

# Neighbourhood Report

Prepared For John Doe

Wednesday, 21 October 2009



This Basic Report provides you with an overview of the Suburb selected. This report includes a Suburb Profile, Recent Median Sales Prices, a Map of the Suburb, Capital Growth, the Annual Sales over the Last 10 Years. Demographic information on Age, Family Type, Marital Status, Employment, How People Travel to Work, Occupation, Dwelling Structure and Home Ownership.

The property information and statistics are compiled from our Red Square property information database. The demographics are compiled from a variety of sources including the Australian Bureau of Statistics and Census Data.

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## 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.

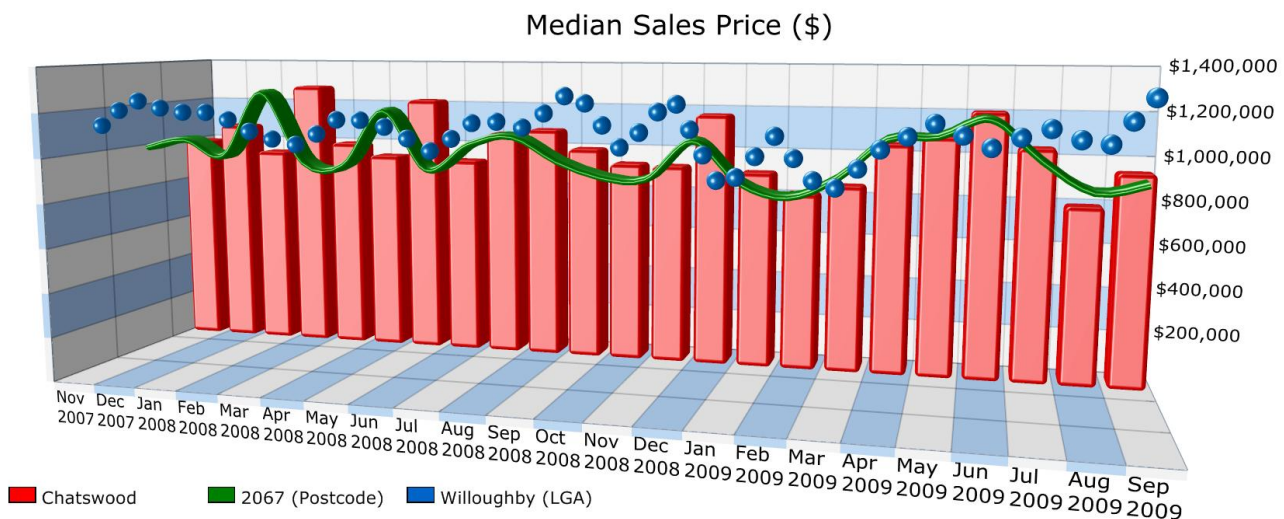
There are approximately 7,276 dwellings, with the majority of these (53%) being Unit or Apartment. 31.2% of properties in the area are fully owned, with 23.2% of the properties being purchased and 56% being owner occupied.

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

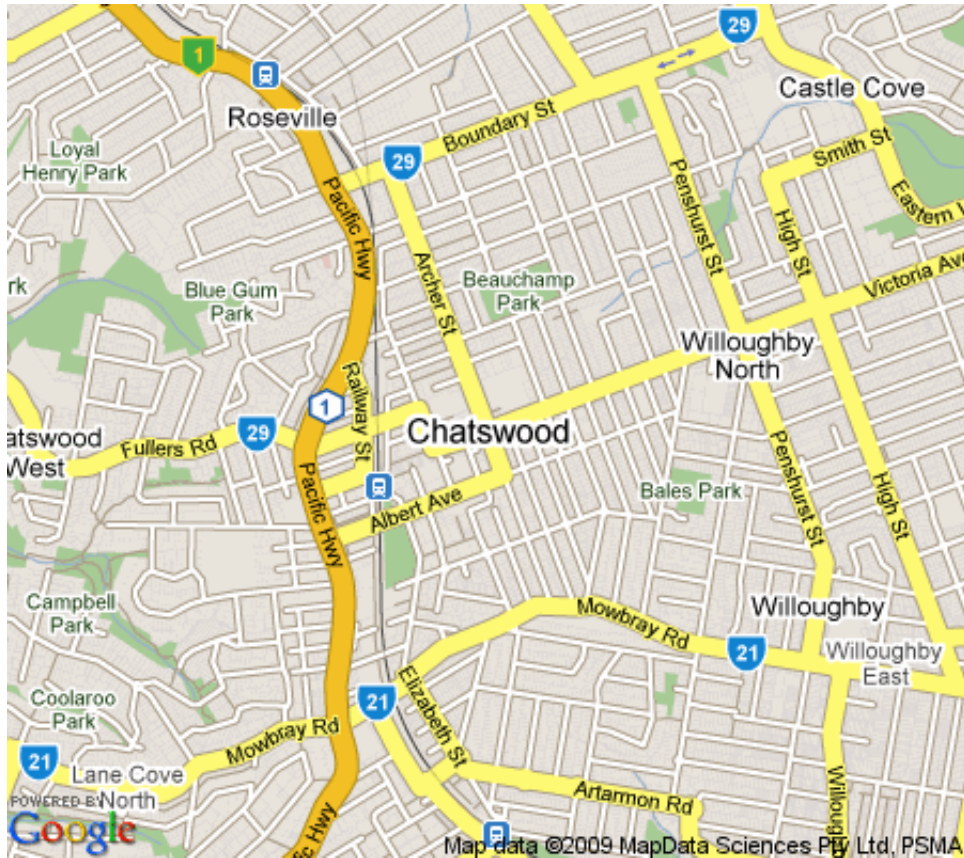
There are 9 Parks, 10 Child Care Centres, a Primary School and 2 High Schools.

