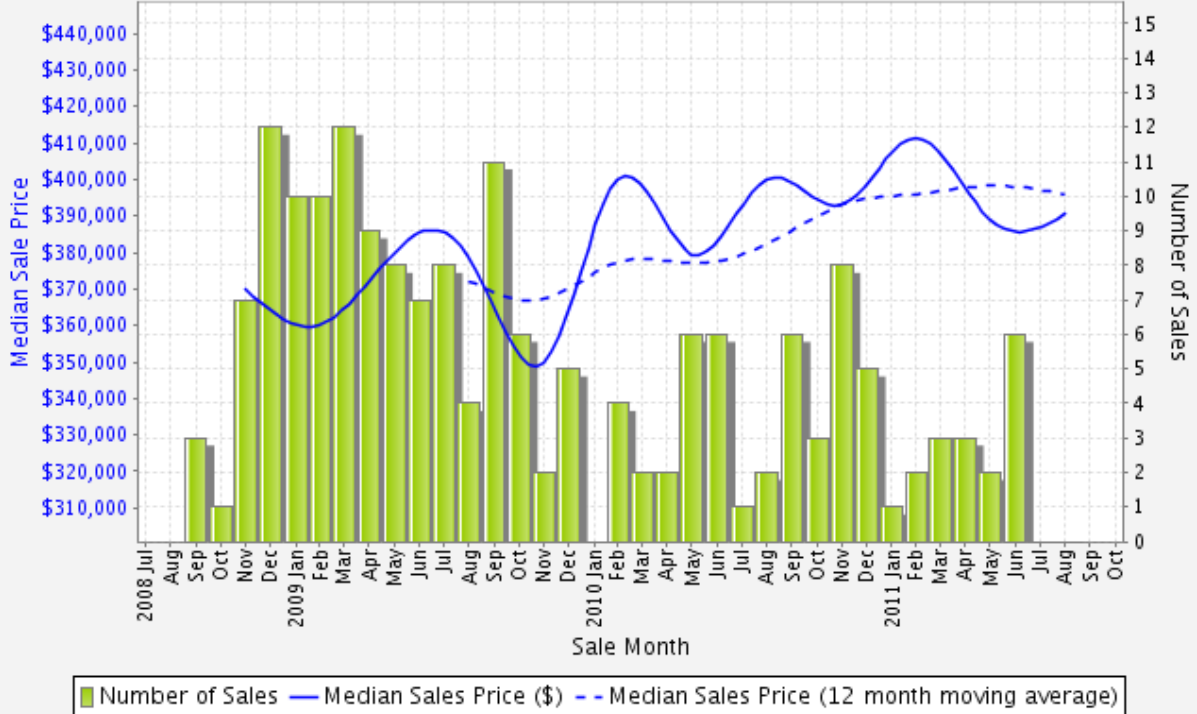
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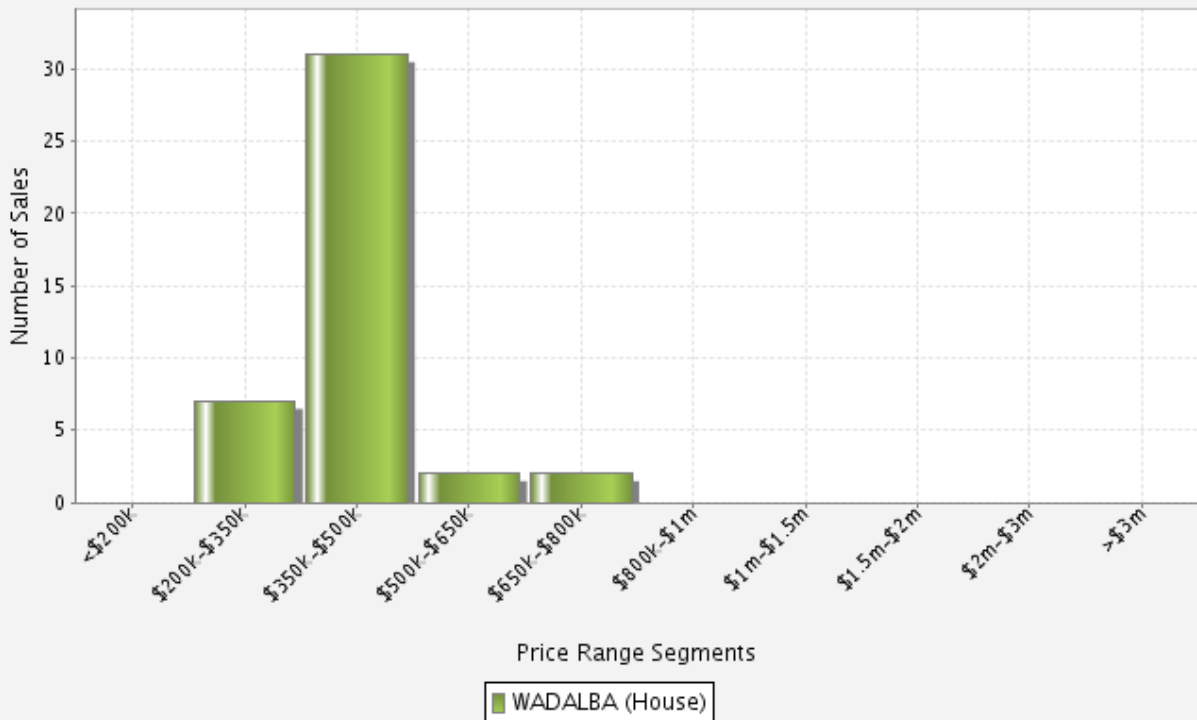
WADALBA - Recent Suburb Growth

