

Neighbourhood Report

Prepared For John Doe

Wednesday, 21 October 2009



This Full Report provides you with an overview of the Suburb selected. This report includes a Suburb Profile, Recent Sales over the past 24 months, Recent Median Sales Prices, a Map of the Suburb, Capital Growth, Annual Sales over the Last 10 Years and Sale by Price.

The property information and statistics are compiled from our Red Square property information database.

This report contains information provided under licence from the Department of Lands NSW. Estate Agents Co-operative Ltd is authorised as a Sales Information Provider by the Department of Lands. Our Sales Information from the Department of Lands NSW is updated on a weekly basis and there can be a delay of up to two months or more between the actual sale taking place and notification of sale being received.

Suburb Profile for Chatswood

The suburb of Chatswood is located in the Local Government area of Willoughby and covers an area of approximately 4.9 Sq Km.

The surrounding suburbs include Middle Cove, Willoughby and Artarmon.

In 2006, the population of Chatswood was 19,566 people, with the main age group being people between 20 and 29 years of age.

The largest segment of the population are Full Time, in general those in employment work as Professionals with most people traveling to work by driving a car.

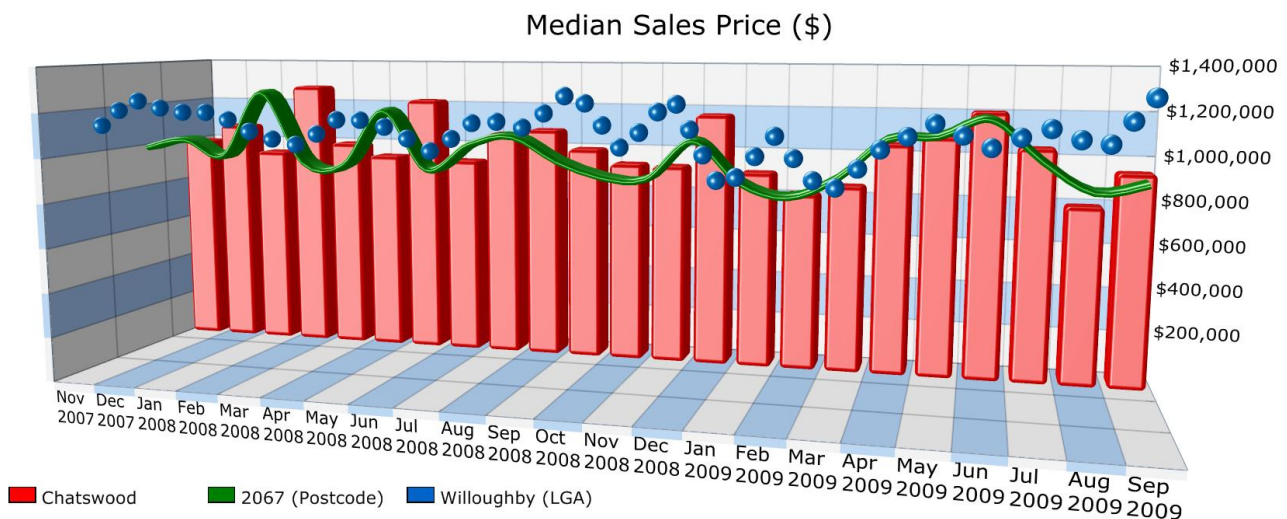
There are approximately 7,276 dwellings, with the majority of these (53%) being Unit or Apartment. 31.2% of properties in the area are fully owned, with 23.2% of the properties being purchased and 56% being owner occupied.

Married people account for 68% of the population and households in Chatswood are mainly Couples with Children.

There are 9 Parks, 10 Child Care Centres, a Primary School and 2 High Schools.

Local Amenities include 3 Clubs, a Post Office and 10 Churches of different denominations.




