

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 6 months, Recent Median Sales Prices, a Map of the Suburb, Capital Growth the Annual Sales over the Last 10 Years and Sale by Price. Demographic information on Age, Ancestry, Family Type, Marital Status, Weekly Household Income, Employment, How People Travel to Work, Occupation, Dwelling Structure, Home Ownership, Monthly Home Loan Repayments and Weekly Rental Payments.

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.

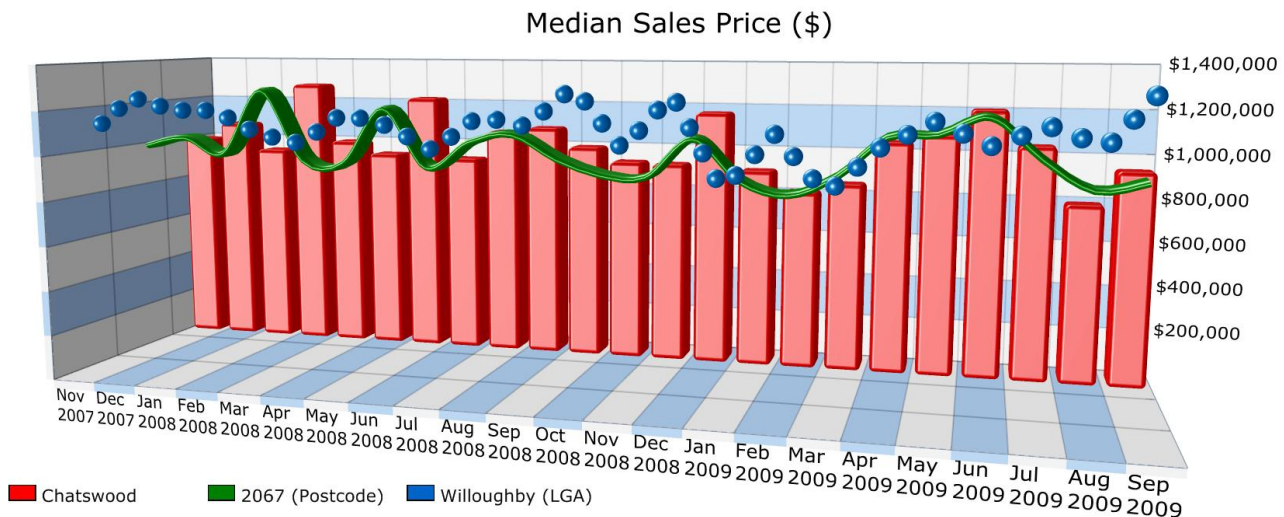
There are approximately 7,276 dwellings, with the majority of these (53%) being Unit or Apartment. 31.2% of properties in the area are fully owned, with 23.2% of the properties being purchased and 56% being owner occupied.

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.




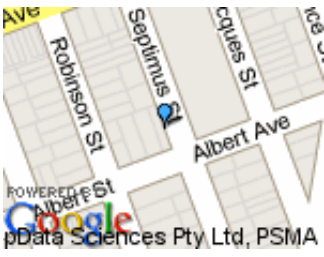
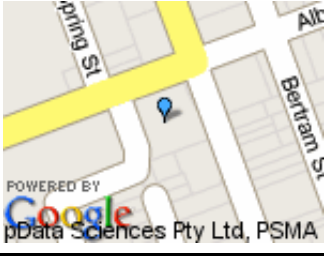
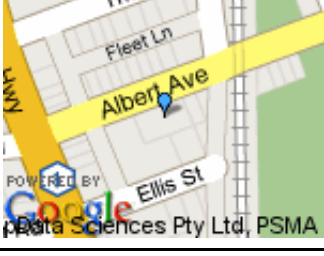
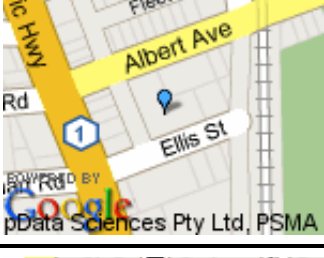
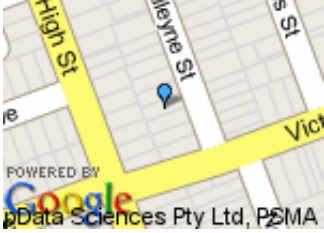
Currently, the median sale price of Houses in Chatswood is \$1,014,435 compared to \$1,152,463 for the Local Government Area of Willoughby.



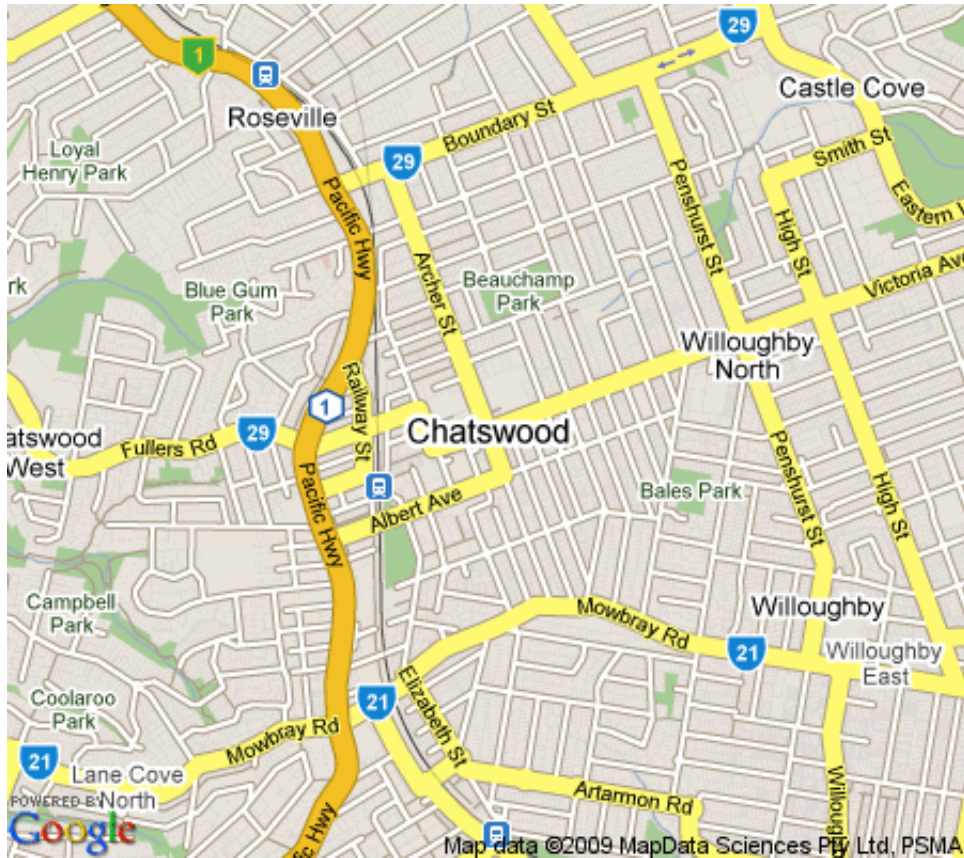
Recent Sales

Minimum Price: \$432,000
Maximum Price: \$18,000,000
Median Price: \$963,000
Average Price: \$4,258,000