Sales & Growth Chart for WADALBA (past 36 Months)



WADALBA - Price Range Segments

Price Range Segmentation (12 Months ending Jun '11)





Recent Suburb Sales

Search Criteria		Search Summary		
Locality:	WADALBA	Sale Price	Area	
Postcode:		Lowest	\$ 280,000	536 m ²
		Highest	\$ 434,950	516 m ²
		Average	\$ 382,761	516 m ²
		Median	\$ 390,475	499 m ²
		Total	\$ 5,358,650	7,219 m ²



WADALBA



122 ORCHID WAY, WADALBA

8097/1085360

UBD Ref: Central Coast - 040 E15

\$ 355,000

21/06/2011

450 m²



WADALBA



28 DROVERS WAY, WADALBA

933/1141346

UBD Ref: Central Coast - 040 C14

\$ 389,950

10/06/2011

498 m²



WADALBA



131 ORCHID WAY, WADALBA

8003/1085360

UBD Ref: Central Coast - 040 E16

\$ 380,000

03/06/2011

500 m²



WADALBA



91 CLYDESDALE STREET, WADALBA

912/1141346

UBD Ref: Central Coast - 040 C13

\$ 419,950

02/06/2011

462 m²

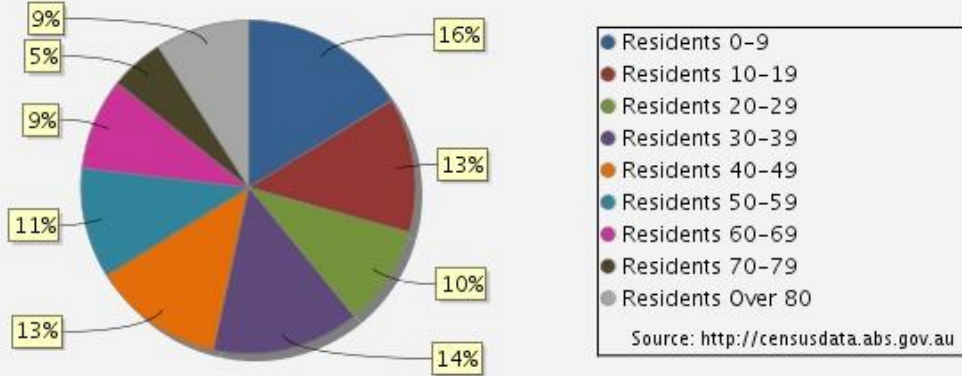
WADALBA					
	95 CLYDESDALE STREET, WADALBA 914/1141346 UBD Ref: Central Coast - 040 C13	\$ 417,950	02/06/2011	486 m²	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> WADALBA </div> <div style="text-align: center;"> 4 </div> <div style="text-align: center;"> 2 </div> <div style="text-align: center;"> 2 </div> </div>					
	18 CONNEMARA STREET, WADALBA 809/1120441 UBD Ref: Central Coast - 040 B13	\$ 391,000	02/06/2011	512 m²	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> WADALBA </div> </div>					
	89 CLYDESDALE STREET, WADALBA 911/1141346 UBD Ref: Central Coast - 040 C13	\$ 415,950	31/05/2011	486 m²	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> WADALBA </div> </div>					
	9 CONNEMARA STREET, WADALBA 832/1120441 UBD Ref: Central Coast - 040 B13	\$ 434,950	16/05/2011	516 m²	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> WADALBA </div> </div>					
	1 GLIDER ROAD, WADALBA 102/1006789 UBD Ref: Central Coast - 040 E13	\$ 315,000	19/04/2011	552 m²	

WADALBA					
	27 COLONIAL STREET, WADALBA 925/1141346 UBD Ref: Central Coast - 040 C14	\$ 415,950	12/04/2011	493 m²	
WADALBA					
	27 RAINTREE TCE, WADALBA 152/1006789 UBD Ref: Central Coast - 040 G13	\$ 365,000	11/04/2011	560 m²	3 2 2
WADALBA					
	30 SALAMANDER ROAD, WADALBA 919/1141346 UBD Ref: Central Coast - 040 C13	\$ 394,950	25/03/2011	450 m²	
WADALBA					
	9 MANCHURIAN WAY, WADALBA 117/1006789 UBD Ref: Central Coast - 040 F13	\$ 383,000	18/03/2011	720 m²	
WADALBA					
	14 SETTLEMENT DRIVE, WADALBA 120/1046712 UBD Ref: Central Coast - 040 A14	\$ 280,000	17/03/2011	536 m²	3 1 2

