

## Neighbourhood Report

Prepared For John Doe

Wednesday, 21 October 2009



This Street Report provides you with an overview of the sales that have occurred in the Street selected. This report includes the Sales in the Street over the past 24 months and includes where available the Address, Bedrooms, Bathrooms, Parking, Sales Price, Sales Date and Area. It also includes statistical information such as Minimum, Maximum, Median and Average Price Information.

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.

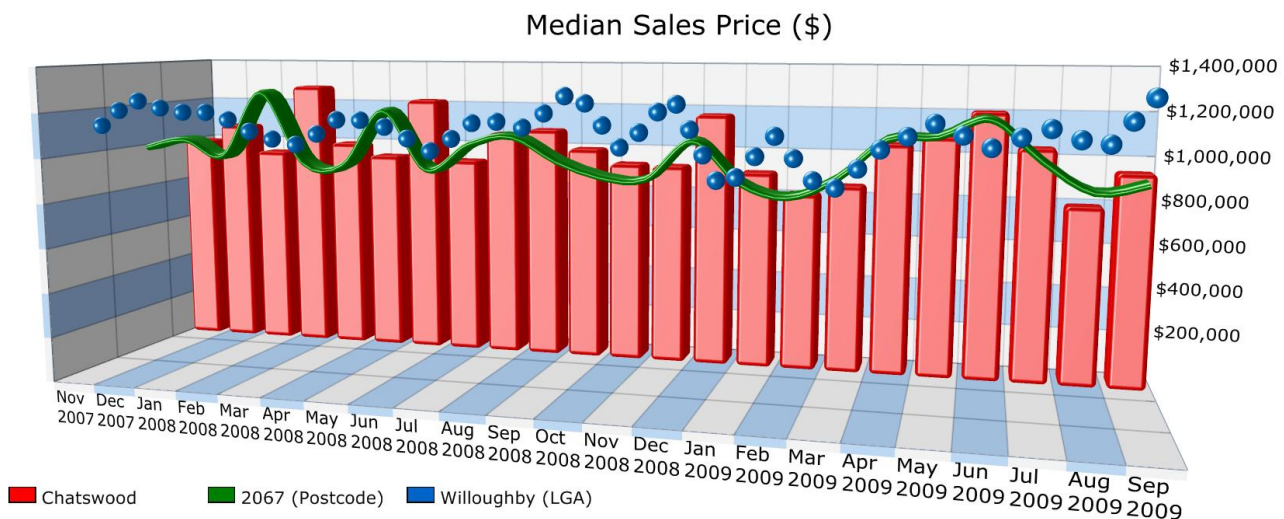
There are approximately 7,276 dwellings, with the majority of these (53%) being Unit or Apartment. 31.2% of properties in the area are fully owned, with 23.2% of the properties being purchased and 56% being owner occupied.

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.




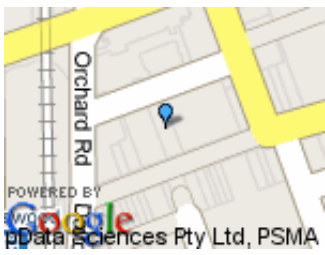


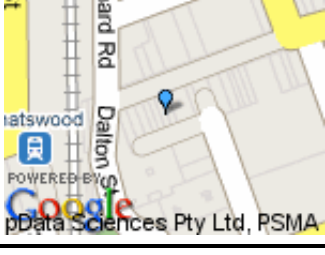

Currently, the median sale price of Houses in Chatswood is \$1,014,435 compared to \$1,152,463 for the Local Government Area of Willoughby.



## Recent Sales

**Minimum Price:** \$2,450,000  
**Maximum Price:** \$17,000,000  
**Median Price:** \$4,300,000  
**Average Price:** \$6,950,000

**Number of Properties:** 5

Property	Address				Sale Price	Sale Date	Area
	443 Victoria Ave CHATSWOOD, NSW 2067				\$xxx,xxx.xx	07 Dec 07	814M
	308 Victoria Ave CHATSWOOD, NSW 2067				\$xxx,xxx.xx	30 Jul 08	436M
	334 Victoria Ave CHATSWOOD, NSW 2067				\$xxx,xxx.xx	18 Nov 08	190M
	418 Victoria Ave CHATSWOOD, NSW 2067				\$xxx,xxx.xx	25 Oct 07	209M
	300A Victoria Ave CHATSWOOD, NSW 2067				\$xxx,xxx.xx	27 Mar 09	220M

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

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Properties may not appear on the google maps provided, or appear incorrectly due to a number of factors outside the control of this application. Those factors could include: the omission of key address details entered into the Red Square listings database or the address provided could not be found by Google Maps. Every precaution has been made to ensure results are as accurate as possible, but due to the reasons stated, no guarantee is provided. The agent should be contacted to get the full details of the properties outlined in this Neighbourhood Report.

The demographics are compiled from a variety of sources including the Australian Bureau of Statistics. Copyright in ABS Data resides with Commonwealth of Australia. Used with permission. (<http://www.abs.gov.au>).

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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