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

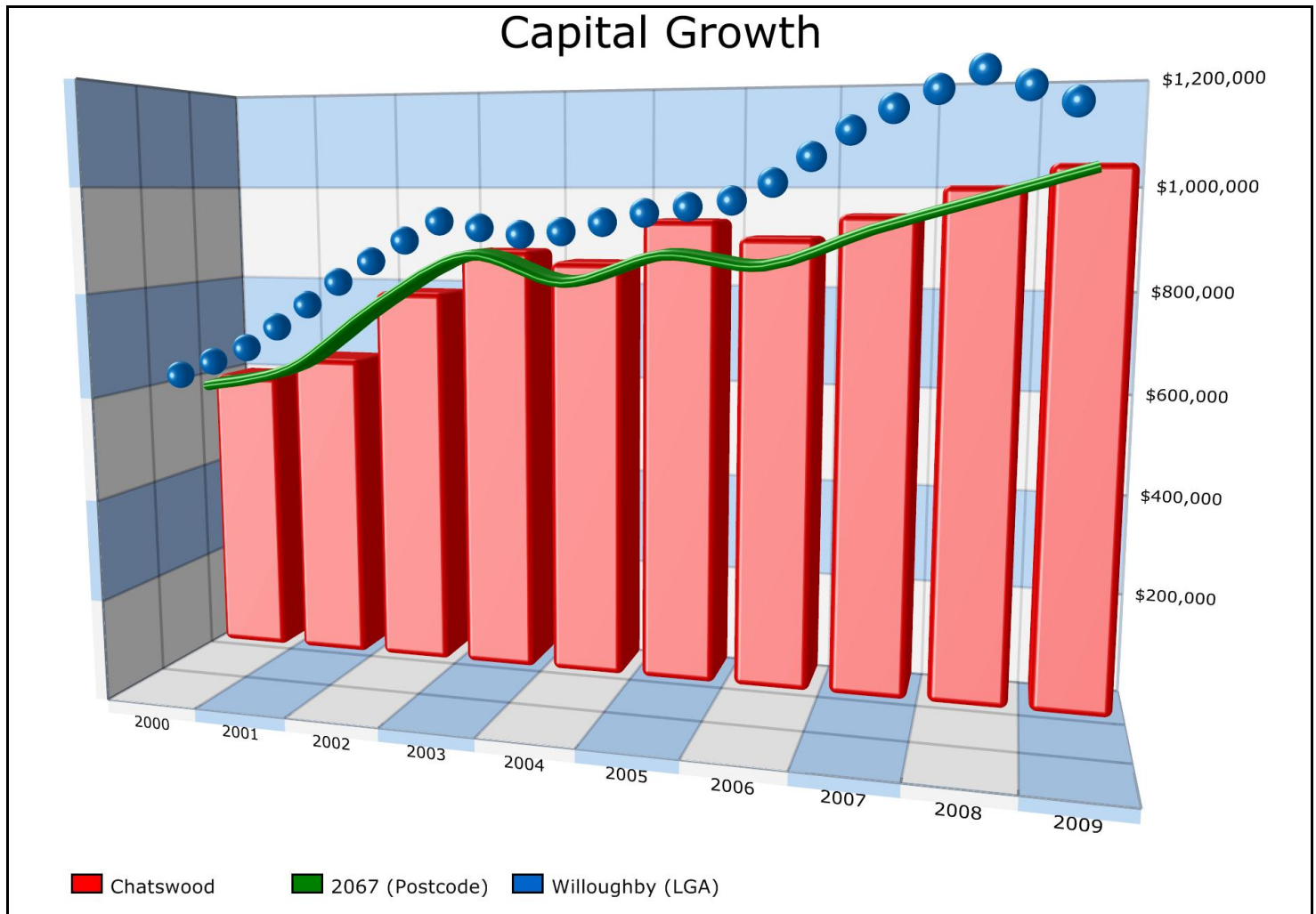
Currently, the median sale price of Houses in Chatswood is \$1,014,435 compared to \$1,152,463 for the Local Government Area of Willoughby.



## Suburb Map



## Capital Growth - Last 10 Years (\$)

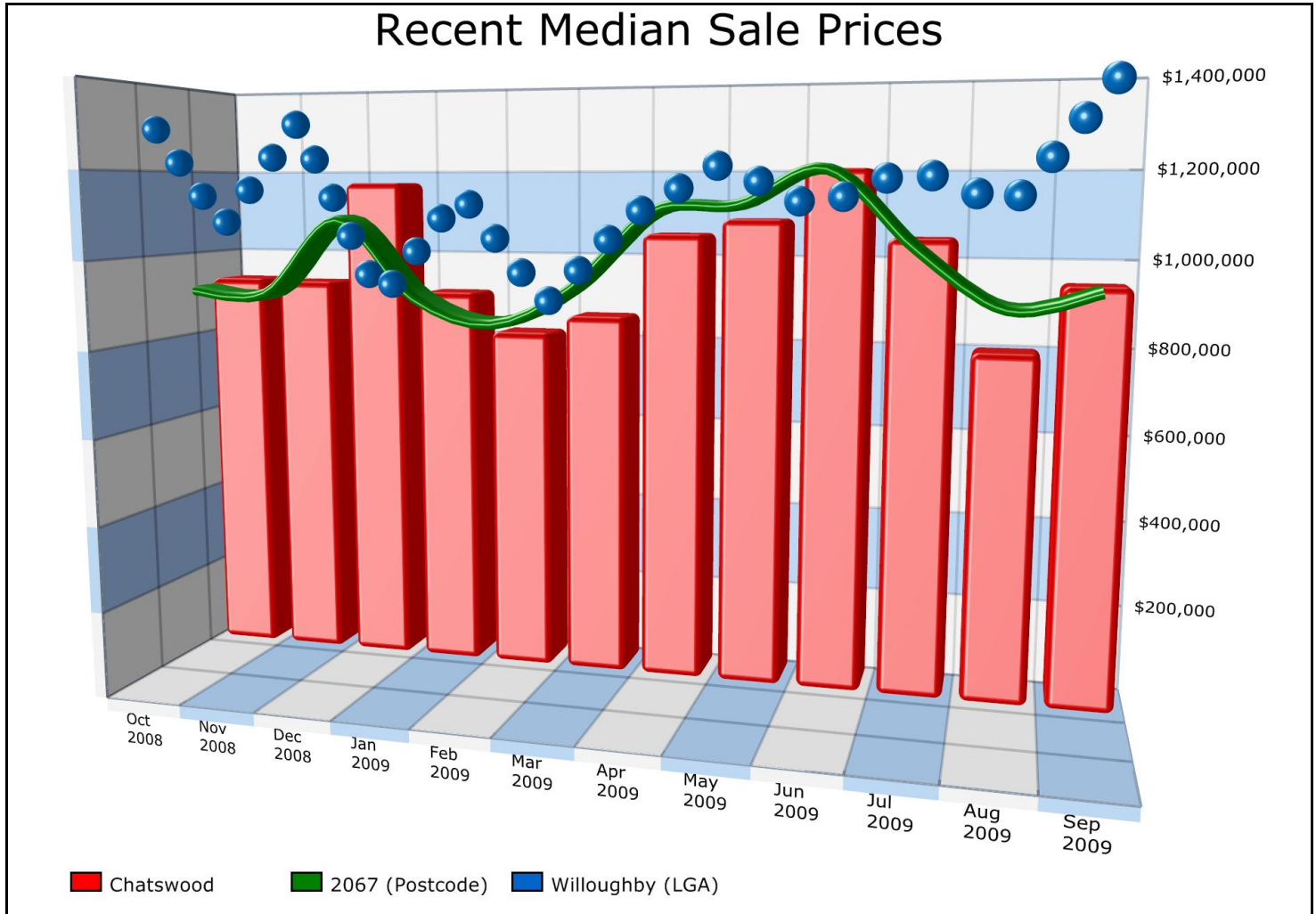


Period	Chatswood		2067 (Postcode)		Willoughby (LGA)	
	(\$)	% Change	(\$)	% Change	(\$)	% Change
2009	1,045,000	4	1,035,000	5.6	1,120,000	-5.9
2008	1,004,500	5.7	980,000	6	1,190,000	7.2
2007	950,000	5	924,500	7.8	1,110,000	13
2006	905,000	-3.5	857,750	-2	982,000	2.8
2005	938,000	10	875,000	6.6	955,000	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 (\$)