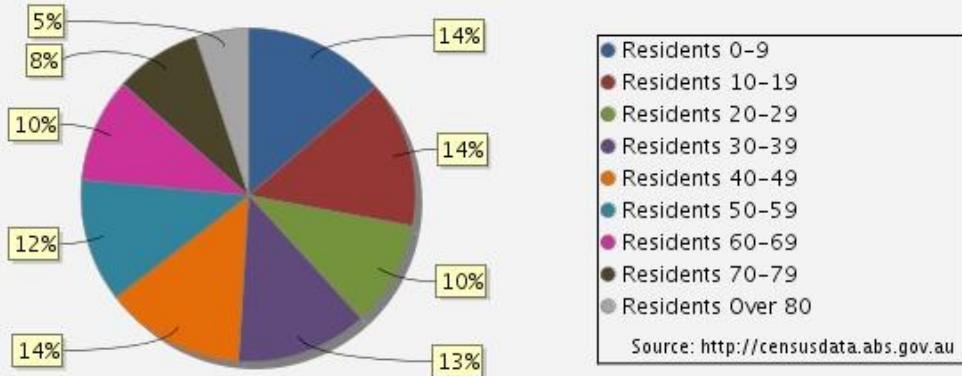


Demographics - Age of Population

WADALBA



WYONG



WADALBA

WYONG

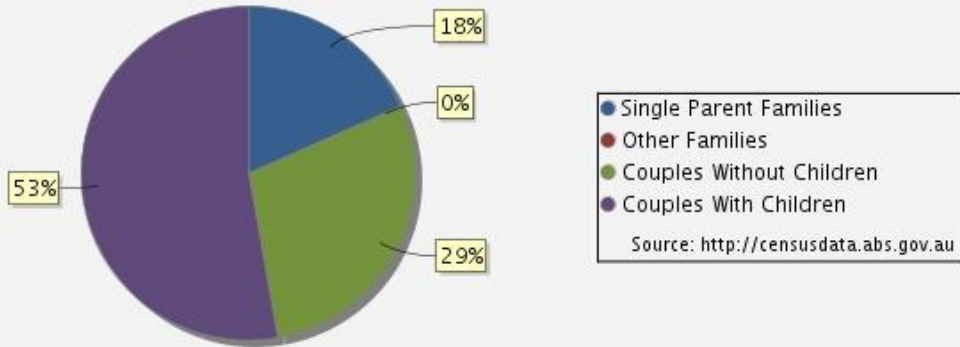
2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
Residents 0-9	205	16 %	19,176	14 %
Residents 10-19	162	13 %	19,948	14 %
Residents 20-29	121	10 %	14,302	10 %
Residents 30-39	178	14 %	17,716	13 %
Residents 40-49	159	13 %	19,076	14 %
Residents 50-59	134	11 %	16,668	12 %
Residents 60-69	110	9 %	14,135	10 %
Residents 70-79	66	5 %	11,689	8 %
Residents Over 80	113	9 %	7,091	5 %

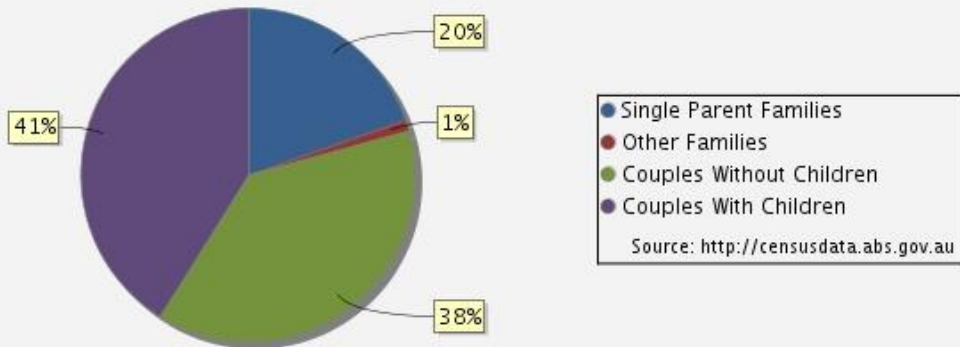


Demographics - Family Composition

WADALBA



WYONG



WADALBA

WYONG

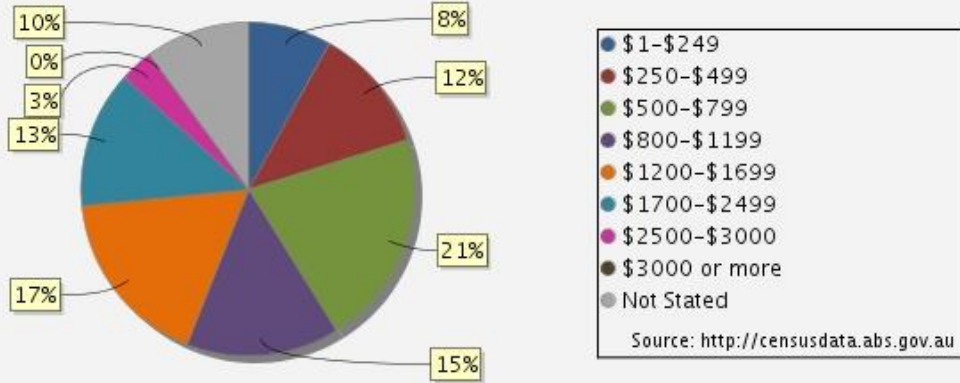
2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
Single Parent Families	52	18 %	7,466	20 %
Other Families	0	0 %	408	1 %
Couples Without Children	81	29 %	14,508	38 %
Couples With Children	149	53 %	15,653	41 %