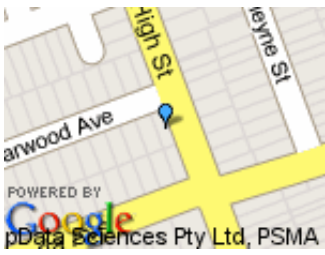
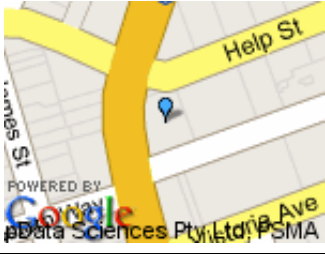
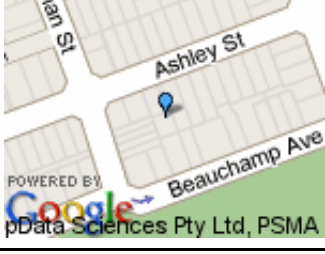

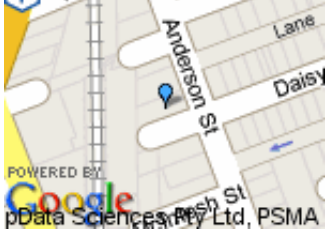
Currently, the median sale price of Houses in Chatswood is \$1,014,435 compared to \$1,152,463 for the Local Government Area of Willoughby.



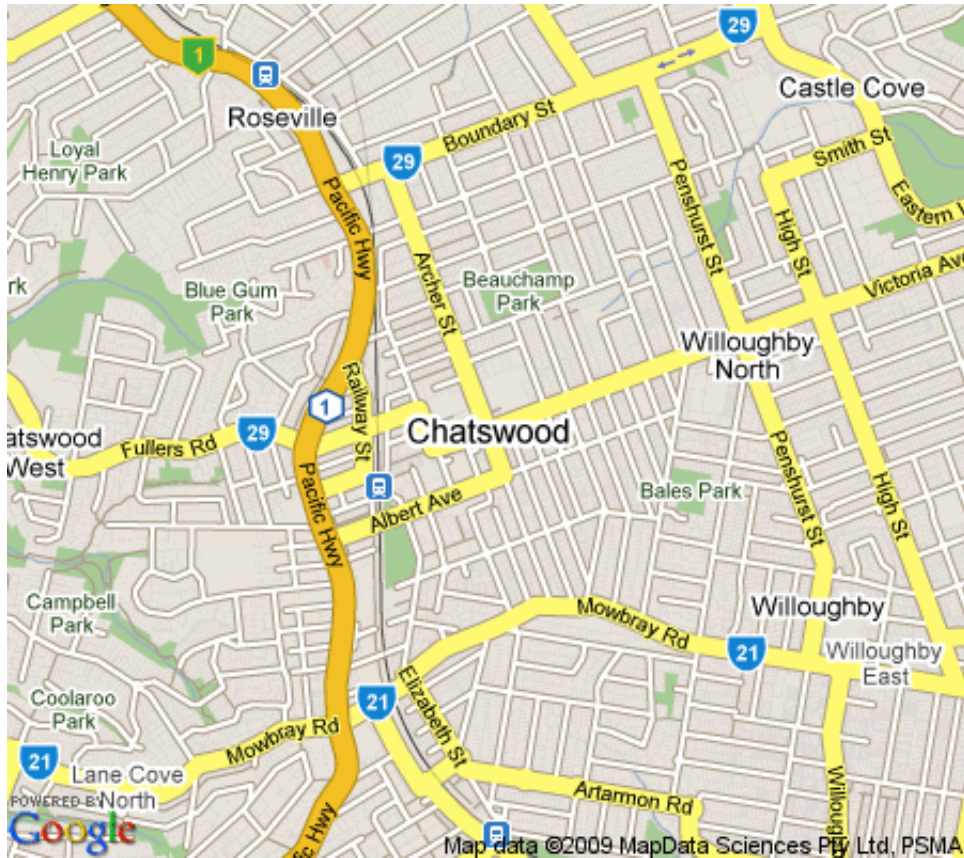
Recent Sales

Minimum Price: \$2,067
Maximum Price: \$40,000
Median Price: \$12,200
Average Price: \$17,833