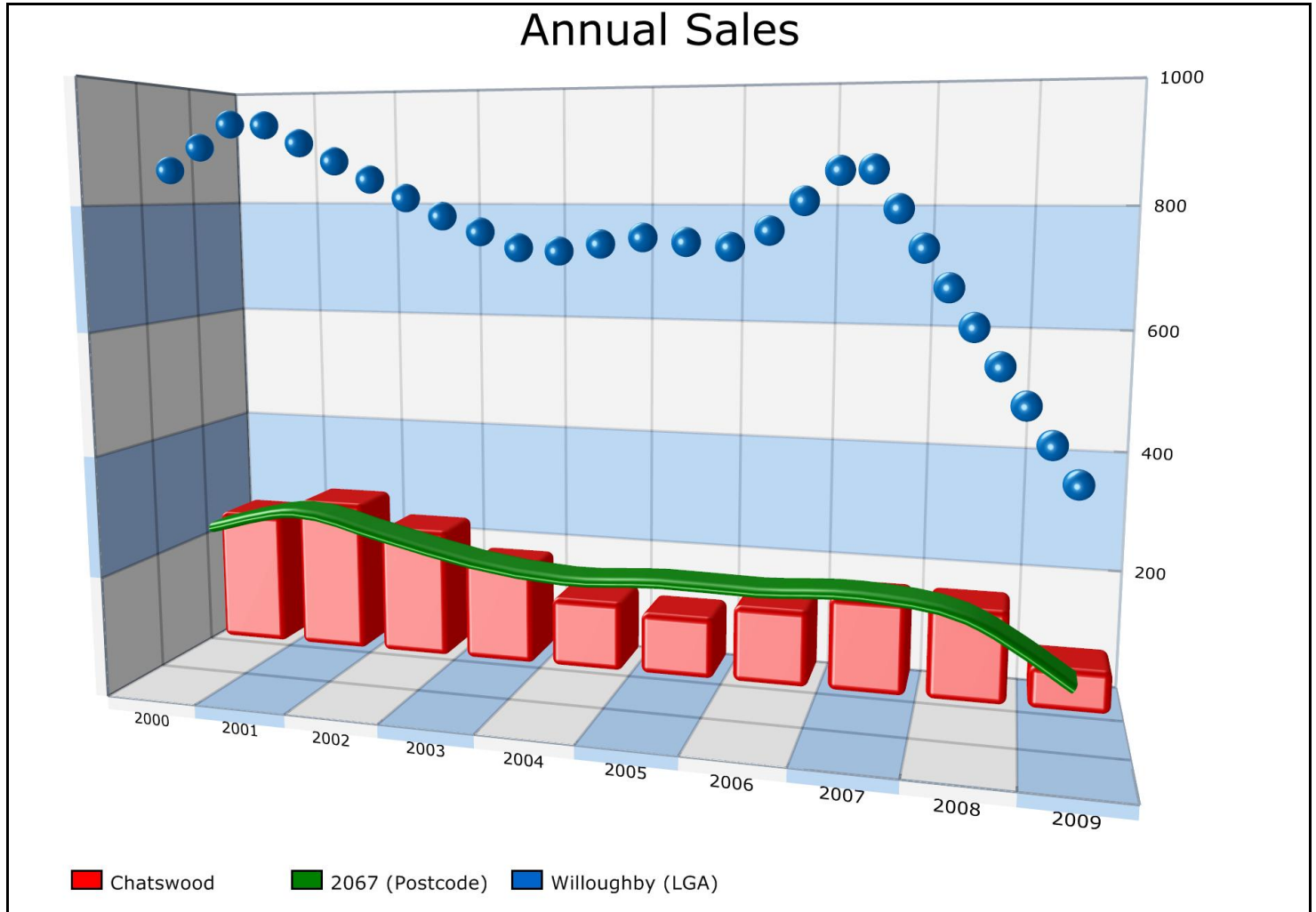


Period	Chatswood (\$)	2067 (Postcode) (\$)	Willoughby (LGA) (\$)
Sep 2009	950,000	950,000	1,365,000
Aug 2009	800,000	912,000	1,125,000
Jul 2009	1,050,000	1,035,000	1,200,000
Jun 2009	1,205,000	1,200,000	1,120,000
May 2009	1,090,000	1,125,000	1,210,000
Apr 2009	1,055,000	1,110,000	1,105,000
Mar 2009	860,000	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