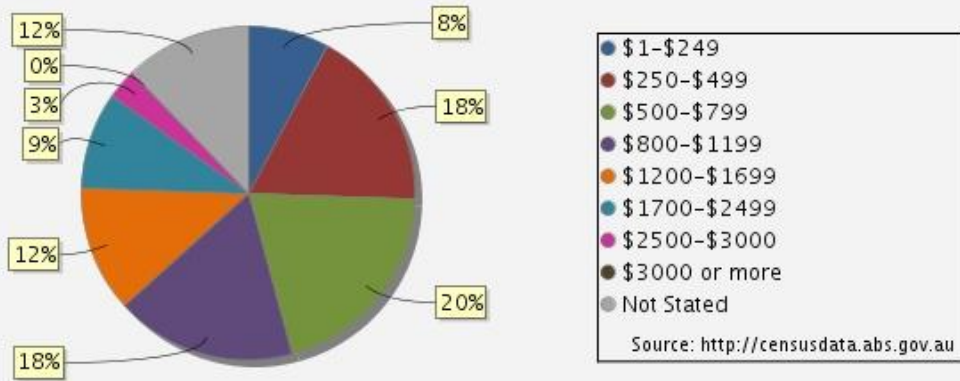


Housing - Household Income - Weekly

WADALBA



WYONG



WADALBA

WYONG

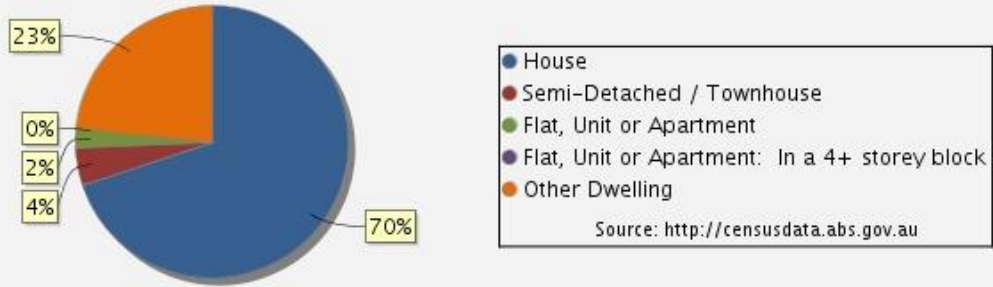
2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
\$1-\$249	33	8 %	4,068	8 %
\$250-\$499	49	12 %	9,050	18 %
\$500-\$799	85	21 %	10,361	20 %
\$800-\$1199	60	15 %	8,999	18 %
\$1200-\$1699	71	17 %	6,285	12 %
\$1700-\$2499	54	13 %	4,825	9 %
\$2500-\$3000	13	3 %	1,492	3 %
\$3000 or more	0	0 %	3	0 %
Not Stated	41	10 %	6,258	12 %