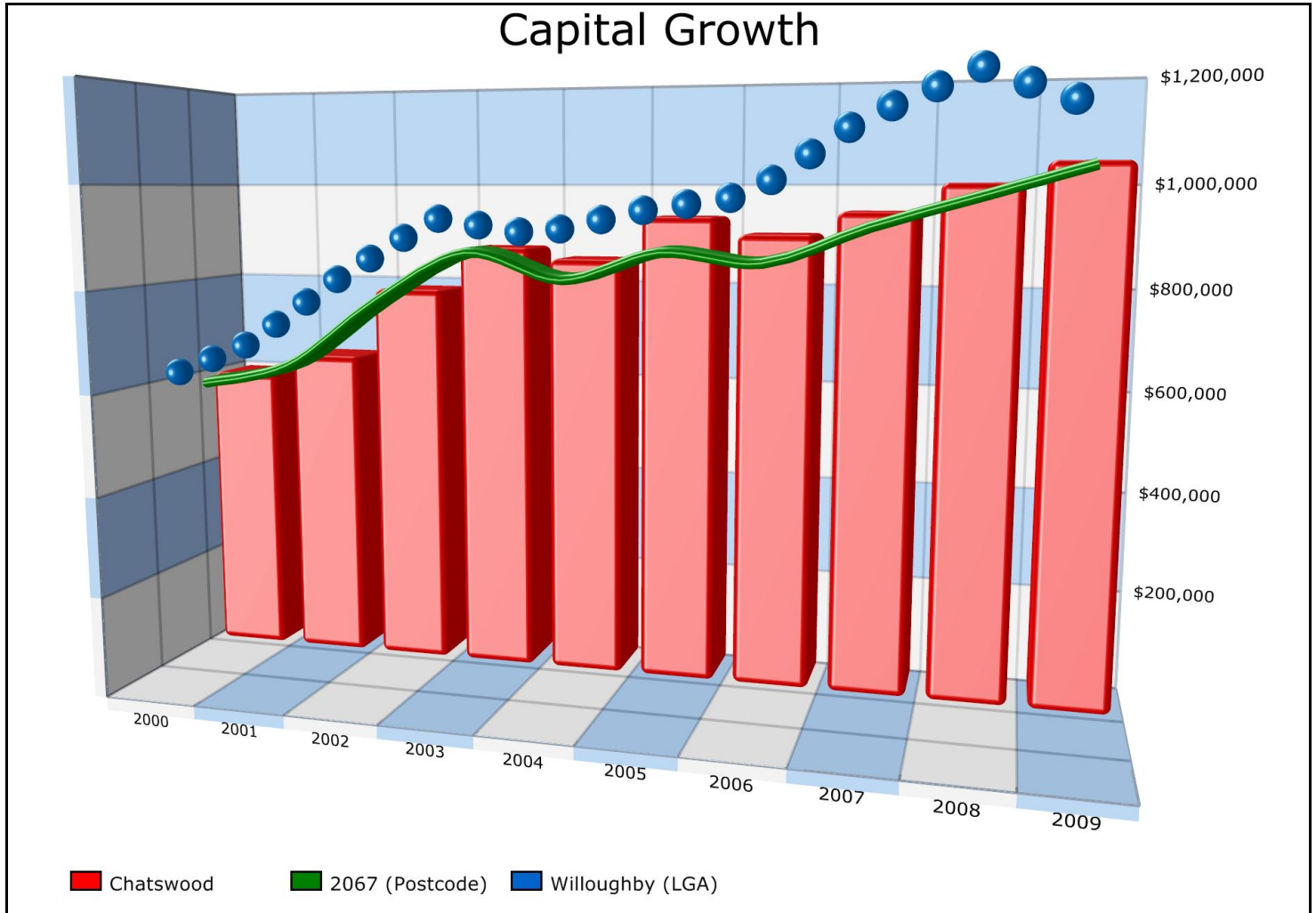
Number of Properties: 5

Property	Address				Sale Price	Sale Date	Area
	1 Albert Ave CHATSWOOD, NSW 2067	6	3	2	\$xxx,xxx.xx	01 May 09	697M
	Carpark 38 Albert Ave CHATSWOOD, NSW 2067	1	1	1	\$xxx,xxx.xx	29 Sep 09	4086M
	35/88 Albert Ave CHATSWOOD, NSW 2067				\$xxx,xxx.xx	26 Jun 09	
	1/96-100 Albert Ave CHATSWOOD, NSW 2067	3	2	1	\$xxx,xxx.xx	25 Jun 09	
	10 Alleyne St CHATSWOOD, NSW 2067	3	1	1	\$xxx,xxx.xx	06 May 09	556M

Suburb Map



Capital Growth - Last 10 Years (\$)

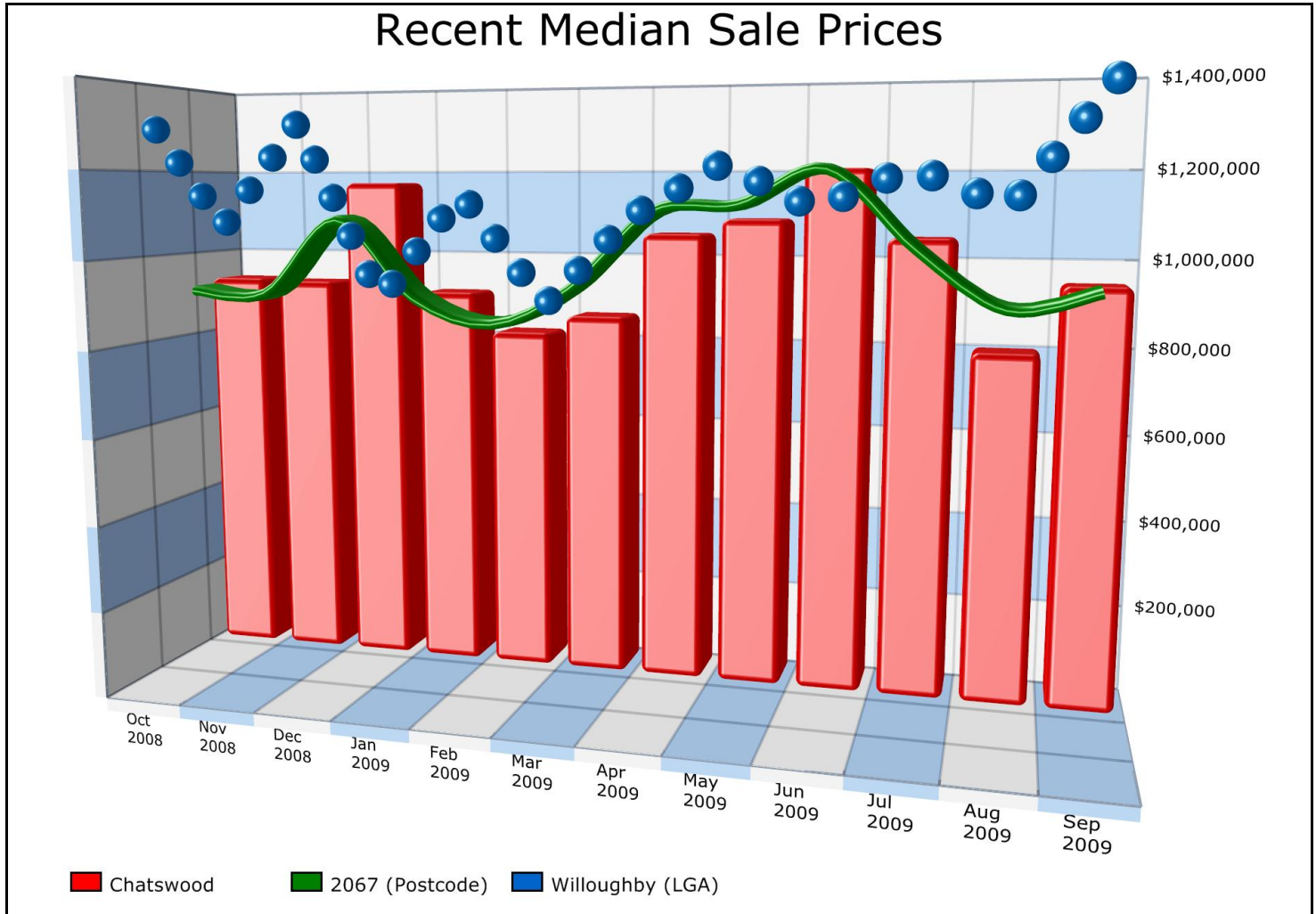


Period	Chatswood		2067 (Postcode)		Willoughby (LGA)	
	(\$)	% Change	(\$)	% Change	(\$)	% Change
2009	1,045,000	4	1,035,000	5.6	1,120,000	-5.9
2008	1,004,500	5.7	980,000	6	1,190,000	7.2
2007	950,000	5	924,500	7.8	1,110,000	13
2006	905,000	-3.5	857,750	-2	982,000	2.8
2005	938,000	10	875,000	6.6	955,000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

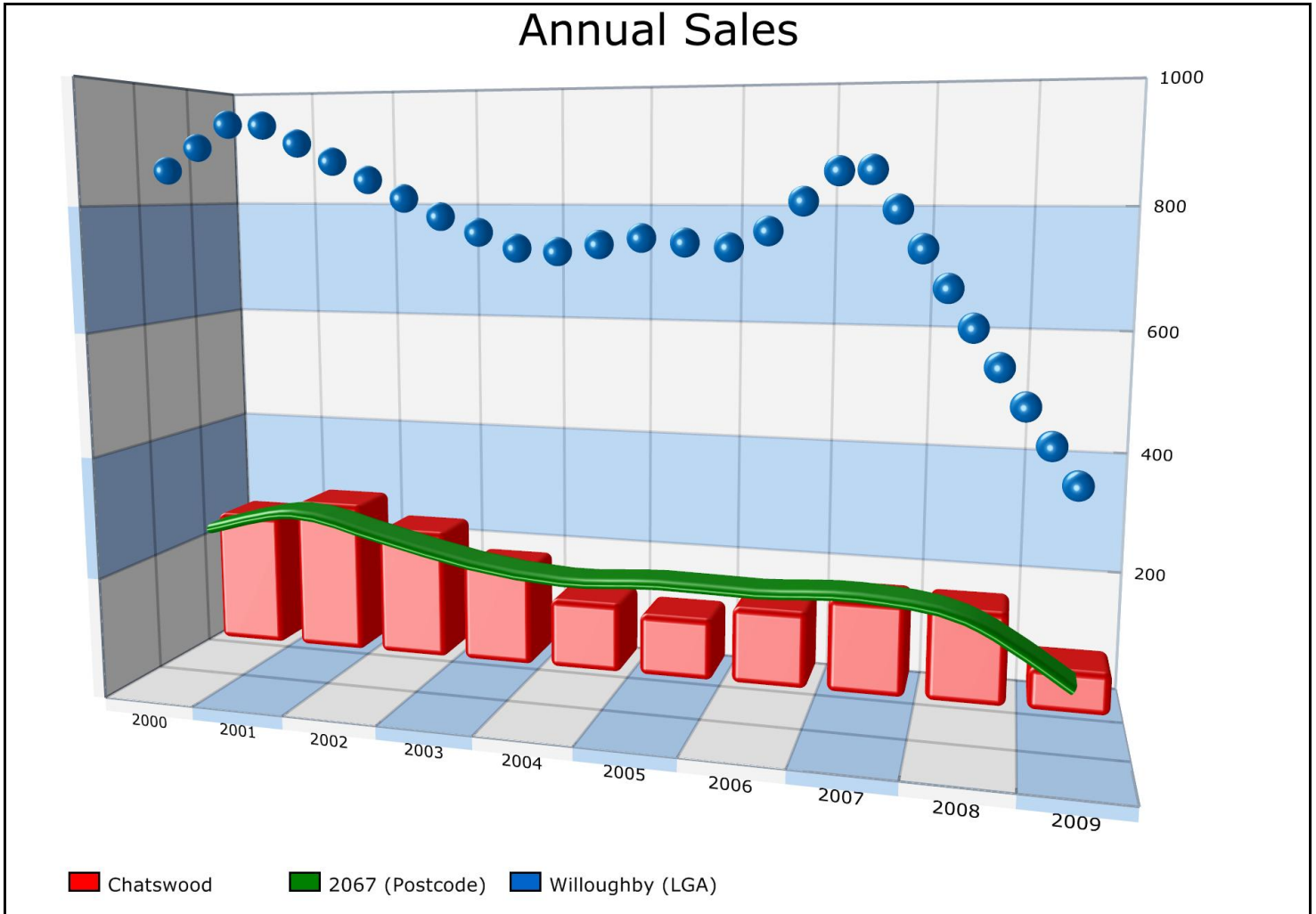


Period	Chatswood (\$)	2067 (Postcode) (\$)	Willoughby (LGA) (\$)
Sep 2009	950,000	950,000	1,365,000
Aug 2009	800,000	912,000	1,125,000
Jul 2009	1,050,000	1,035,000	1,200,000
Jun 2009	1,205,000	1,200,000	1,120,000
May 2009	1,090,000	1,125,000	1,210,000
Apr 2009	1,055,000	1,110,000	1,105,000
Mar 2009	860,000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