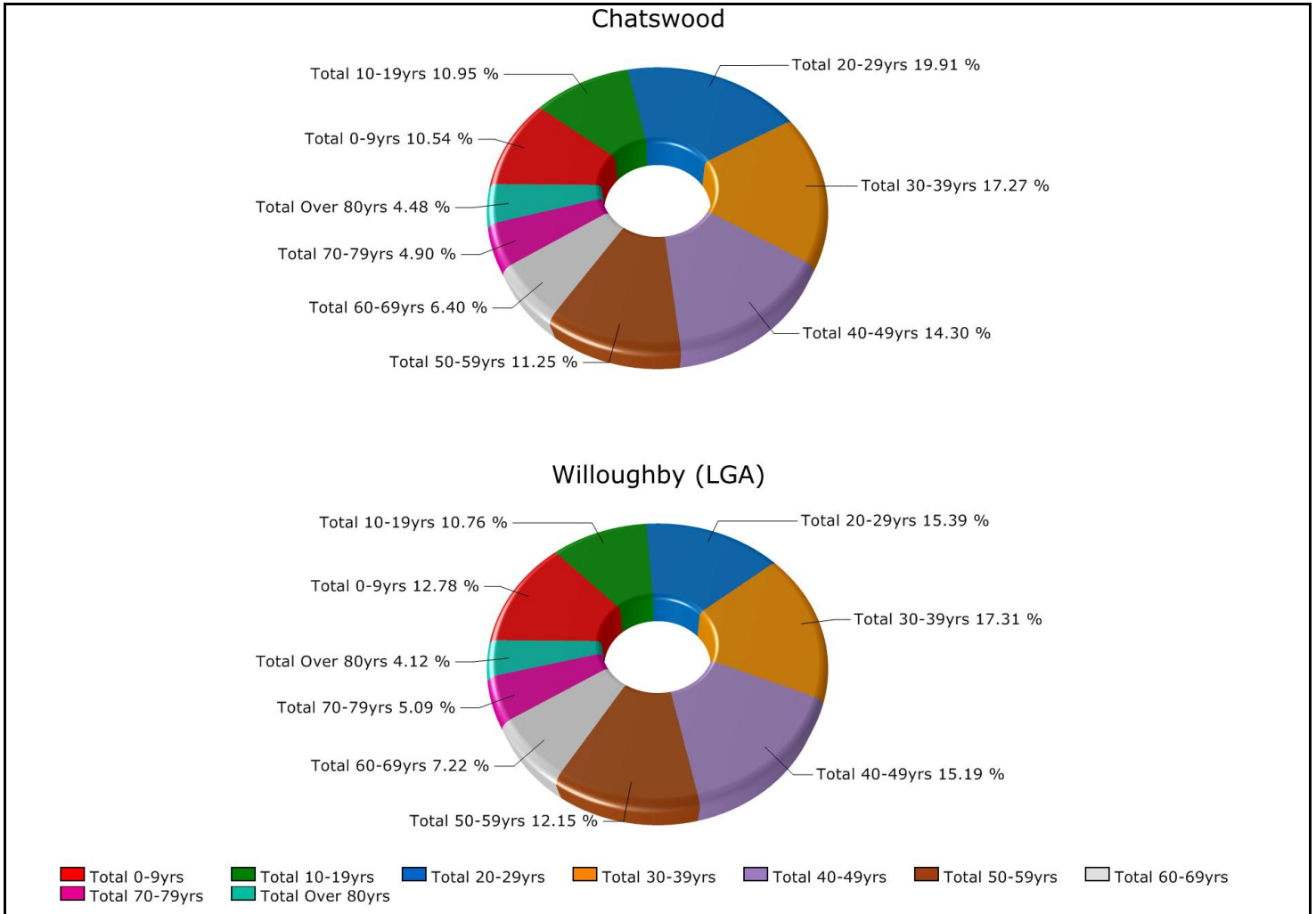


Period	Chatswood	2067 (Postcode)	Willoughby (LGA)
2009	72	84	402
2008	158	179	635
2007	160	202	879
2006	133	196	742
2005	108	199	757
2004	122	192	729
2003	174	209	790
2002	227	244	866
2001	267	276	942
2000	236	241	838

Data for Houses

**Chatswood**

# Age of Population

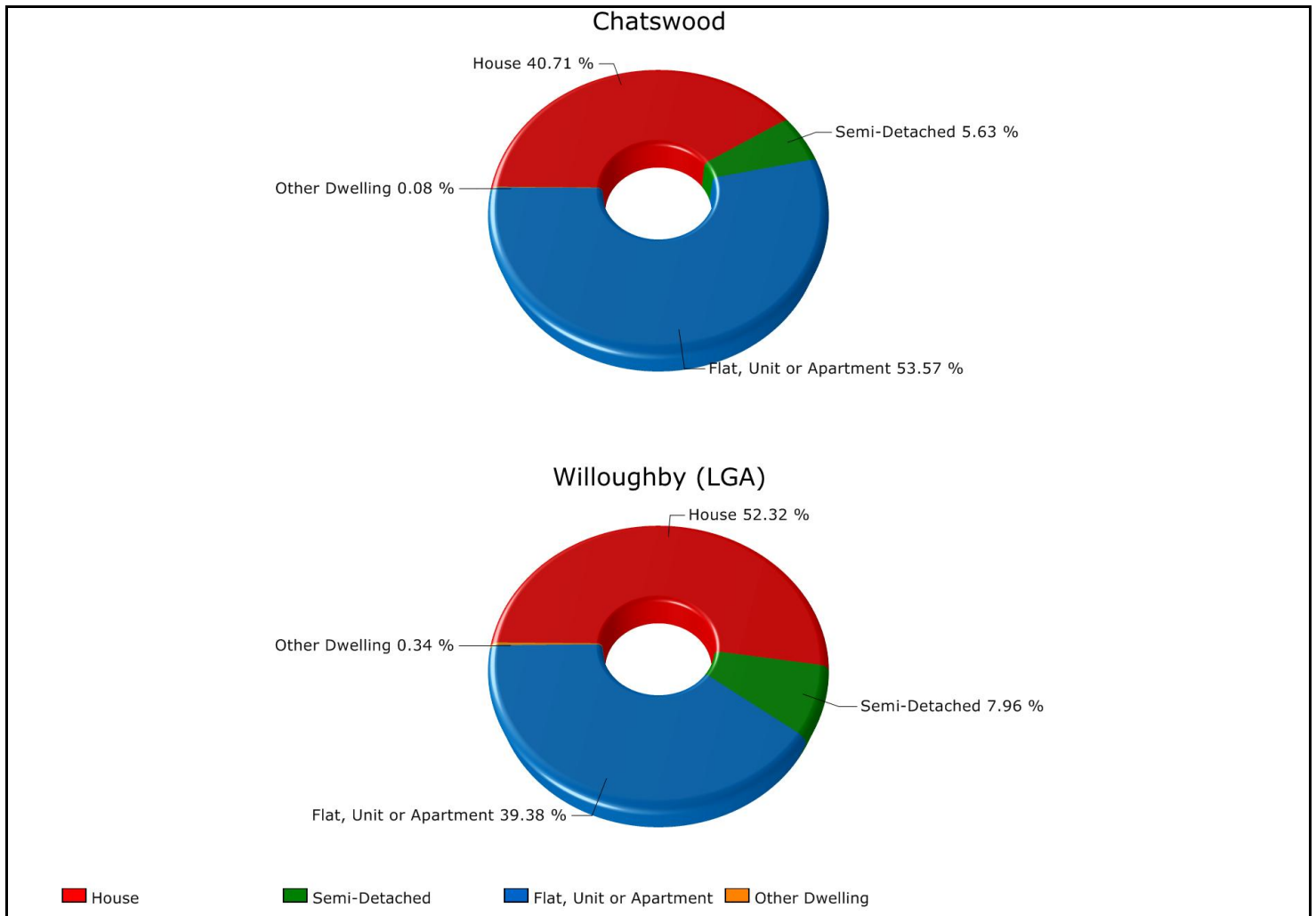


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Total 0-9yrs	2,063	10.5	8,128	12.8
Total 10-19yrs	2,142	10.9	6,845	10.8
Total 20-29yrs	3,896	19.9	9,788	15.4
Total 30-39yrs	3,379	17.3	11,010	17.3
Total 40-49yrs	2,798	14.3	9,661	15.2
Total 50-59yrs	2,202	11.3	7,727	12.1
Total 60-69yrs	1,252	6.4	4,590	7.2
Total 70-79yrs	958	4.9	3,237	5.1
Total Over 80yrs	877	4.5	2,619	4.1