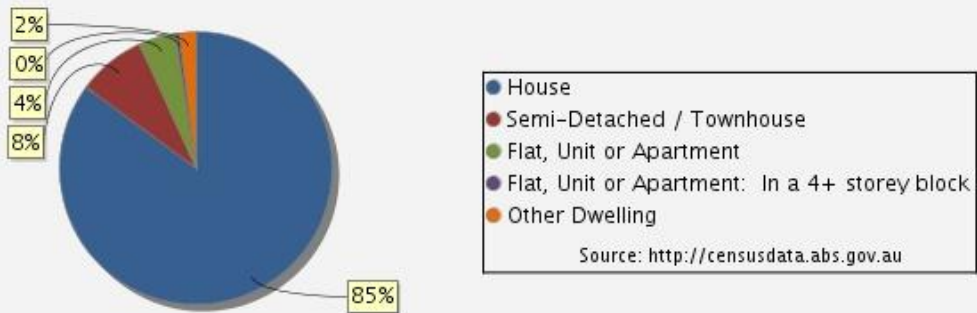


Housing - Dwelling Structure

WADALBA



WYONG



WADALBA

WYONG

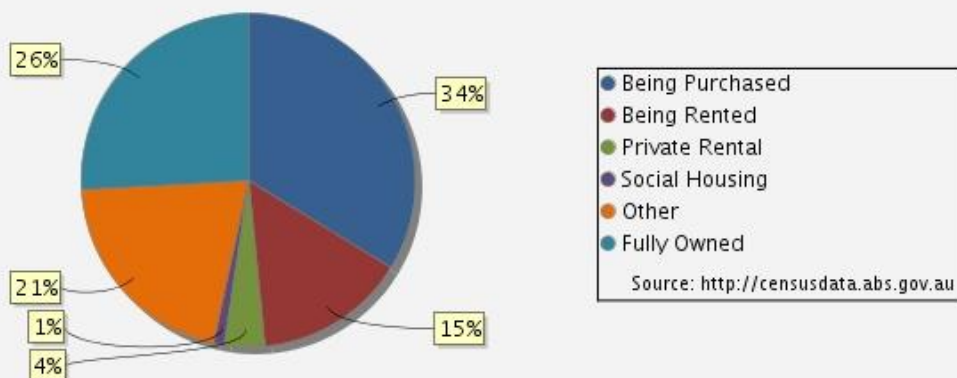
2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
House	286	70 %	44,496	85 %
Semi-Detached / Townhouse	18	4 %	4,232	8 %
Flat, Unit or Apartment	9	2 %	2,351	4 %
Flat, Unit or Apartment: In a 4+ storey block	0	0 %	236	0 %
Other Dwelling	96	23 %	997	2 %

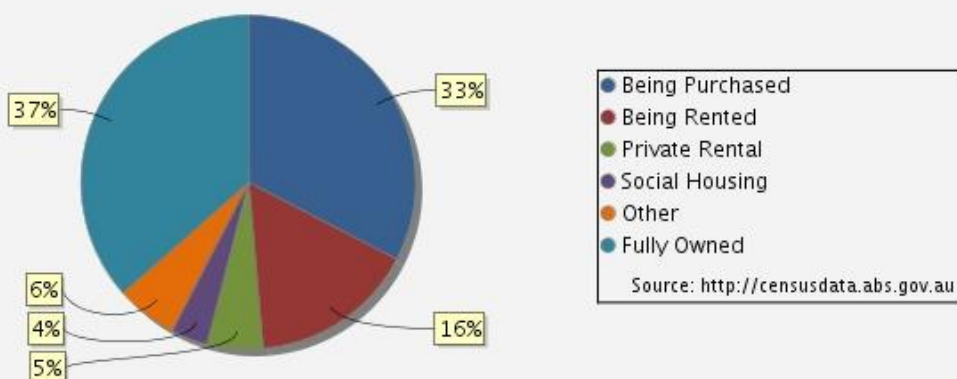


Housing - Home Ownership

WADALBA



WYONG

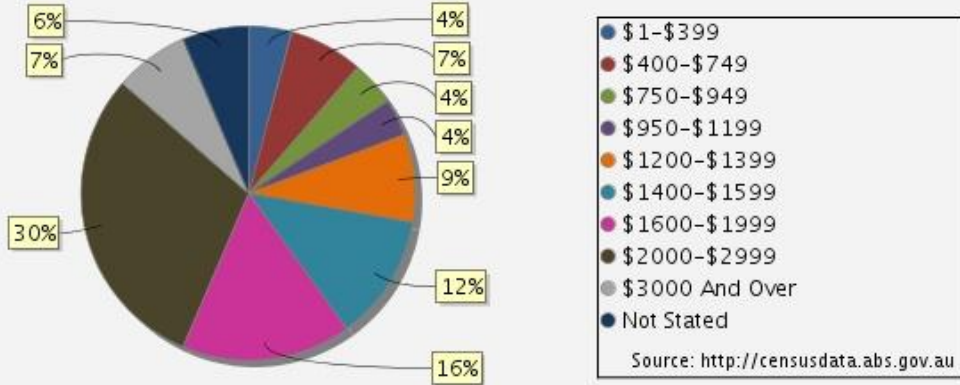


2006 Census Summary	WADALBA		WYONG	
	Count	%	Count	%
Being Purchased	138	34 %	17,072	33 %
Being Rented	60	15 %	8,353	16 %
Private Rental	16	4 %	2,802	5 %
Social Housing	4	1 %	1,891	4 %
Other	85	21 %	3,093	6 %
Fully Owned	106	26 %	19,103	37 %