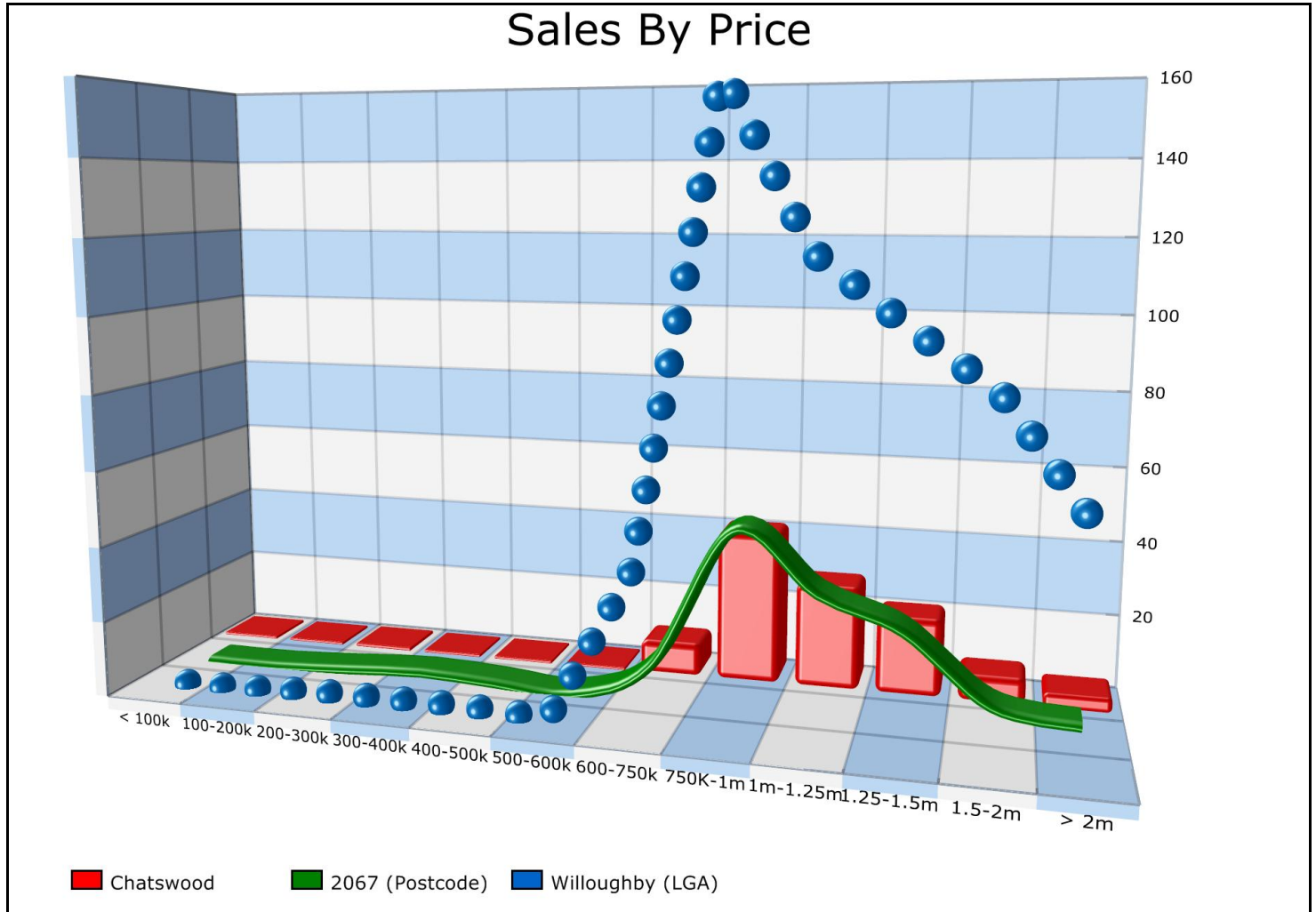


Period	Chatswood	2067 (Postcode)	Willoughby (LGA)
2009	72	84	402
2008	158	179	635
2007	160	202	879
2006	133	196	742
2005	108	199	757
2004	122	192	729
2003	174	209	790
2002	227	244	866
2001	267	276	942
2000	236	241	838

Data for Houses

Chatswood

Sales By Price - Last 12 months

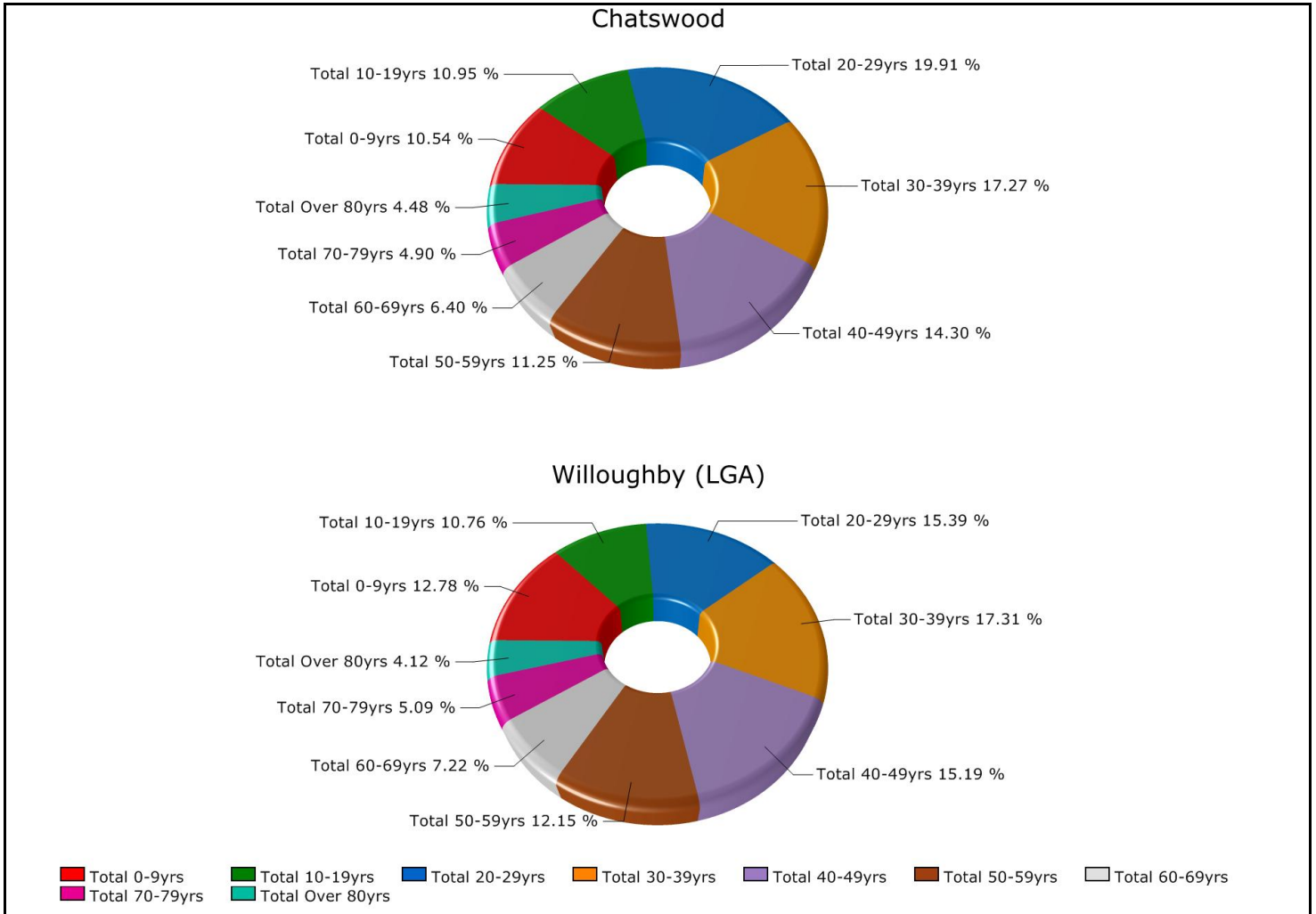


	Chatswood	2067 (Postcode)	Willoughby (LGA)
Range	Sales	Sales	Sales
< 100k			1
100-200k			1
200-300k	1	1	2
300-400k		2	2
400-500k		1	2
500-600k			1
600-750k	9	10	40
750K-1m	41	47	159
1m-1.25m	28	32	118
1.25-1.5m	21	24	102
1.5-2m	7	7	87
> 2m	4	4	58