Statistics used from Census Dataset 2006

**Chatswood**

## Dwelling Structure



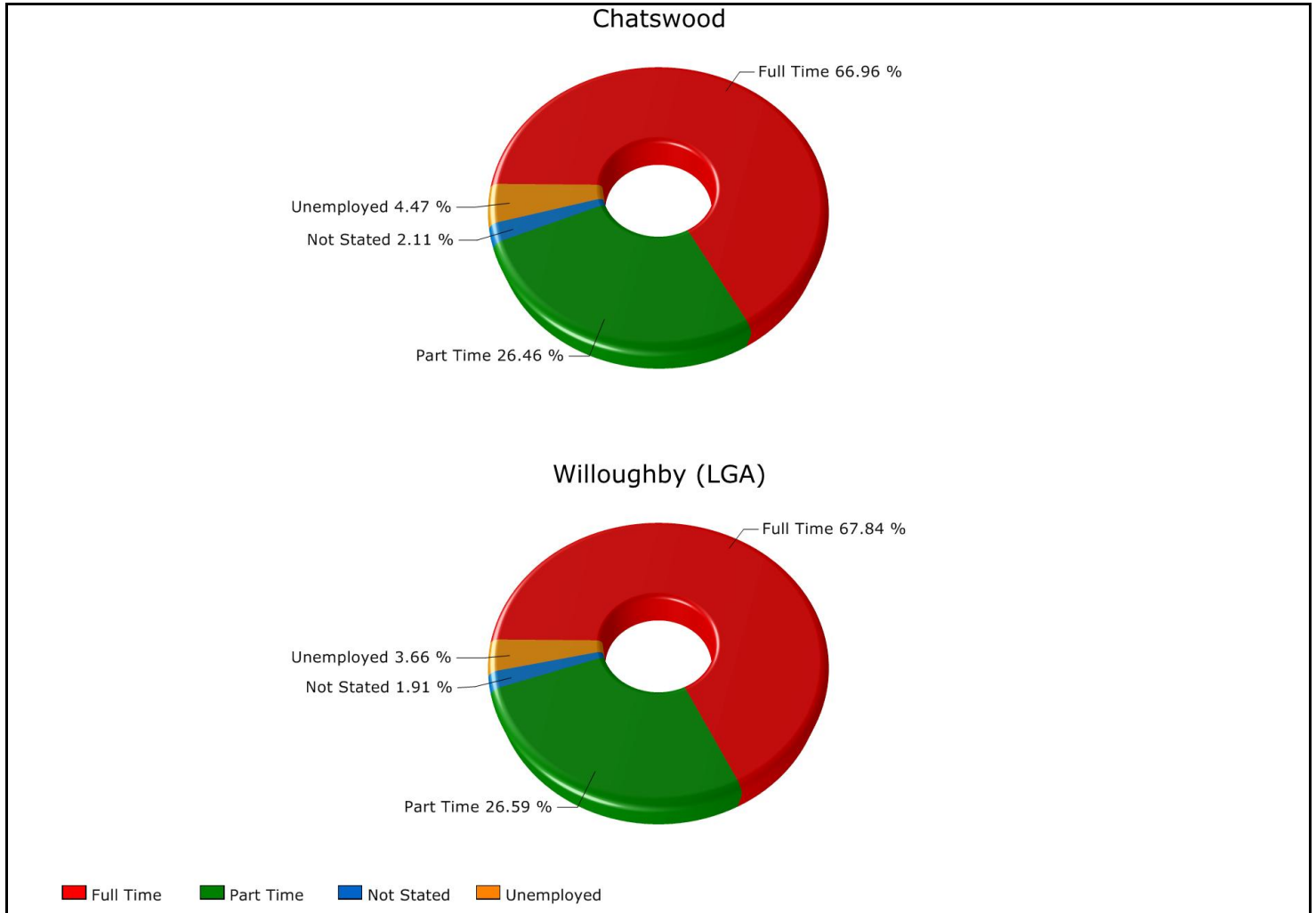
	Chatswood	Willoughby (LGA)
Category	Count	Count
House	2,962	12,317
Semi-Detached	410	1,874
Flat, Unit or Apartment	3,898	9,270
Other Dwelling	6	80
Total	7,276	23,541