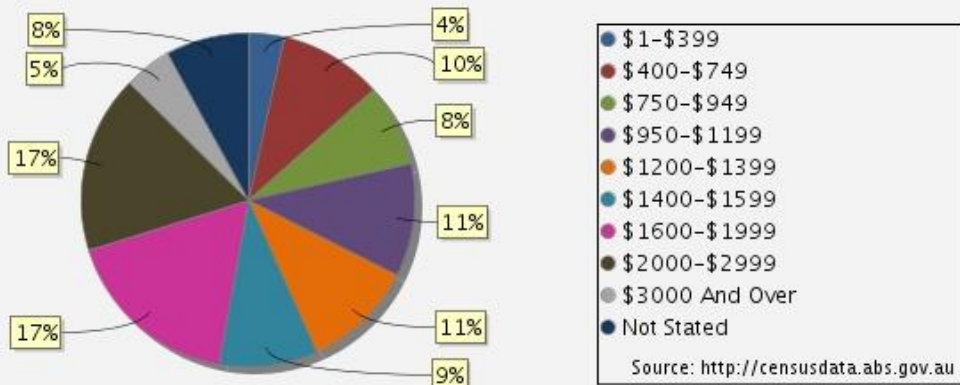


Housing - Home Loan Repayments - Monthly

WADALBA



WYONG



WADALBA

WYONG

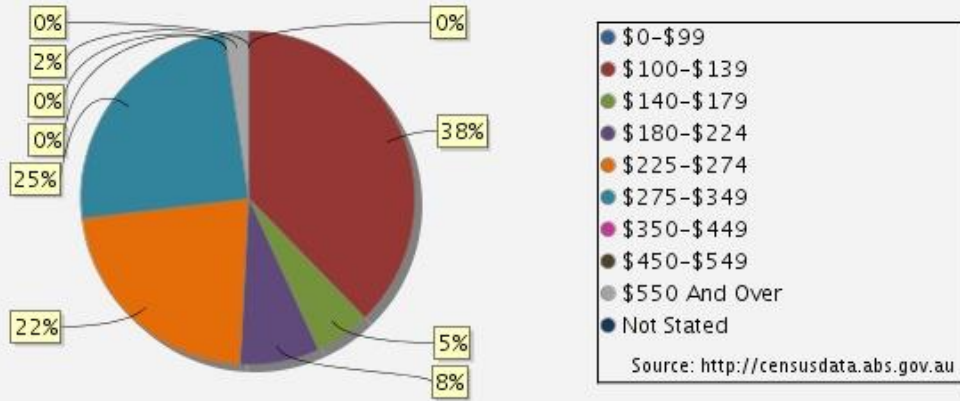
2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
\$1-\$399	6	4 %	605	4 %
\$400-\$749	10	7 %	1,699	10 %
\$750-\$949	6	4 %	1,374	8 %
\$950-\$1199	5	4 %	1,856	11 %
\$1200-\$1399	12	9 %	1,851	11 %
\$1400-\$1599	17	12 %	1,621	9 %
\$1600-\$1999	23	16 %	2,975	17 %
\$2000-\$2999	42	30 %	2,944	17 %
\$3000 And Over	10	7 %	790	5 %
Not Stated	9	6 %	1,359	8 %

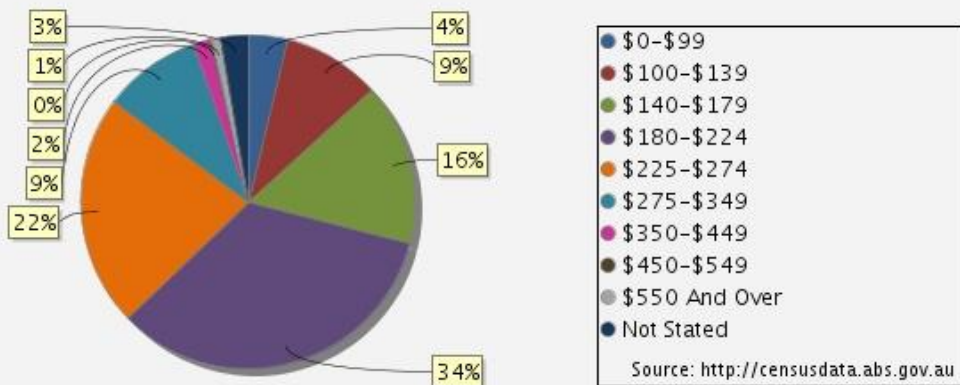


Housing - Rent Payments - Weekly

WADALBA



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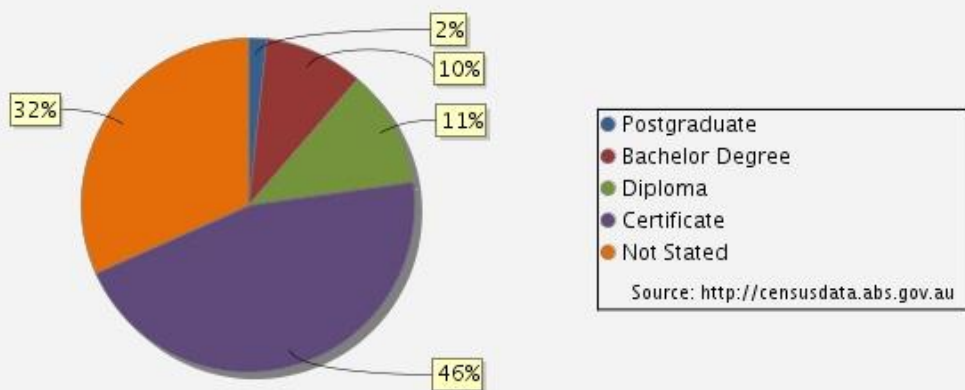
WYONG