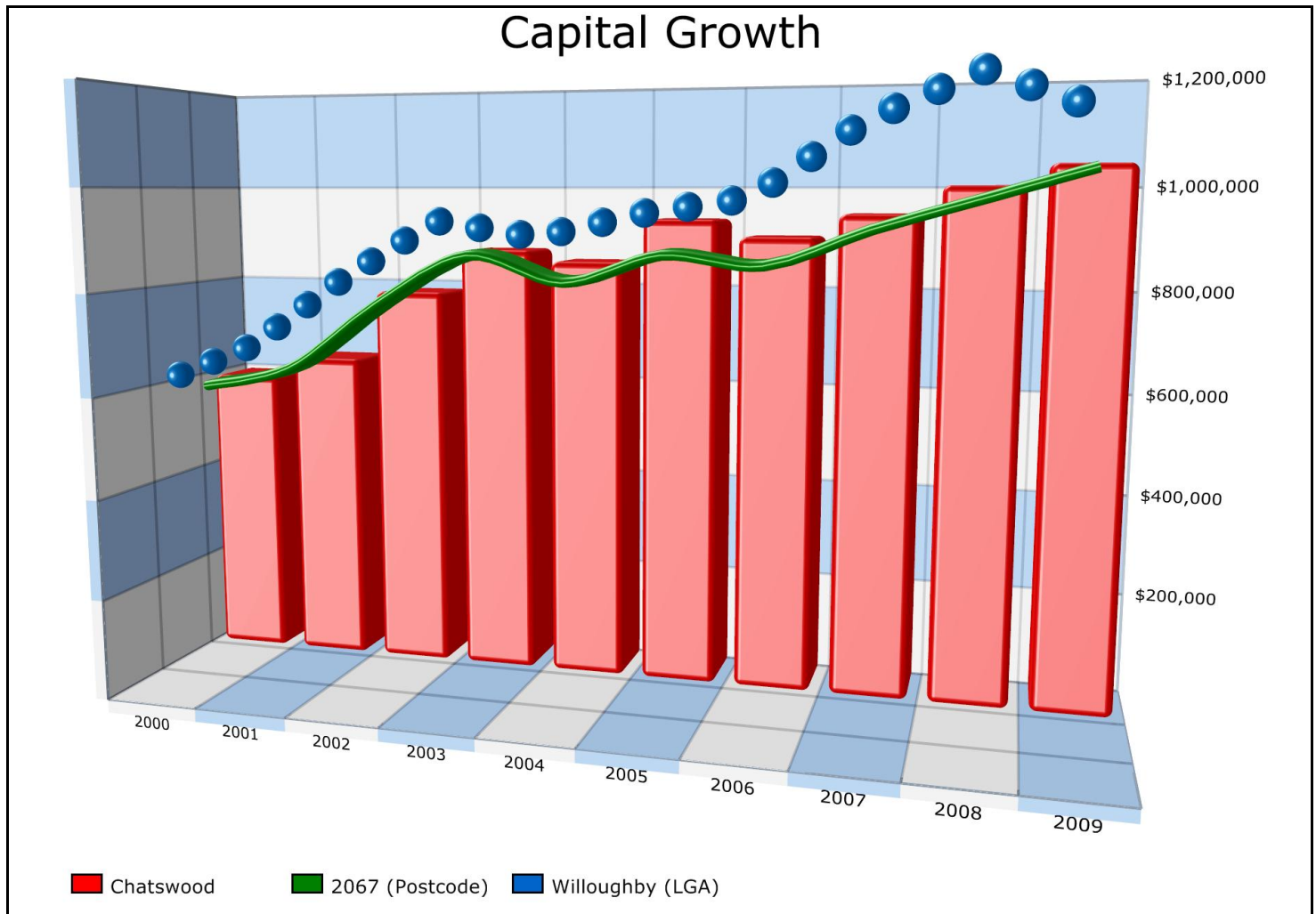
Number of Properties: 5

Property	Address				Sale Price	Sale Date	Area
	2 Harwood Ave CHATSWOOD, NSW 2067				\$xxx,xxx.xx	06 Aug 09	614M
	High Park 132/14 Brown St CHATSWOOD, NSW 2067				\$xxx,xxx.xx	20 Feb 08	
	96A Ashley St CHATSWOOD, NSW 2067	4	1		\$xxx,xxx.xx	19 May 08	511M
	Regency 3/2A Help St CHATSWOOD, NSW 2067				\$xxx,xxx.xx	06 Jul 09	
	13/44 Anderson St CHATSWOOD, NSW 2067				\$xxx,xxx.xx	29 Jun 08	17M

Suburb Map



Capital Growth - Last 10 Years (\$)