Statistics used from Census Dataset 2006

**Chatswood**



# Employment

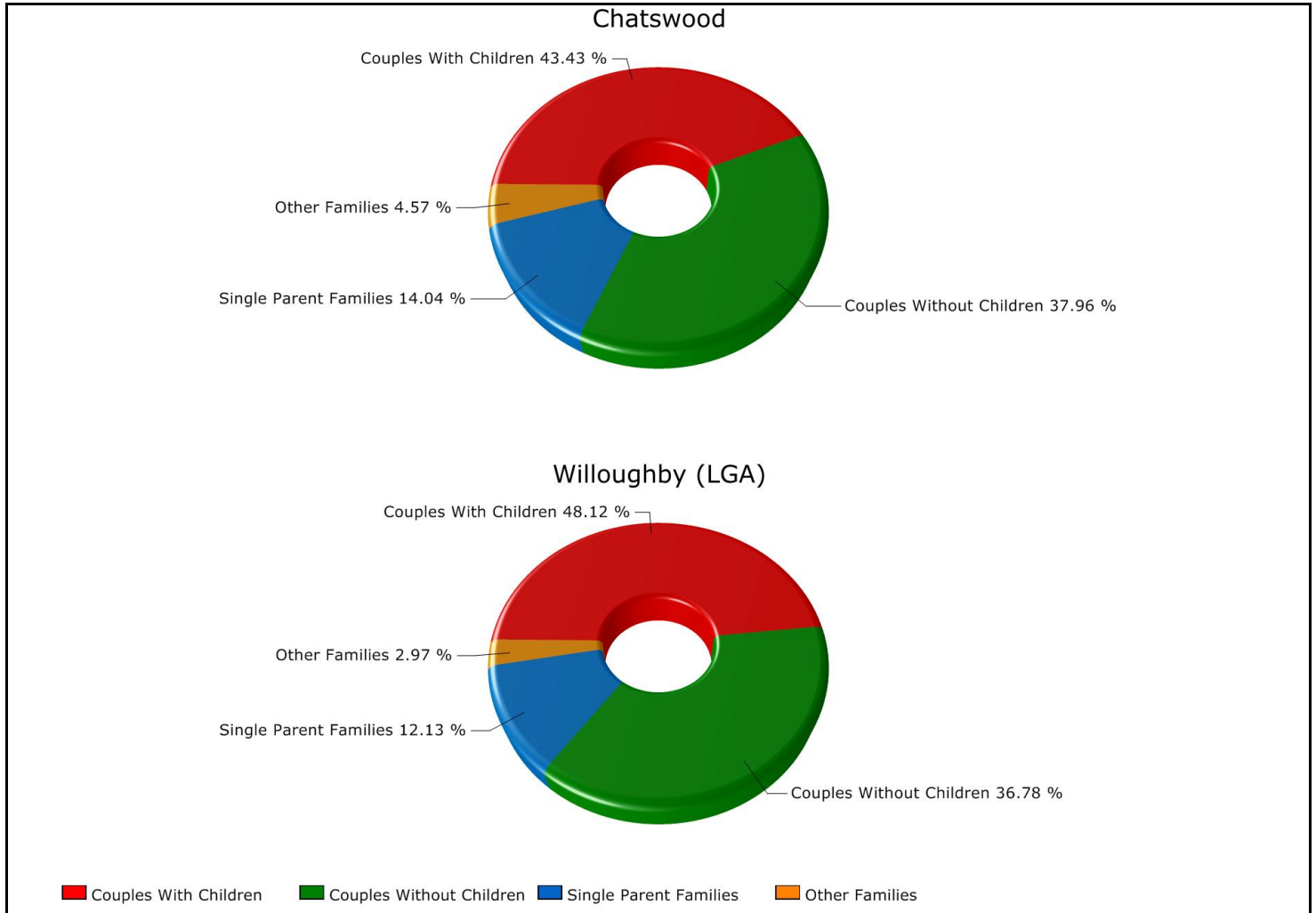


	Chatswood	Willoughby (LGA)
Category	Count	Count
Full Time	6,308	21,689
Part Time	2,493	8,500
Not Stated	199	612
Unemployed	421	1,169
Total	9,421	31,970

Statistics used from Census Dataset 2006

**Chatswood**

## Family Type

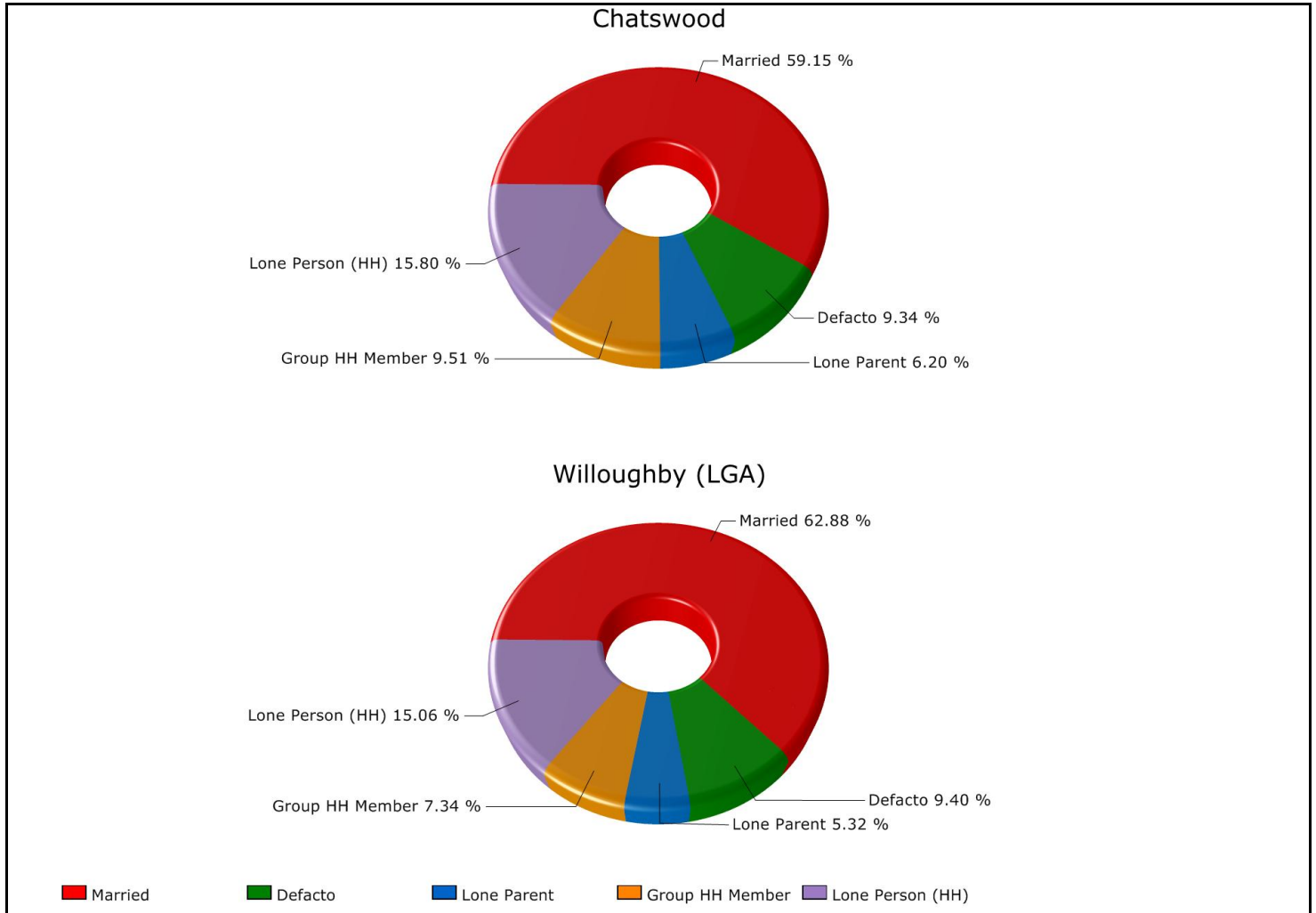


	Chatswood	Willoughby (LGA)
Category	Count	Count
Couples With Children	2,193	8,091
Couples Without Children	1,917	6,184
Single Parent Families	709	2,039
Other Families	231	500
Total	5,050	16,814