2006 Census Summary

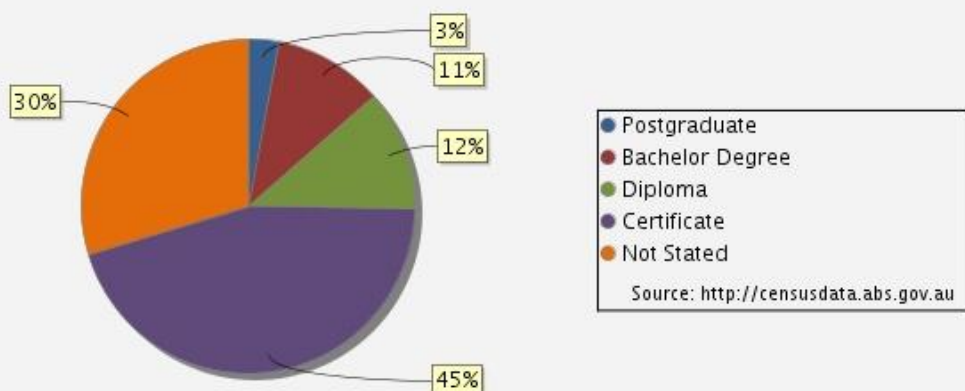
	WADALBA		WYONG	
	Count	%	Count	%
\$0-\$99	0	0 %	483	4 %
\$100-\$139	49	38 %	1,213	9 %
\$140-\$179	7	5 %	2,013	16 %
\$180-\$224	10	8 %	4,320	34 %
\$225-\$274	29	22 %	2,869	22 %
\$275-\$349	32	25 %	1,206	9 %
\$350-\$449	0	0 %	204	2 %
\$450-\$549	0	0 %	28	0 %
\$550 And Over	3	2 %	106	1 %
Not Stated	0	0 %	345	3 %

Other Statistics - Non-School Qualification: Level of Education

WADALBA



WYONG

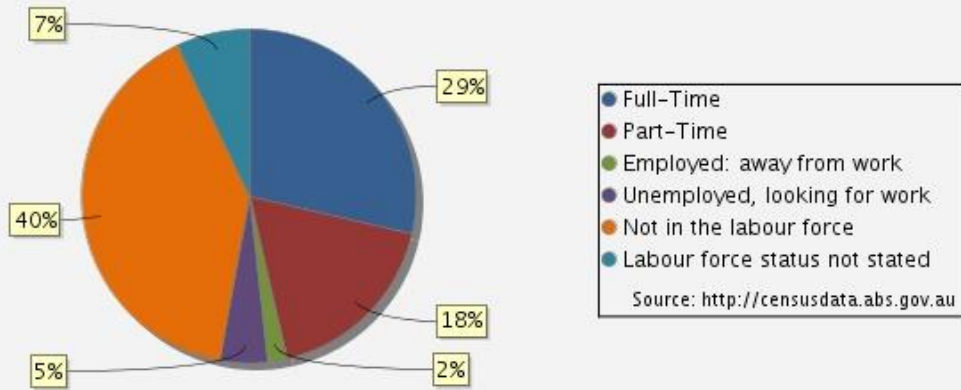


2006 Census Summary	WADALBA		WYONG	
	Count	%	Count	%
Postgraduate	8	2 %	1,622	3 %
Bachelor Degree	43	10 %	5,635	11 %
Diploma	51	11 %	6,265	12 %
Certificate	204	46 %	24,039	45 %
Not Stated	142	32 %	15,863	30 %

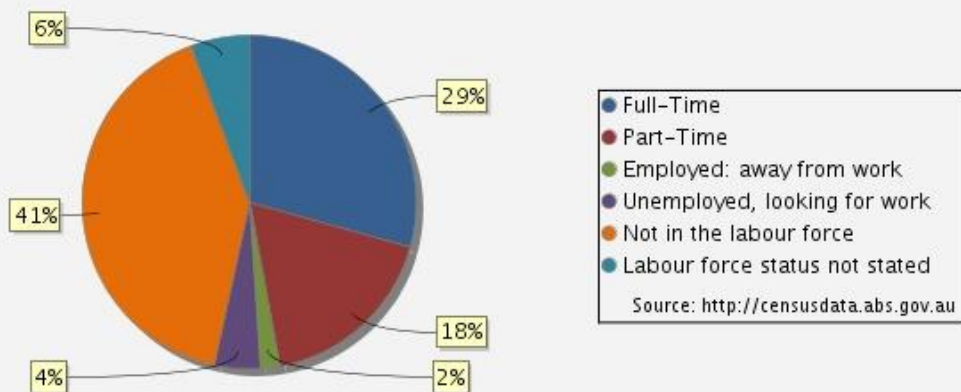


Other Statistics - Employment

WADALBA



WYONG



WADALBA

WYONG

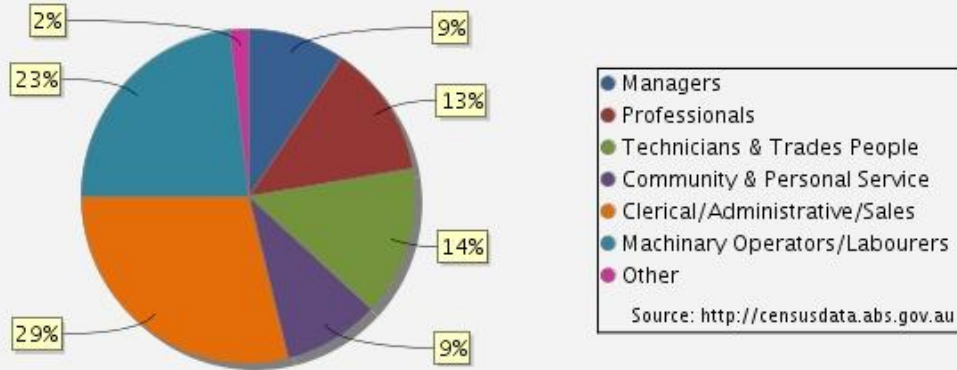
2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
Full-Time	273	29 %	32,246	29 %
Part-Time	169	18 %	19,525	18 %
Employed: away from work	18	2 %	2,083	2 %
Unemployed, looking for work	43	5 %	4,808	4 %
Not in the labour force	383	40 %	45,031	41 %
Labour force status not stated	67	7 %	6,273	6 %