Data for Houses

Chatswood

Age of Population

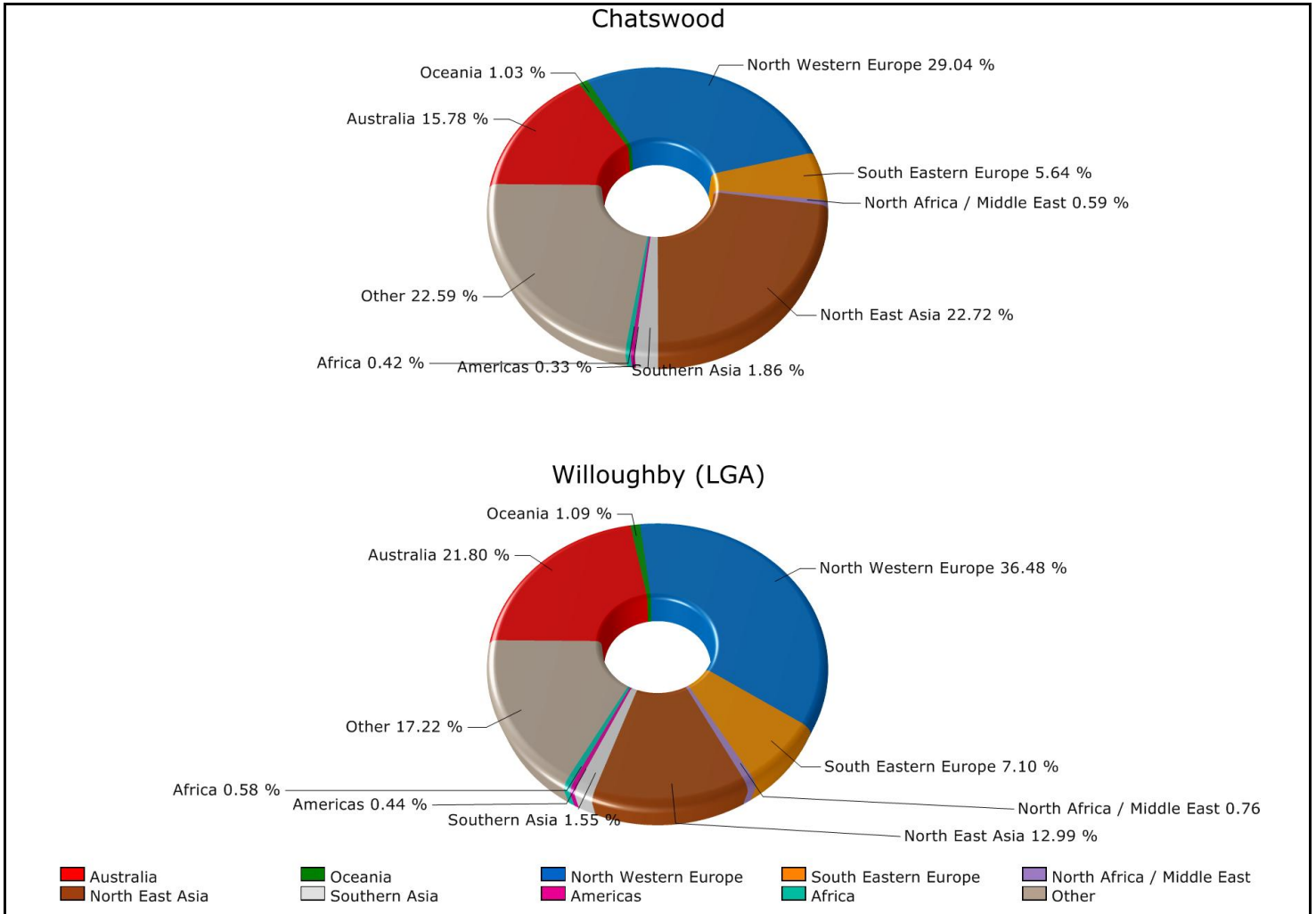


	Chatswood		Willoughby (LGA)	
Category	Count	%	Count	%
Total 0-9yrs	2,063	10.5	8,128	12.8
Total 10-19yrs	2,142	10.9	6,845	10.8
Total 20-29yrs	3,896	19.9	9,788	15.4
Total 30-39yrs	3,379	17.3	11,010	17.3
Total 40-49yrs	2,798	14.3	9,661	15.2
Total 50-59yrs	2,202	11.3	7,727	12.1
Total 60-69yrs	1,252	6.4	4,590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

Ancestry

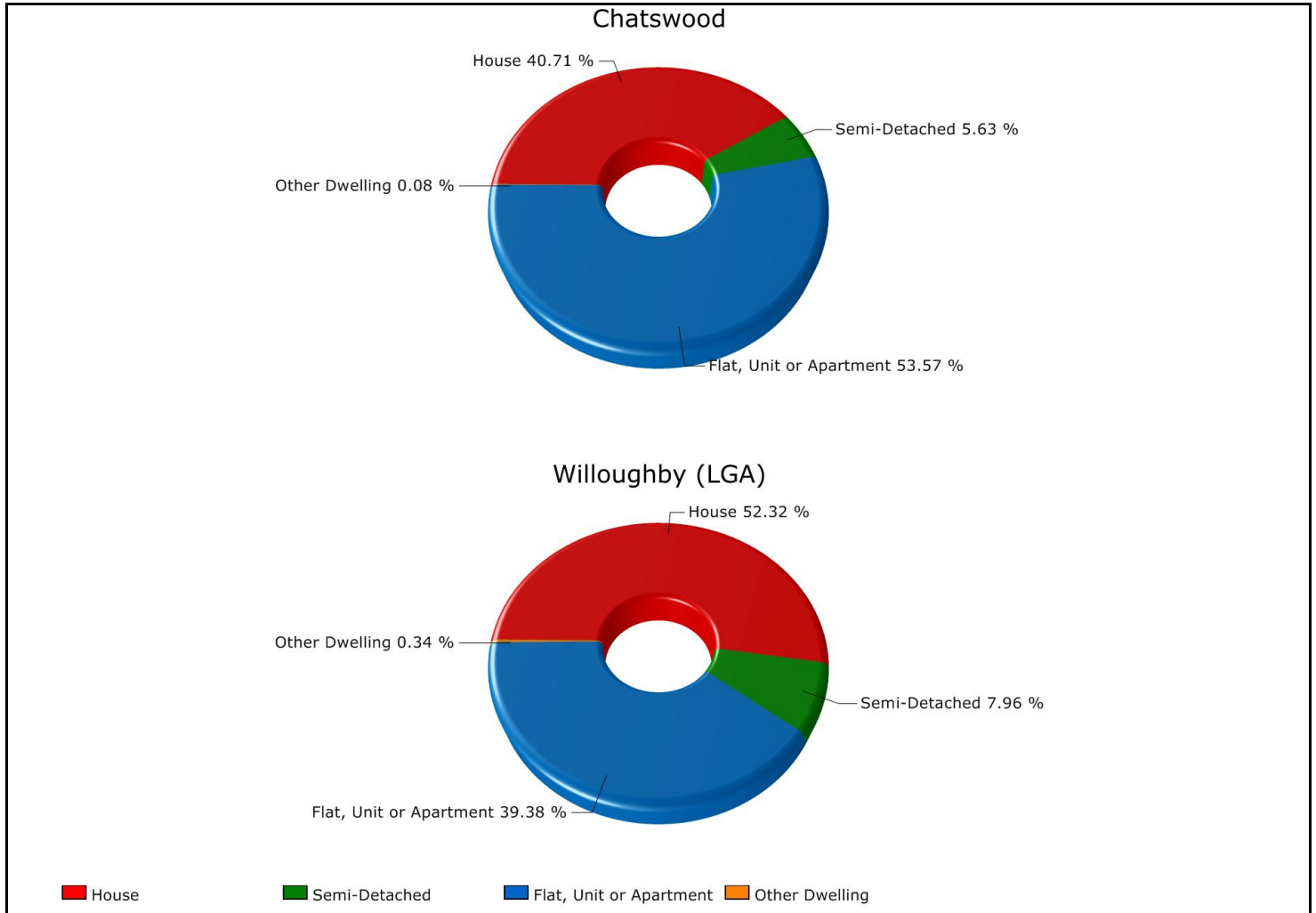


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Australia	3,652	15.8	17,372	21.8
Oceania	238	1	866	1.1
North Western Europe	6,721	29	29,078	36.5
South Western Europe	1,304	5.6	5,657	7.1
North Africa / Middle East	136	0.6	607	0.8
North East Asia	5,257	22.7	10,352	13
Southern Asia	430	1.9	1,233	1.5
Americas	77	0.3	354	0.4
Africa	98	0.4	463	0.6
Other	5,227	22.6	13,724	17.2