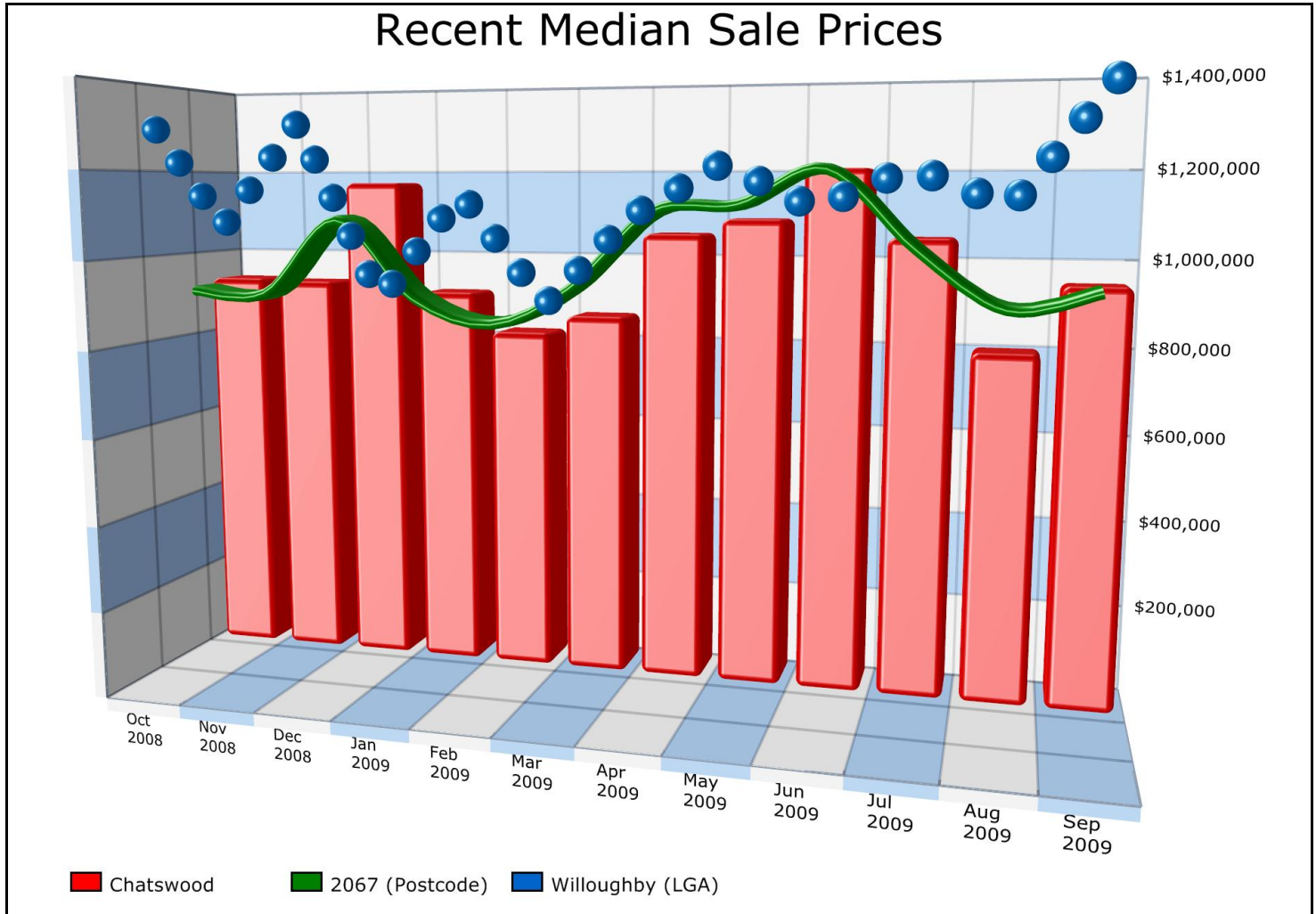


Period	Chatswood		2067 (Postcode)		Willoughby (LGA)	
	(\$)	% Change	(\$)	% Change	(\$)	% Change
2009	1,045,000	4	1,035,000	5.6	1,120,000	-5.9
2008	1,004,500	5.7	980,000	6	1,190,000	7.2
2007	950,000	5	924,500	7.8	1,110,000	13
2006	905,000	-3.5	857,750	-2	982,000	2.8
2005	938,000	10	875,000	6.6	955,000	4.7
2004	852,500	-2.5	820,500	-5.7	912,000	-3
2003	874,000	11.3	870,000	12.5	940,000	13.3
2002	785,000	22.7	773,250	20.8	830,000	18.6
2001	640,000	7.2	640,000	7.4	700,000	12
2000	596,750		596,000		625,000	

Data for Houses

Chatswood

Recent Median Sale Prices (\$)

