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ACL 388674

Level 1, Suite 9 The Central, 1Ricketts Road  
Mt Waverley  
VIC 3149



## Suburb Statistics Report

Mount Waverley 3149 VIC

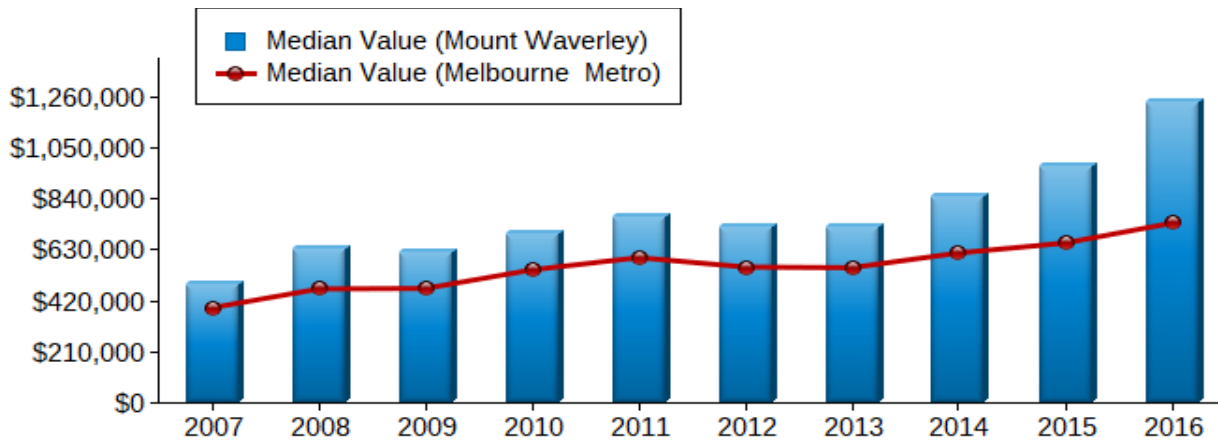
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## Historical House Statistics for Mount Waverley 3149

House				
Year	Mount Waverley		Melbourne Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Mar 2015 - Feb 2016	\$1,233,500	27.2%	\$740,000	12.5%
Mar 2014 - Feb 2015	\$969,500	14.4%	\$658,000	6.7%
Mar 2013 - Feb 2014	\$847,500	17.7%	\$617,000	10.8%
Mar 2012 - Feb 2013	\$720,500	-0.4%	\$556,500	-0.4%
Mar 2011 - Feb 2012	\$723,000	-5.5%	\$559,000	-6.6%
Mar 2010 - Feb 2011	\$765,000	9.7%	\$598,000	9.2%
Mar 2009 - Feb 2010	\$697,500	12.9%	\$547,500	16.3%
Mar 2008 - Feb 2009	\$617,500	-1.9%	\$471,000	0.3%
Mar 2007 - Feb 2008	\$629,500	30.1%	\$469,000	19.9%
Mar 2006 - Feb 2007	\$484,000	5.1%	\$391,500	5.2%



### Capital Growth

Average Growth Over the Last 3 Years	19.6% p.a.
Average Growth Over the Last 10 Years	10.4% p.a.

### Rental Yield

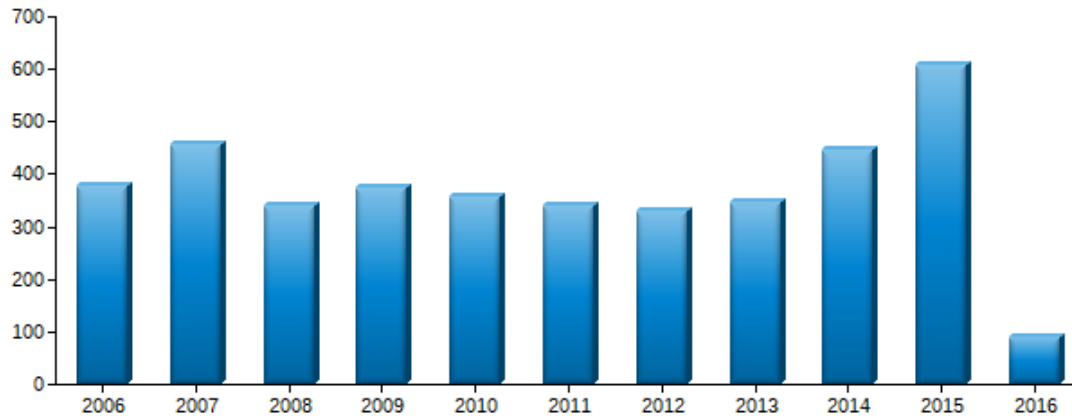
Last Quarter	Last Year	10 Years Average
2.2% p.a.	2.3% p.a.	3.0% p.a.