Statistics used from Census Dataset 2006

Chatswood

Dwelling Structure

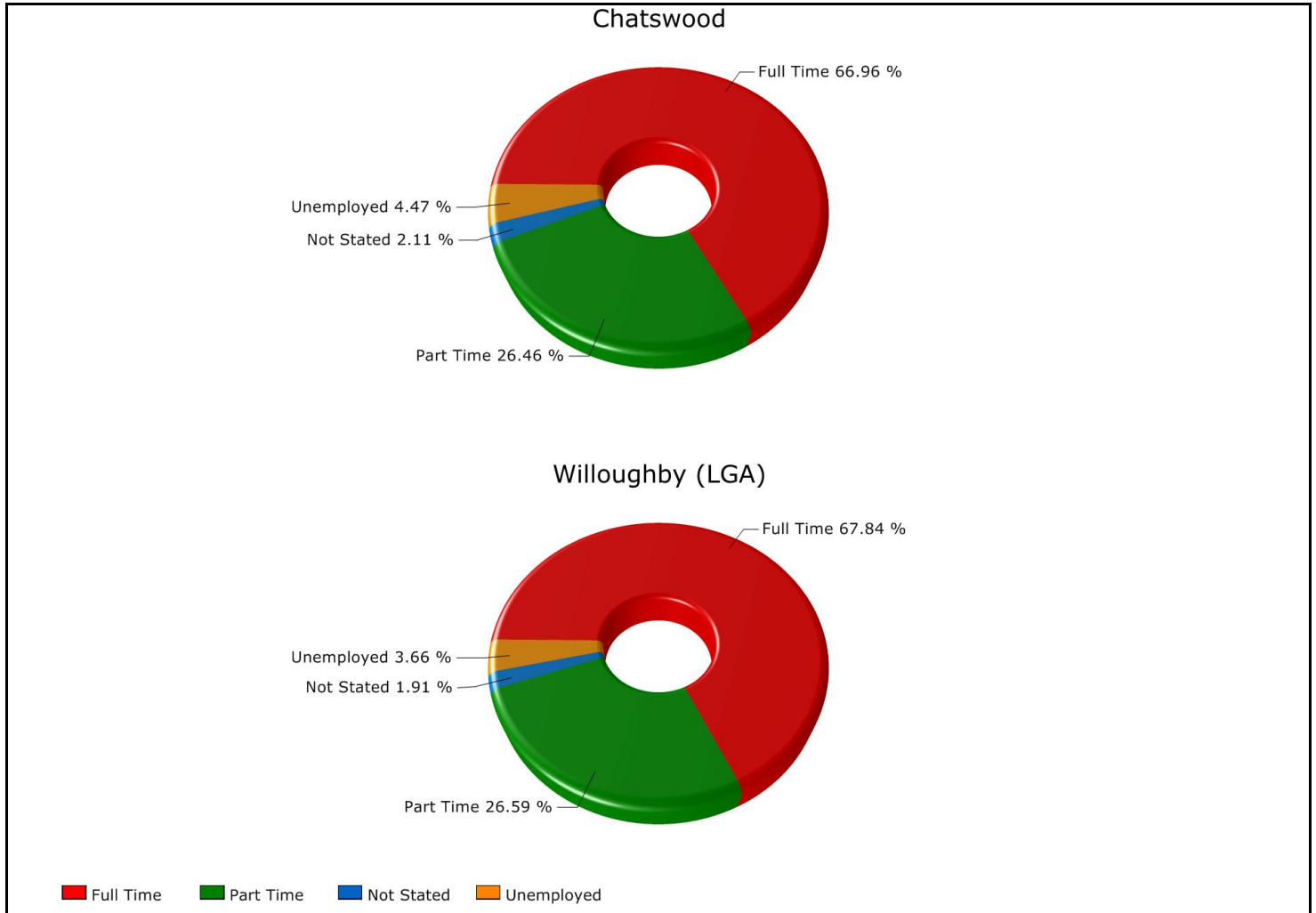


	Chatswood	Willoughby (LGA)
Category	Count	Count
House	2,962	12,317
Semi-Detached	410	1,874
Flat, Unit or Apartment	3,898	9,270
Other Dwelling	6	80
Total	7,276	23,541

Statistics used from Census Dataset 2006

Chatswood

Employment

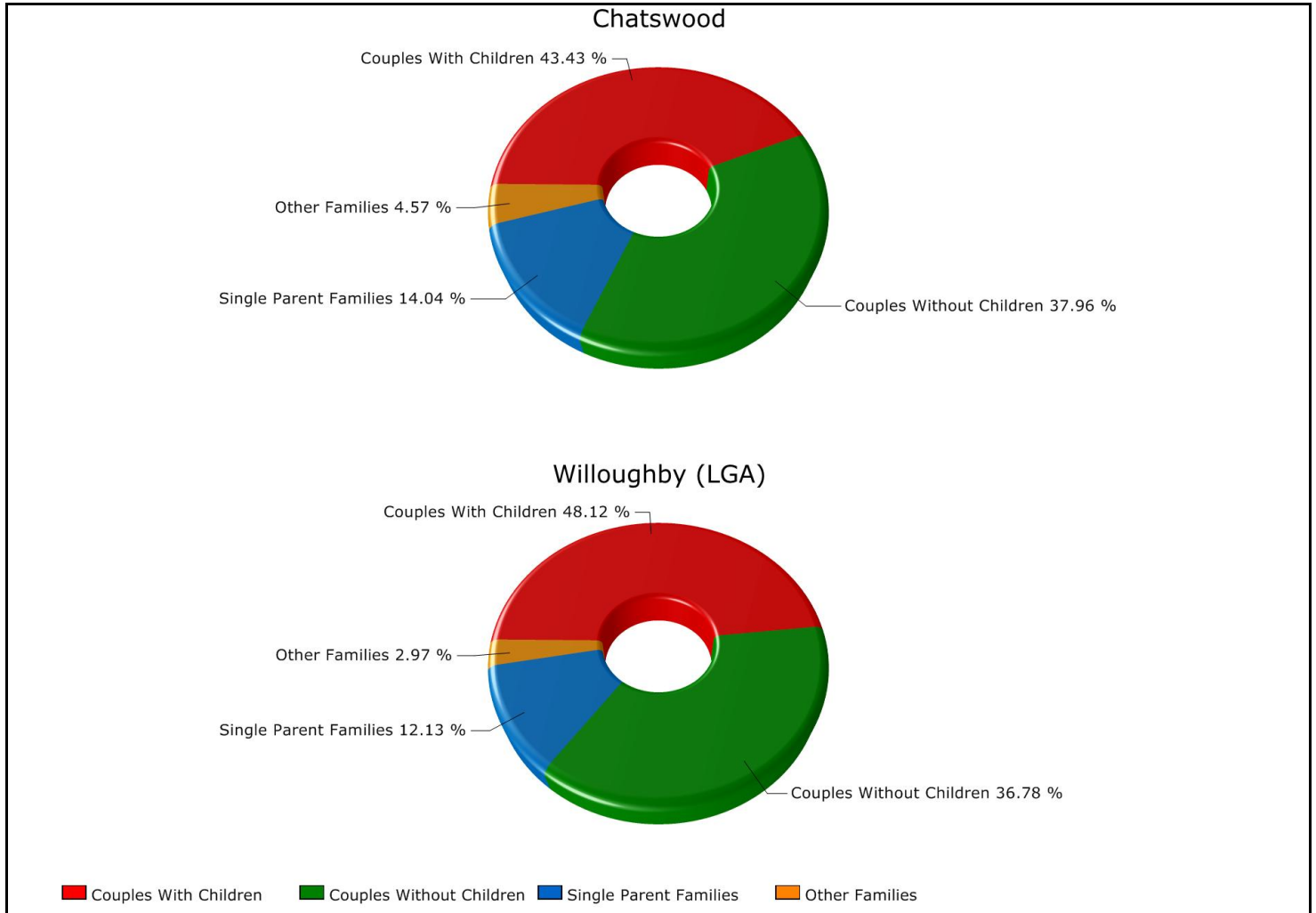


	Chatswood	Willoughby (LGA)
Category	Count	Count
Full Time	6,308	21,689
Part Time	2,493	8,500
Not Stated	199	612
Unemployed	421	1,169
Total	9,421	31,970