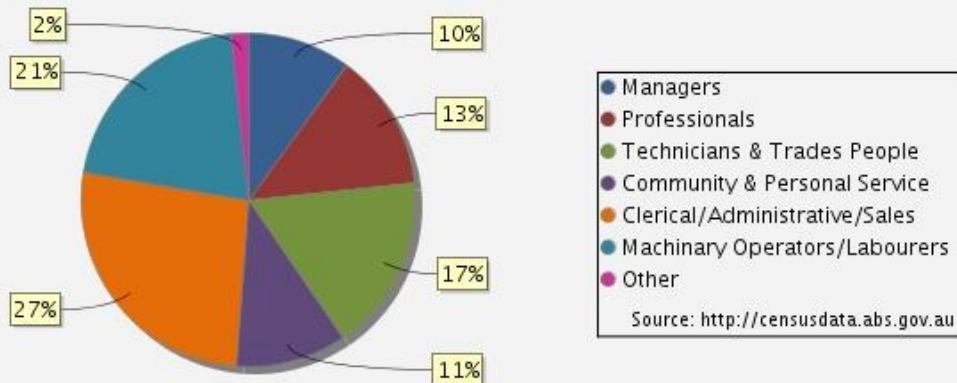


Other Statistics - Occupation

WADALBA



WYONG



WADALBA

WYONG

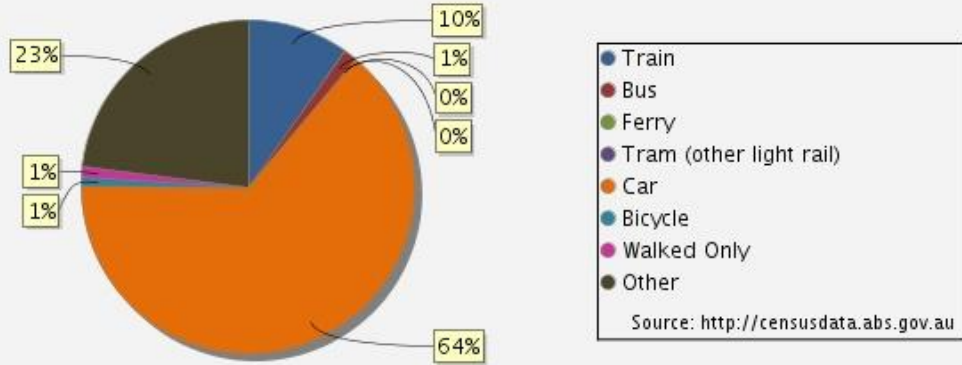
2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
Managers	44	9 %	5,450	10 %
Professionals	60	13 %	7,124	13 %
Technicians & Trades People	67	14 %	9,208	17 %
Community & Personal Service	43	9 %	5,765	11 %
Clerical/Administrative/Sales	134	29 %	14,297	27 %
Machinery Operators/Labourers	108	23 %	11,123	21 %
Other	8	2 %	894	2 %

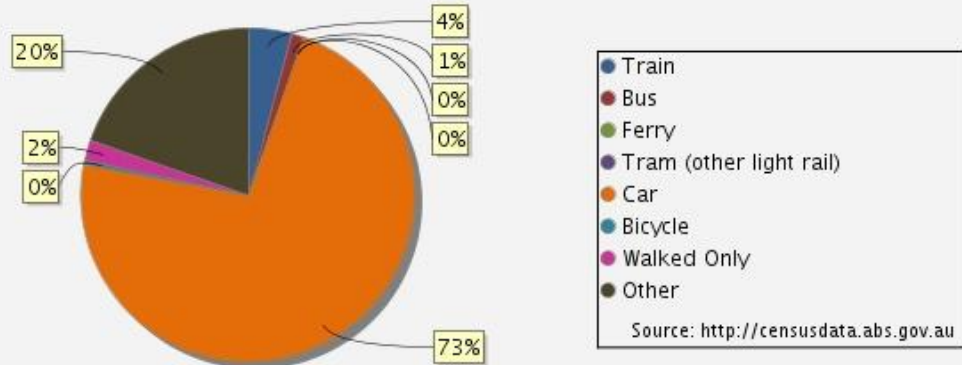


Other Statistics - Method of Travel to Work

WADALBA



WYONG



WADALBA

WYONG

2006 Census Summary

	WADALBA		WYONG	
	Count	%	Count	%
Train	46	10 %	2,308	4 %
Bus	6	1 %	594	1 %
Ferry	0	0 %	4	0 %
Tram (other light rail)	0	0 %	3	0 %
Car	297	64 %	39,075	73 %
Bicycle	4	1 %	221	0 %
Walked Only	5	1 %	1,069	2 %
Other	107	23 %	10,585	20 %