Statistics used from Census Dataset 2006

**Chatswood**

# Marital Status

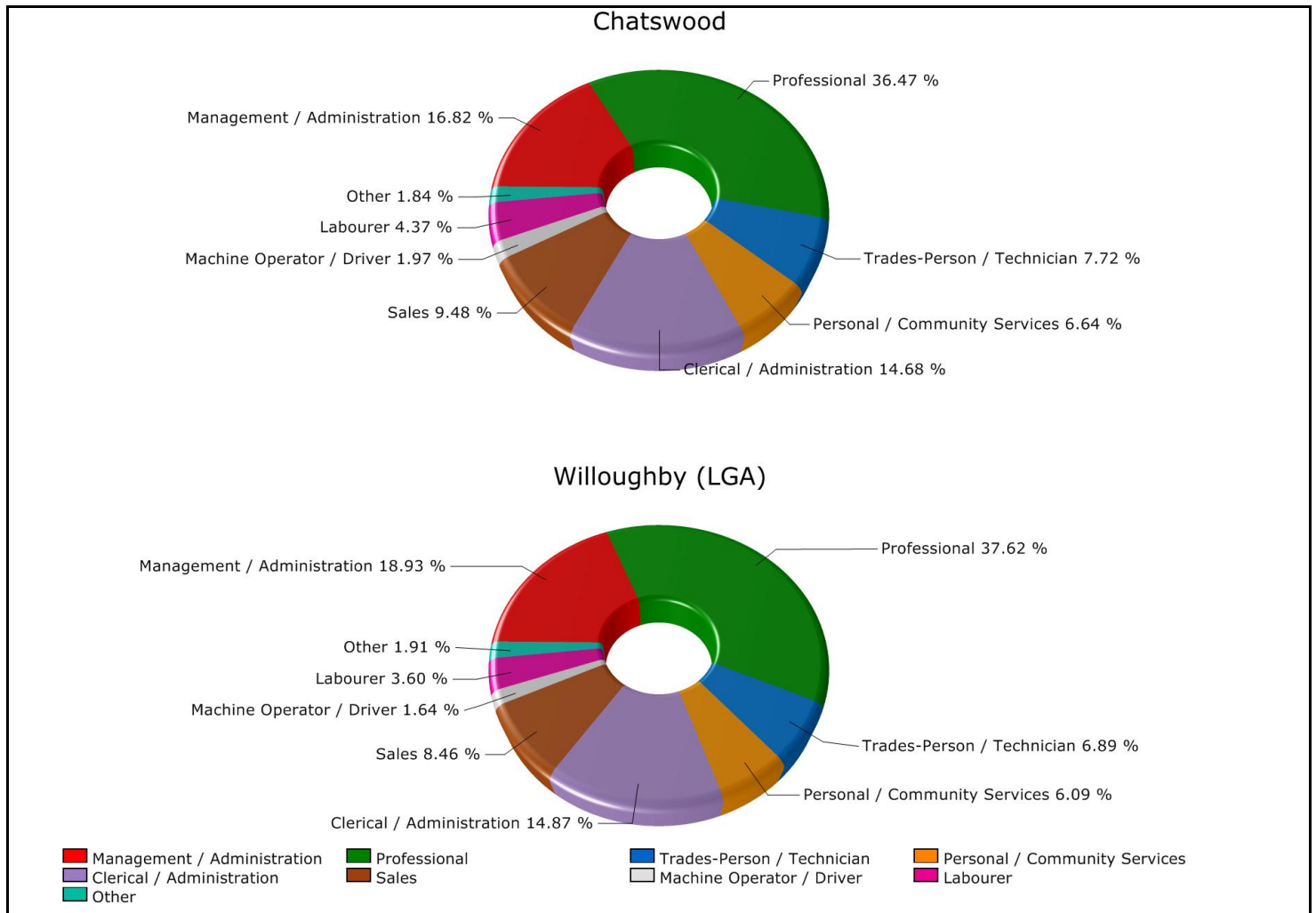


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Married	6,857	59.2	24,096	62.9
Defacto	1,083	9.3	3,601	9.4
Lone Parent	719	6.2	2,039	5.3
Group HH Member	1,102	9.5	2,813	7.3
Lone Person (HH)	1,831	15.8	5,773	15.1