Statistics used from Census Dataset 2006

Chatswood

Family Type

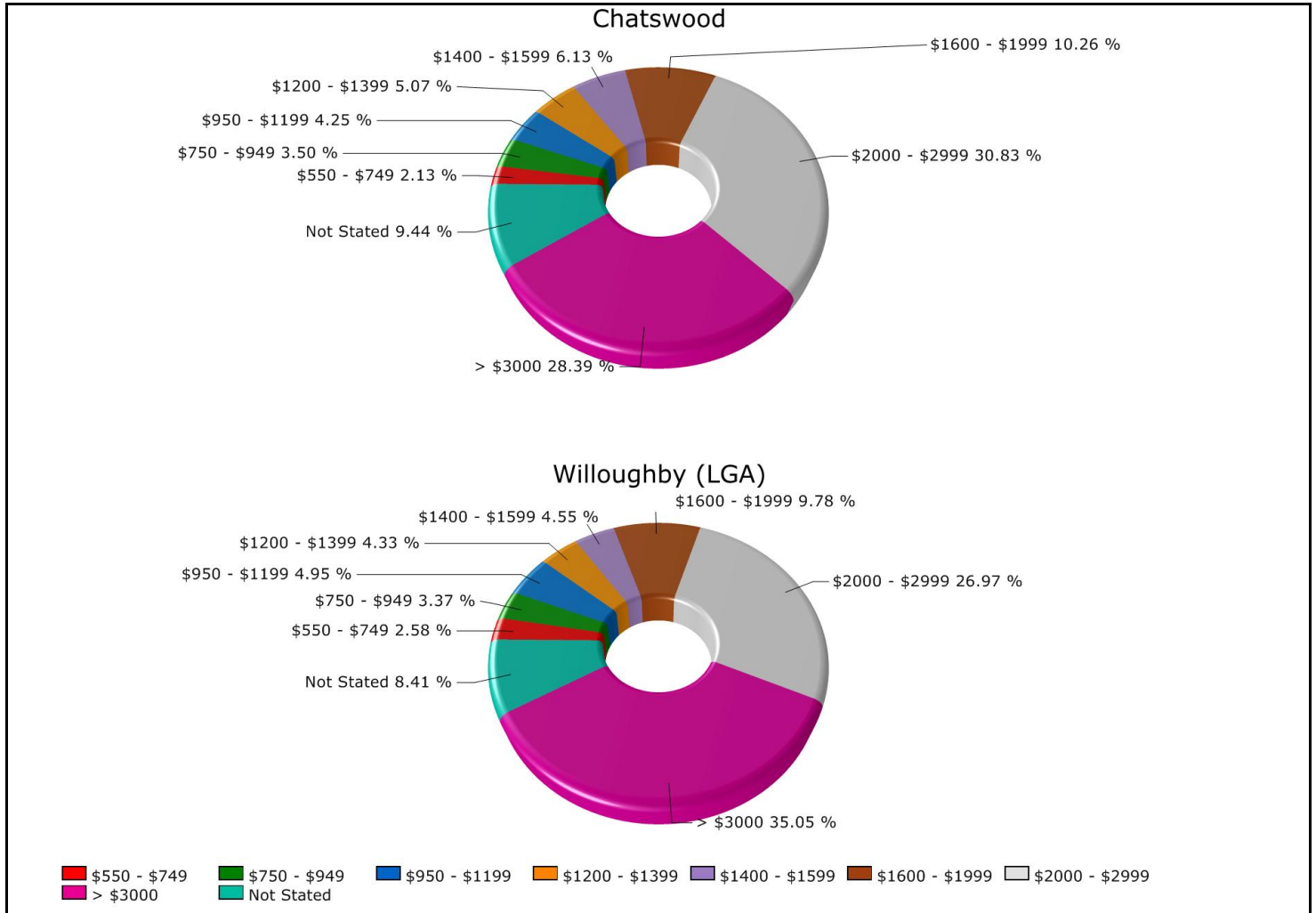


	Chatswood	Willoughby (LGA)
Category	Count	Count
Couples With Children	2,193	8,091
Couples Without Children	1,917	6,184
Single Parent Families	709	2,039
Other Families	231	500
Total	5,050	16,814

Statistics used from Census Dataset 2006

Chatswood

Home Loan Repayments - Monthly

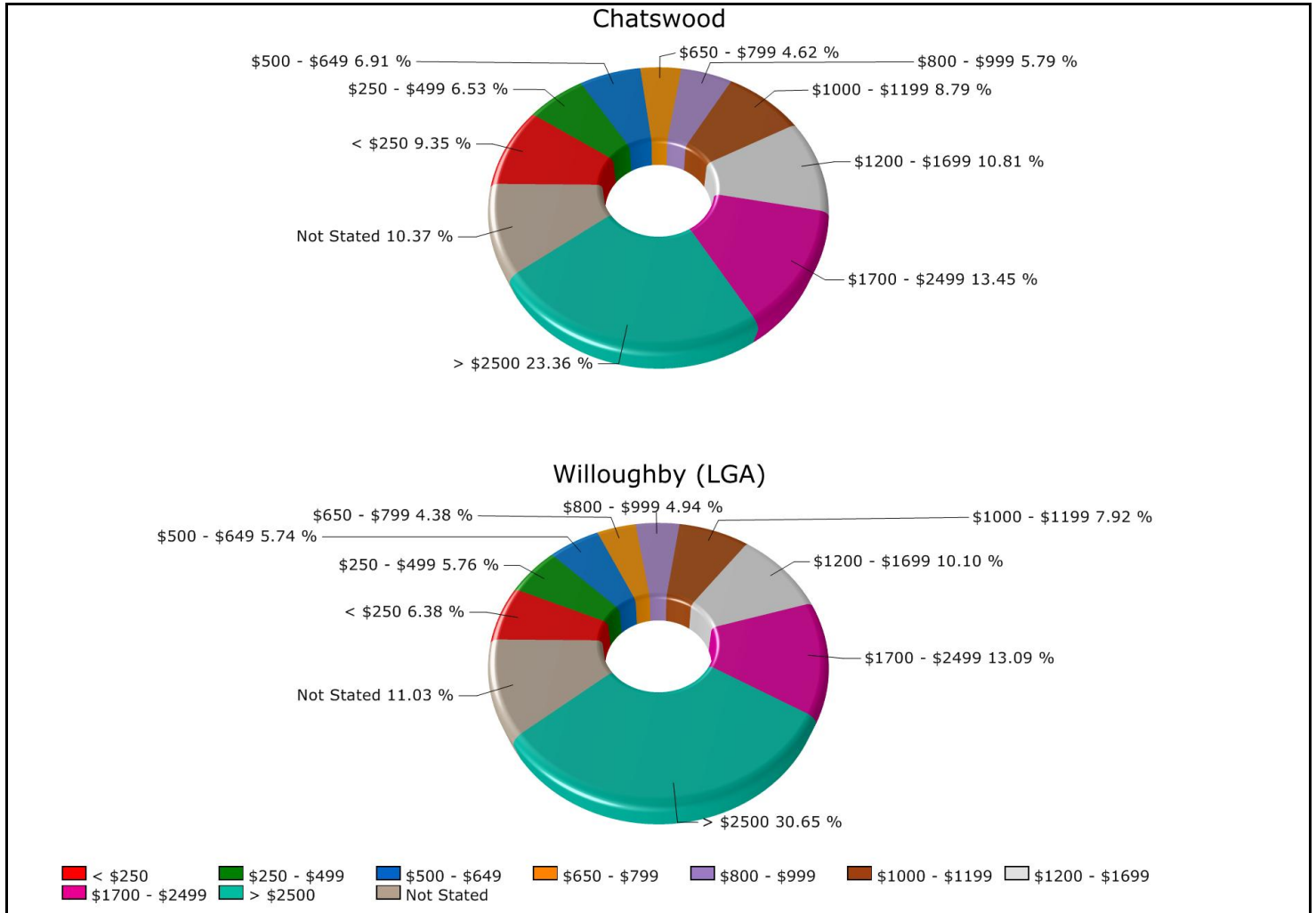


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
\$550 - \$749	34	2.1	164	2.6
\$750 - \$949	56	3.5	214	3.4
\$950 - \$1199	68	4.3	314	4.9
\$1200 - \$1399	81	5.1	275	4.3
\$1400 - \$1599	98	6.1	289	4.6
\$1600 - \$1999	164	10.3	621	9.8
\$2000 - \$2999	493	30.8	1,712	27
> \$3000	454	28.4	2,225	35.1
Not Stated	151	9.4	534	8.4