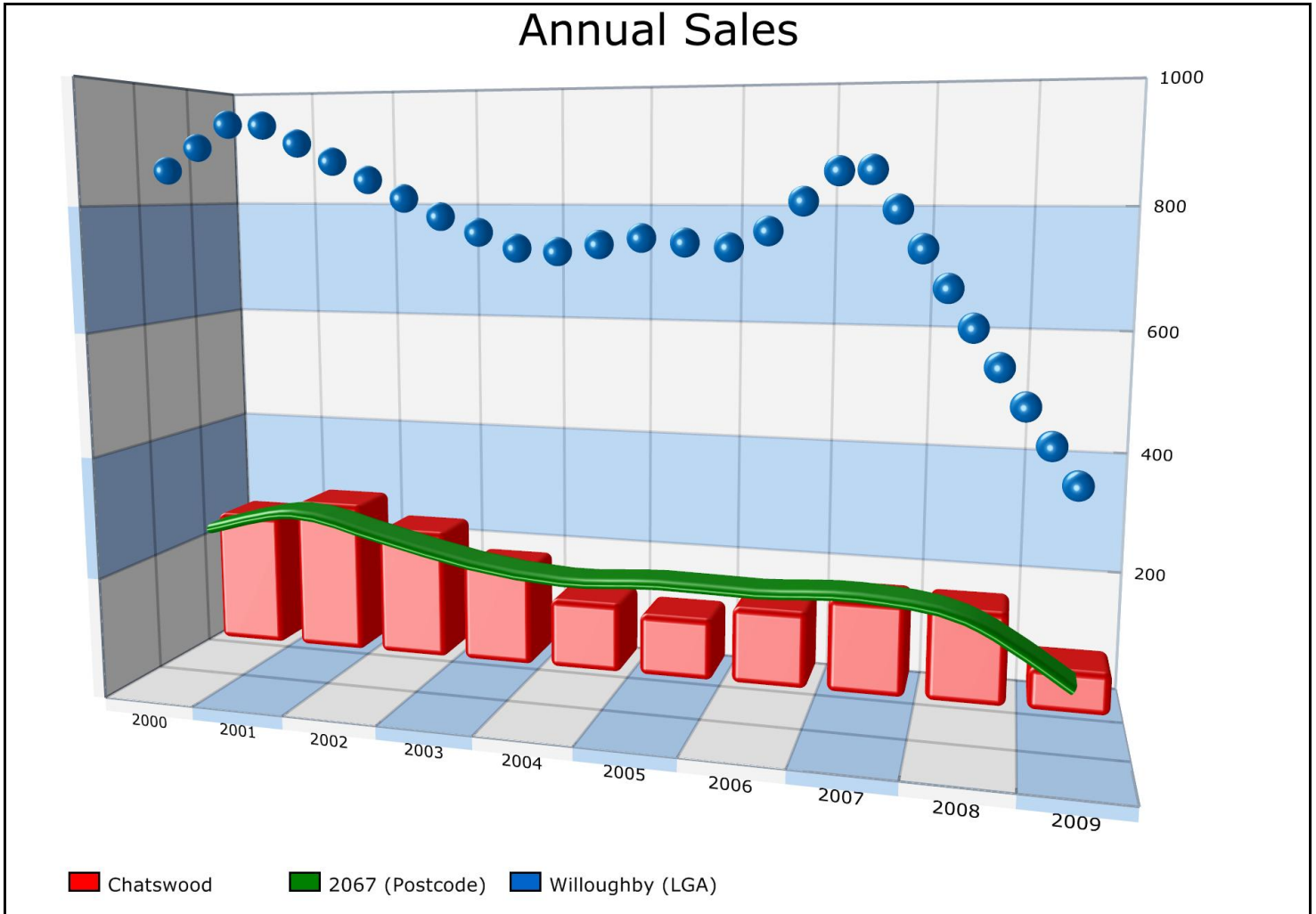


Period	Chatswood (\$)	2067 (Postcode) (\$)	Willoughby (LGA) (\$)
Sep 2009	950,000	950,000	1,365,000
Aug 2009	800,000	912,000	1,125,000
Jul 2009	1,050,000	1,035,000	1,200,000
Jun 2009	1,205,000	1,200,000	1,120,000
May 2009	1,090,000	1,125,000	1,210,000
Apr 2009	1,055,000	1,110,000	1,105,000
Mar 2009	860,000	940,000	919,400
Feb 2009	817,500	855,000	1,150,000
Jan 2009	910,000	910,000	922,500
Dec 2008	1,172,500	1,086,250	1,300,000
Nov 2008	930,000	916,000	1,076,250
Oct 2008	935,000	917,500	1,325,000