Statistics used from Census Dataset 2006

**Chatswood**

# Occupation

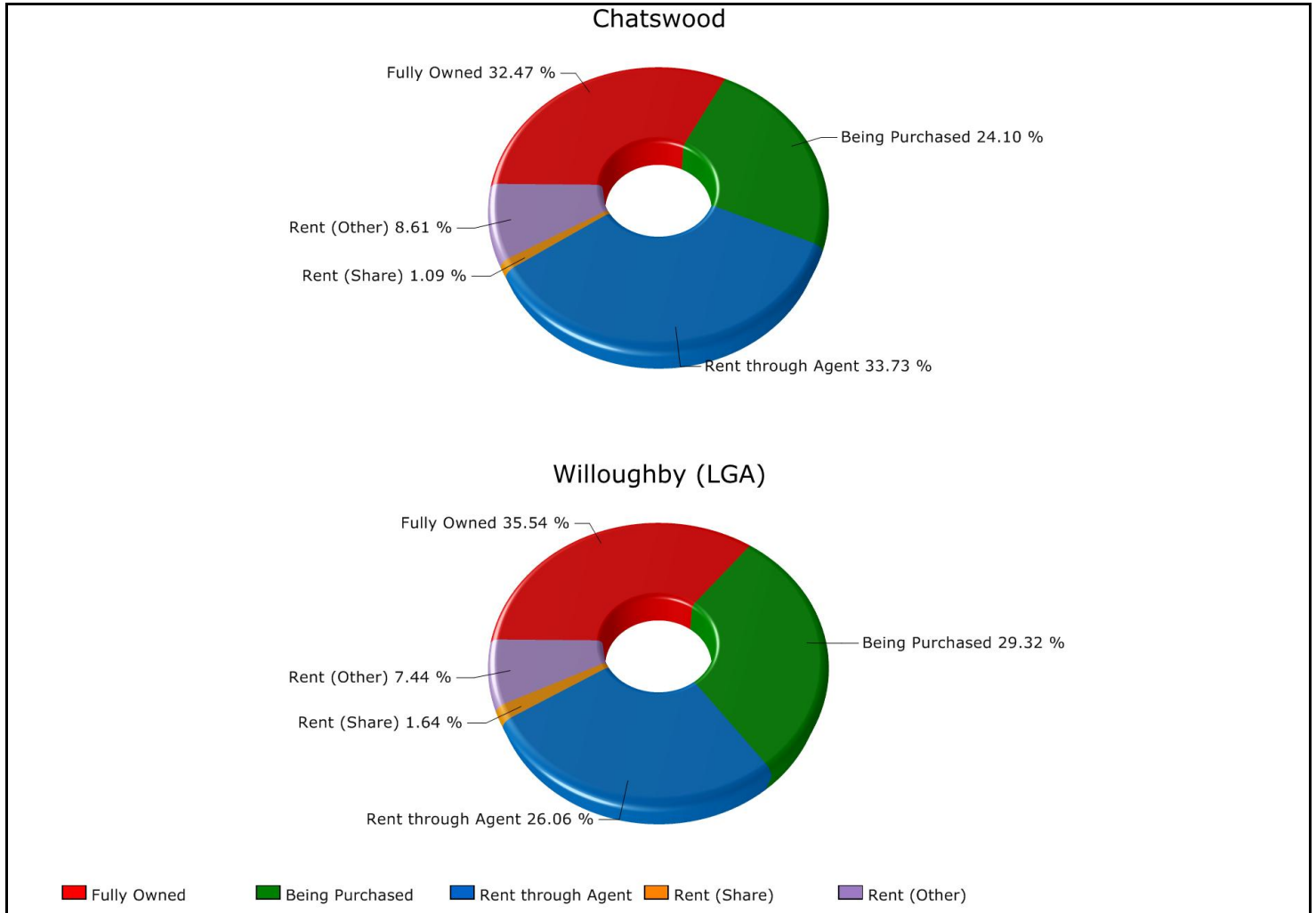


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Management / Administration	1,561	16.8	6,036	18.9
Professional	3,385	36.5	11,998	37.6
Trades-Person / Technician	717	7.7	2,198	6.9
Personal / Community Services	616	6.6	1,942	6.1
Clerical / Administration	1,363	14.7	4,742	14.9
Sales	880	9.5	2,697	8.5
Machine Operator / Driver	183	2	523	1.6
Labourer	406	4.4	1,147	3.6
Other	171	1.8	609	1.9

Statistics used from Census Dataset 2006

**Chatswood**

# Home Ownership

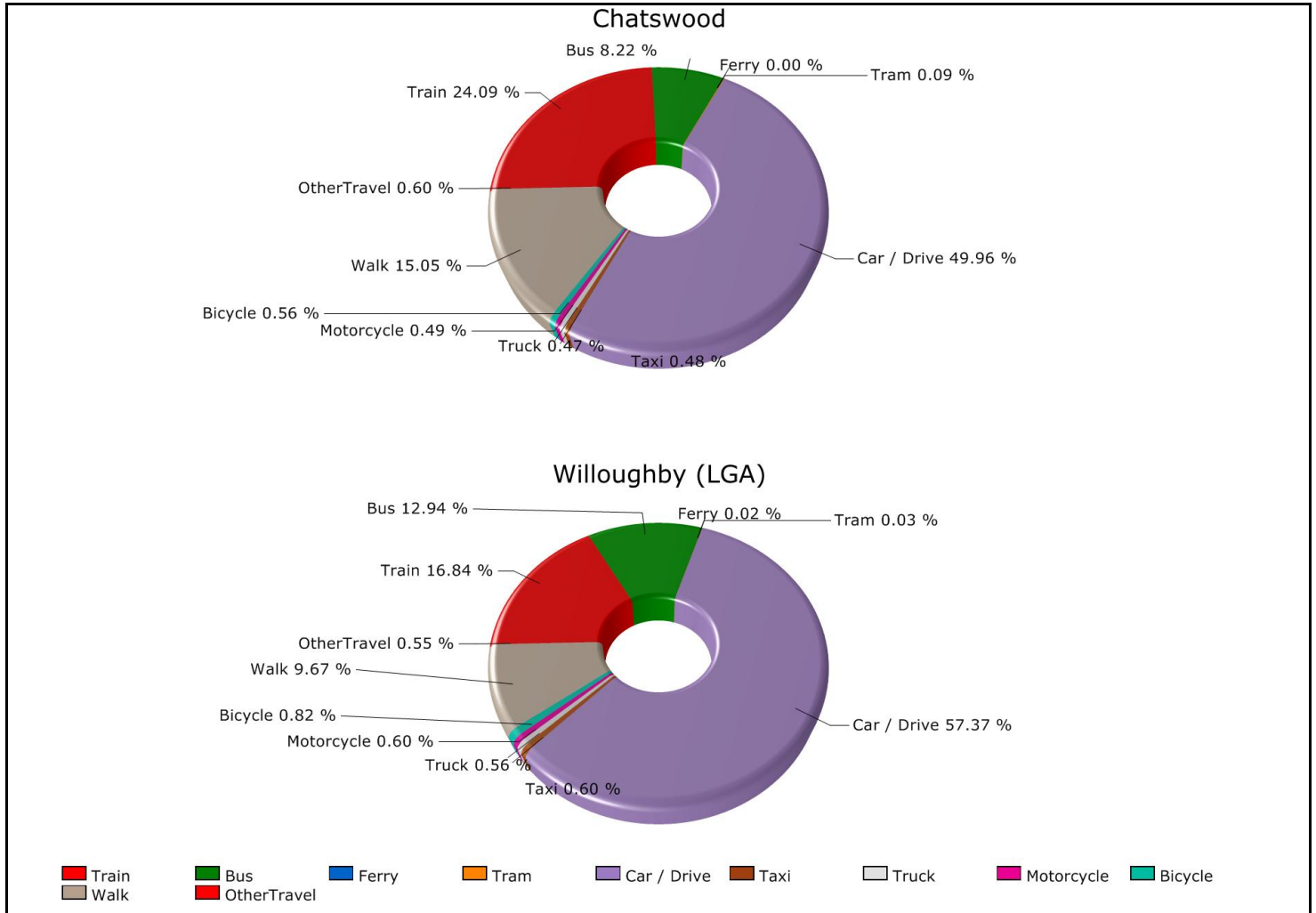


	Chatswood	Willoughby (LGA)
Category	Count	Count
Fully Owned	2,273	8,098
Being Purchased	1,687	6,680
Rent through Agent	2,361	5,937
Rent (Share)	76	373
Rent (Other)	603	1,695

Statistics used from Census Dataset 2006

**Chatswood**

## Method of Travel to Work



Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Train	1,812	24.1	4,291	16.8
Bus	618	8.2	3,297	12.9
Ferry			4	
Tram	7	0.1	8	
Taxi	36	0.5	152	0.6
Car / Drive	3,758	50	14,620	57.4
Truck	35	0.5	143	0.6
Motorcycle	37	0.5	153	0.6
Bicycle	42	0.6	208	0.8
Walk	1,132	15	2,465	9.7
Other	45	0.6	141	0.6

Statistics used from Census Dataset 2006

**Chatswood**

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