Statistics used from Census Dataset 2006

Chatswood

Household Income - Weekly

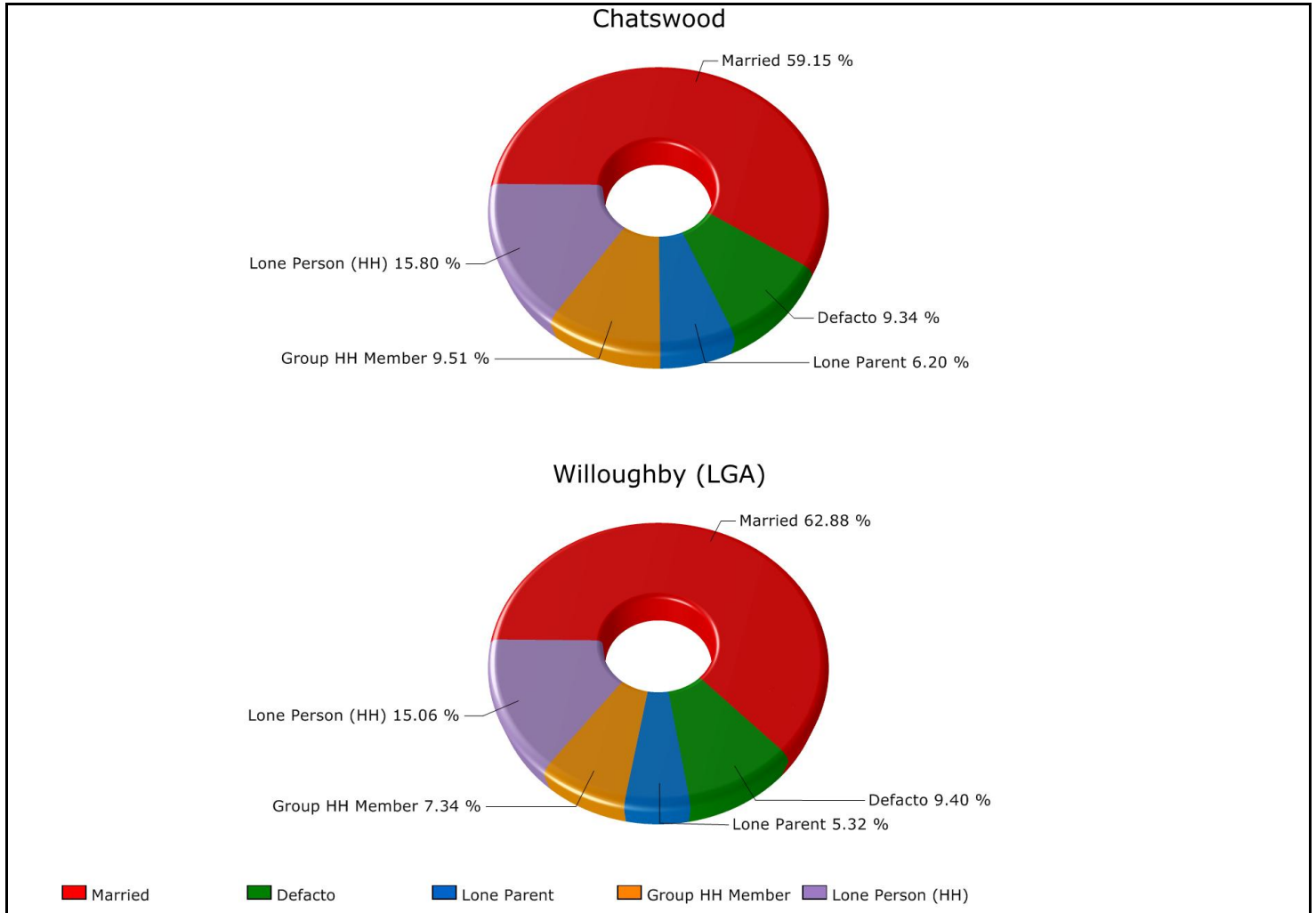


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
< \$250	680	9.4	1,503	6.4
\$250 - \$499	475	6.5	1,356	5.8
\$500 - \$649	502	6.9	1,351	5.7
\$650 - \$799	336	4.6	1,032	4.4
\$800 - \$999	421	5.8	1,163	4.9
\$1000 - \$1199	639	8.8	1,865	7.9
\$1200 - \$1699	786	10.8	2,379	10.1
\$1700 - \$2499	978	13.5	3,081	13.1
> \$2500	1,698	23.4	7,216	30.7
Not Stated	754	10.4	2,597	11

Statistics used from Census Dataset 2006

Chatswood

Marital Status

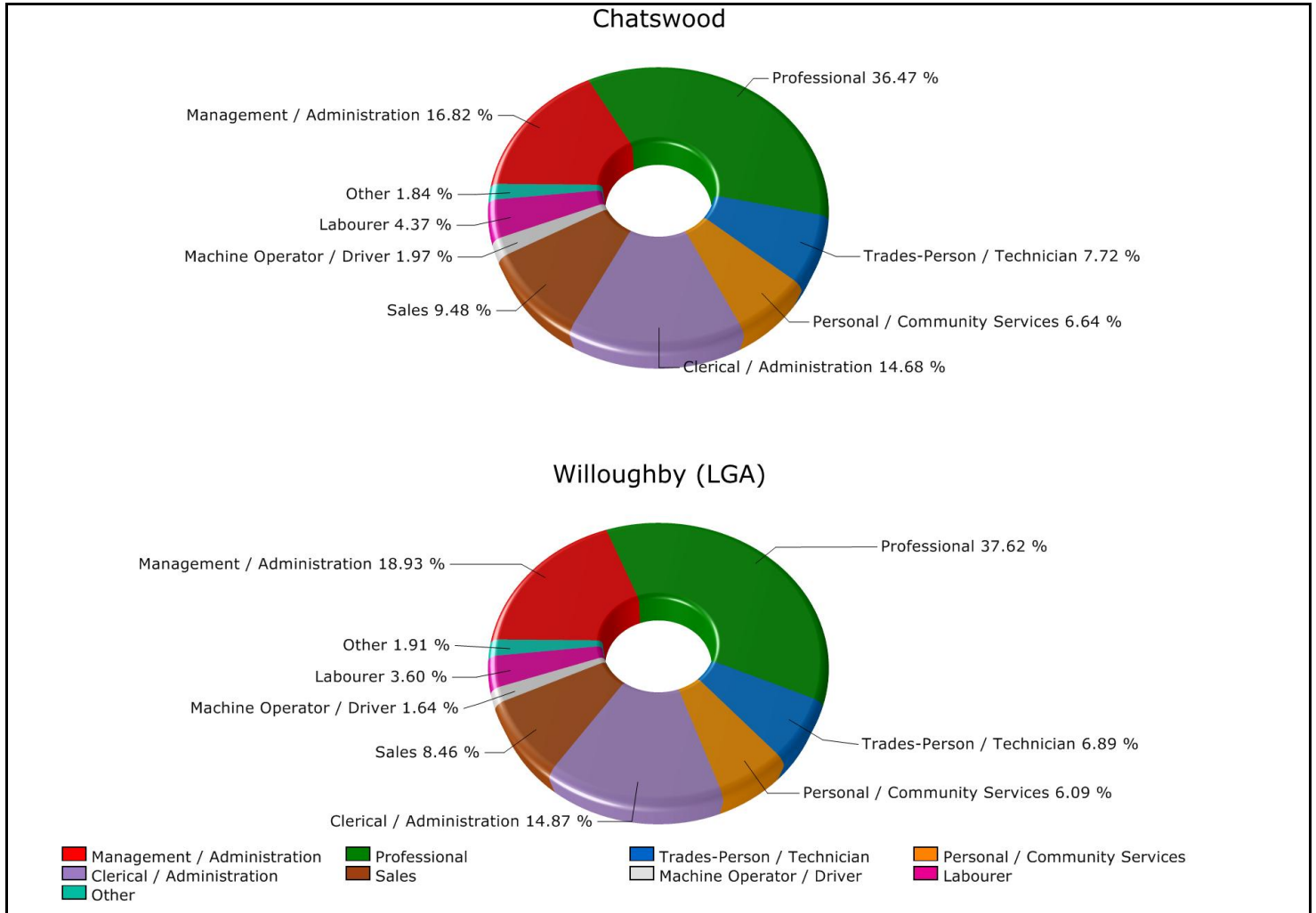


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Married	6,857	59.2	24,096	62.9
Defacto	1,083	9.3	3,601	9.4
Lone Parent	719	6.2	2,039	5.3
Group HH Member	1,102	9.5	2,813	7.3
Lone Person (HH)	1,831	15.8	5,773	15.1

Statistics used from Census Dataset 2006

Chatswood

Occupation

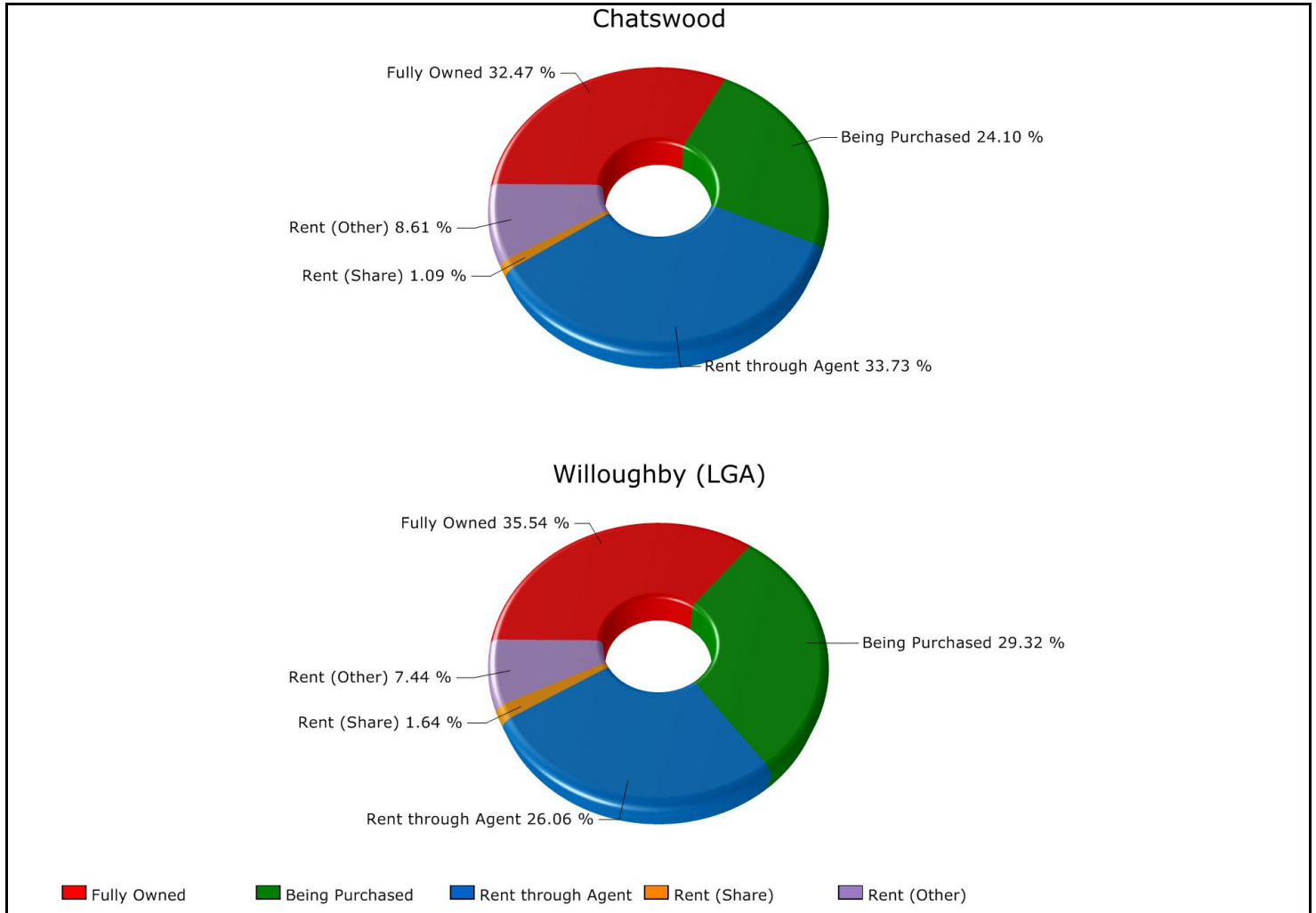


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Management / Administration	1,561	16.8	6,036	18.9
Professional	3,385	36.5	11,998	37.6
Trades-Person / Technician	717	7.7	2,198	6.9
Personal / Community Services	616	6.6	1,942	6.1
Clerical / Administration	1,363	14.7	4,742	14.9
Sales	880	9.5	2,697	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