Data for Houses

Chatswood

Annual Sales - Last 10 Years and Year to Date

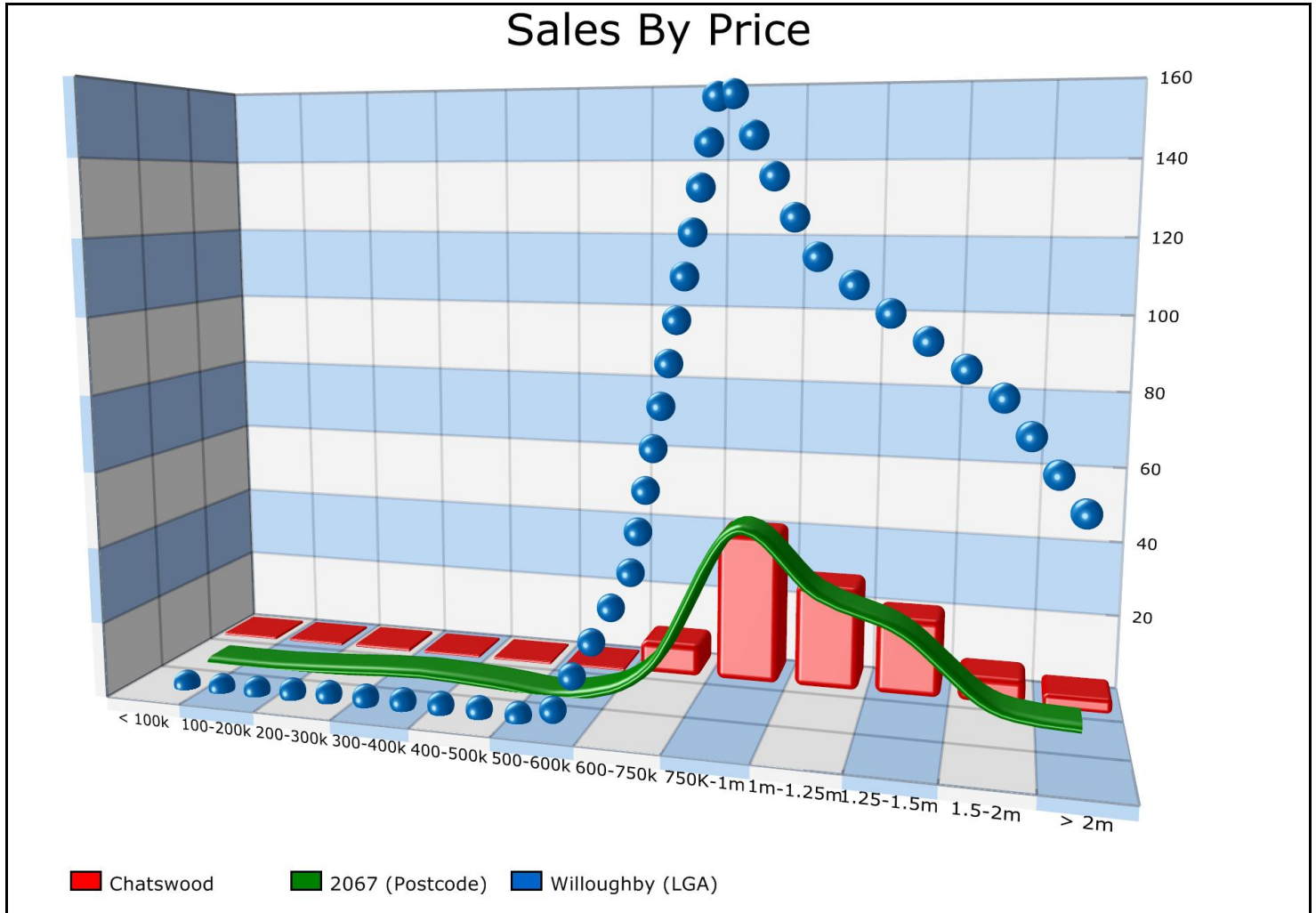


Period	Chatswood	2067 (Postcode)	Willoughby (LGA)
2009	72	84	402
2008	158	179	635
2007	160	202	879
2006	133	196	742
2005	108	199	757
2004	122	192	729
2003	174	209	790
2002	227	244	866
2001	267	276	942
2000	236	241	838

Data for Houses

Chatswood

Sales By Price - Last 12 months



	Chatswood	2067 (Postcode)	Willoughby (LGA)
Range	Sales	Sales	Sales
< 100k			1
100-200k			1
200-300k	1	1	2
300-400k		2	2
400-500k		1	2
500-600k			1
600-750k	9	10	40
750K-1m	41	47	159
1m-1.25m	28	32	118
1.25-1.5m	21	24	102
1.5-2m	7	7	87
> 2m	4	4	58

Data for Houses

Chatswood

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The Estimated Selling Price if provided, should not be construed as a valuation, and is the agents and/or the person who has provided this report, opinion as to the current estimated selling price based on an analysis of market factors existing at the time.

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