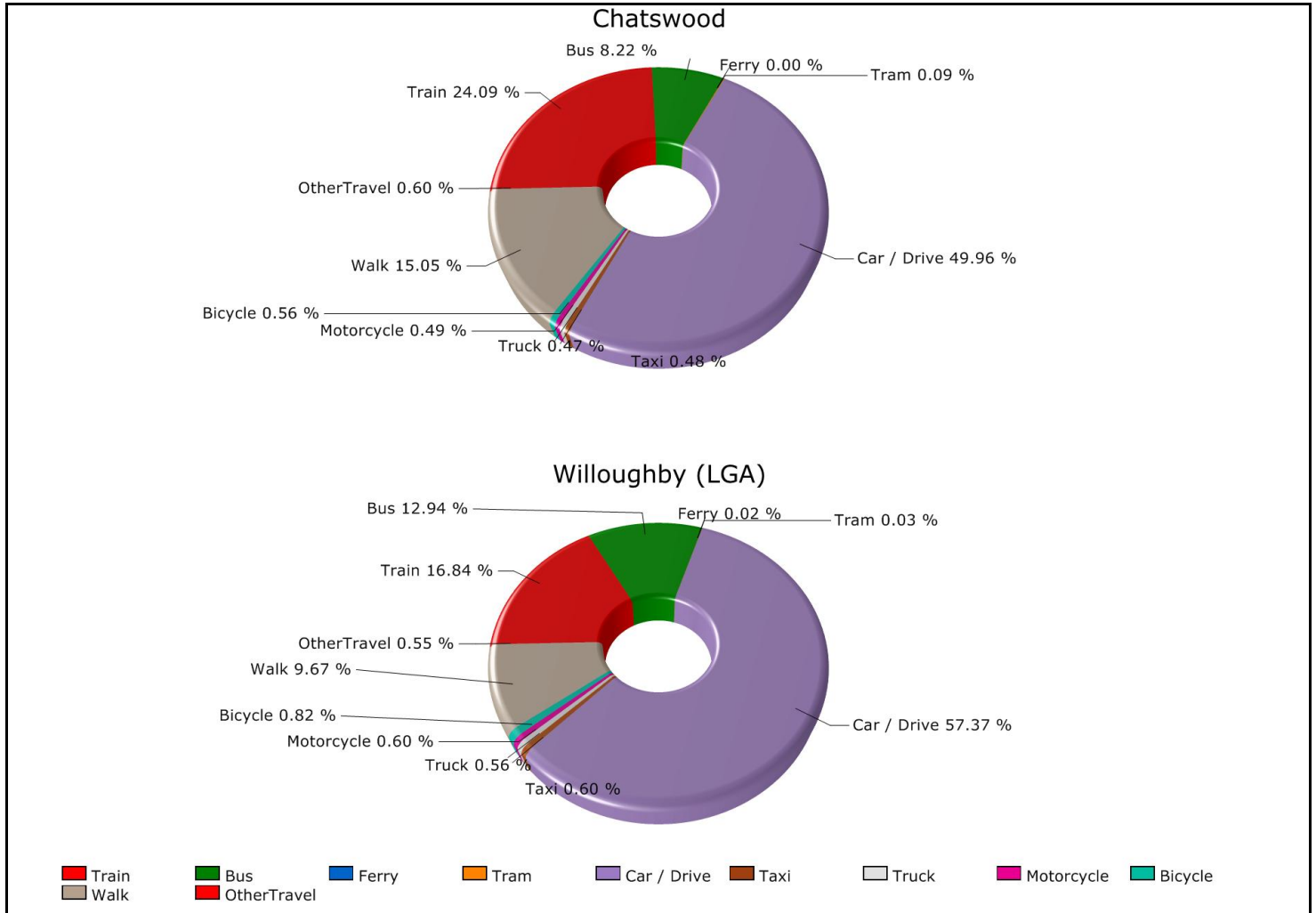


	Chatswood	Willoughby (LGA)
Category	Count	Count
Fully Owned	2,273	8,098
Being Purchased	1,687	6,680
Rent through Agent	2,361	5,937
Rent (Share)	76	373
Rent (Other)	603	1,695

Statistics used from Census Dataset 2006

Chatswood

Method of Travel to Work

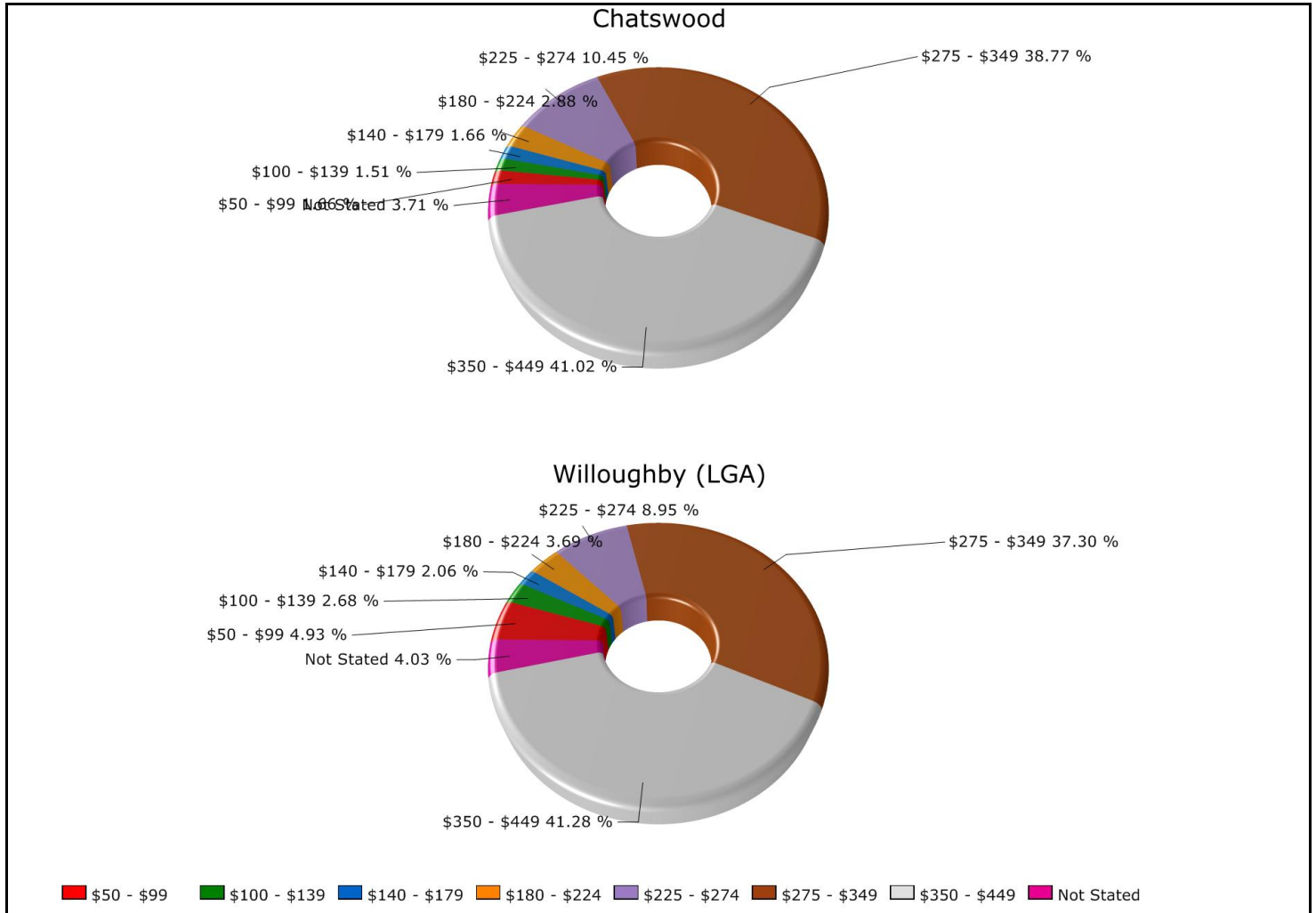


Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
Train	1,812	24.1	4,291	16.8
Bus	618	8.2	3,297	12.9
Ferry			4	
Tram	7	0.1	8	
Taxi	36	0.5	152	0.6
Car / Drive	3,758	50	14,620	57.4
Truck	35	0.5	143	0.6
Motorcycle	37	0.5	153	0.6
Bicycle	42	0.6	208	0.8
Walk	1,132	15	2,465	9.7
Other	45	0.6	141	0.6

Statistics used from Census Dataset 2006

Chatswood

Rent Payments - Weekly



Category	Chatswood		Willoughby (LGA)	
	Count	%	Count	%
\$100 - \$139	31	1.5	143	2.7
\$140 - \$179	34	1.7	110	2.1
\$180 - \$224	59	2.9	197	3.7
\$225 - \$274	214	10.4	477	8.9
\$275 - \$349	794	38.8	1,989	37.3
\$350 - \$449	840	41	2,201	41.3
Not Stated	76	3.7	215	4
Total	2,048	100	5,332	100

Statistics used from Census Dataset 2006

Chatswood

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