### Total Returns

Average Return Over the Last 10 Years	13.7% p.a.
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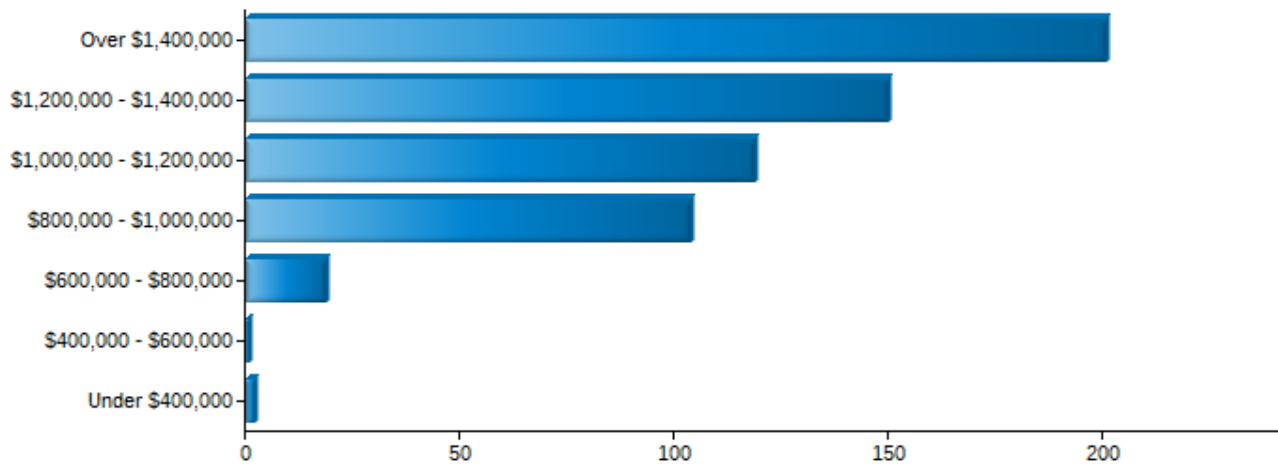
## House Sales for Mount Waverley 3149

Number of House Sales Per Annum (Calendar Year)



\* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



## Predicted House Statistics for Mount Waverley 3149

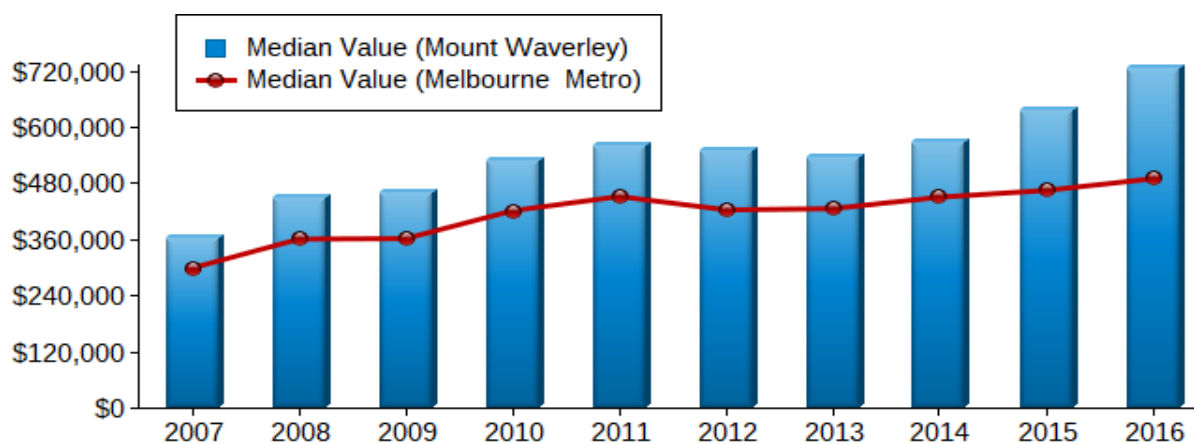
Predicted Capital Growth

Period	Suburb Growth	Melbourne Metro Growth
Next 5 years*	-1% p.a.	1% p.a.
Next 8 years*	1% p.a.	3% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Mount Waverley will be in the order of \$1,397,500.

## Historical Unit Statistics for Mount Waverley 3149

Year	Unit			
	Mount Waverley		Melbourne Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Mar 2015 - Feb 2016	\$726,500	14.0%	\$490,500	5.4%
Mar 2014 - Feb 2015	\$637,000	12.3%	\$465,500	3.1%
Mar 2013 - Feb 2014	\$567,500	6.0%	\$451,000	5.8%
Mar 2012 - Feb 2013	\$535,500	-2.5%	\$426,500	0.5%
Mar 2011 - Feb 2012	\$549,000	-2.2%	\$424,000	-6.3%
Mar 2010 - Feb 2011	\$561,000	6.1%	\$452,500	7.2%
Mar 2009 - Feb 2010	\$528,500	14.7%	\$422,000	16.4%
Mar 2008 - Feb 2009	\$461,000	3.1%	\$362,500	0.3%
Mar 2007 - Feb 2008	\$447,500	23.7%	\$361,500	20.7%
Mar 2006 - Feb 2007	\$362,000	3.8%	\$299,500	2.2%



### Capital Growth

Average Growth Over the Last 3 Years	10.7% p.a.
Average Growth Over the Last 10 Years	7.6% p.a.

### Rental Yield

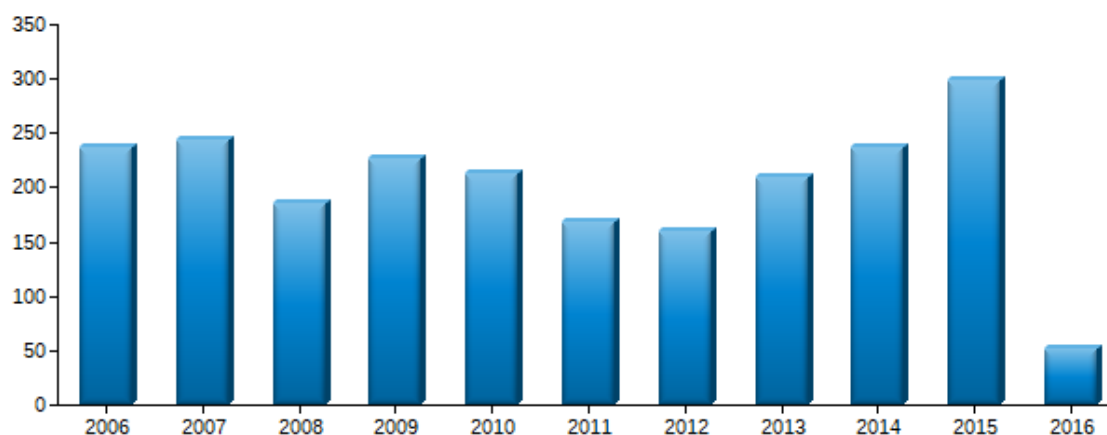
Last Quarter	Last Year	10 Years Average
3.7% p.a.	3.8% p.a.	4.1% p.a.

### Total Returns

Average Return Over the Last 10 Years	12.1% p.a.
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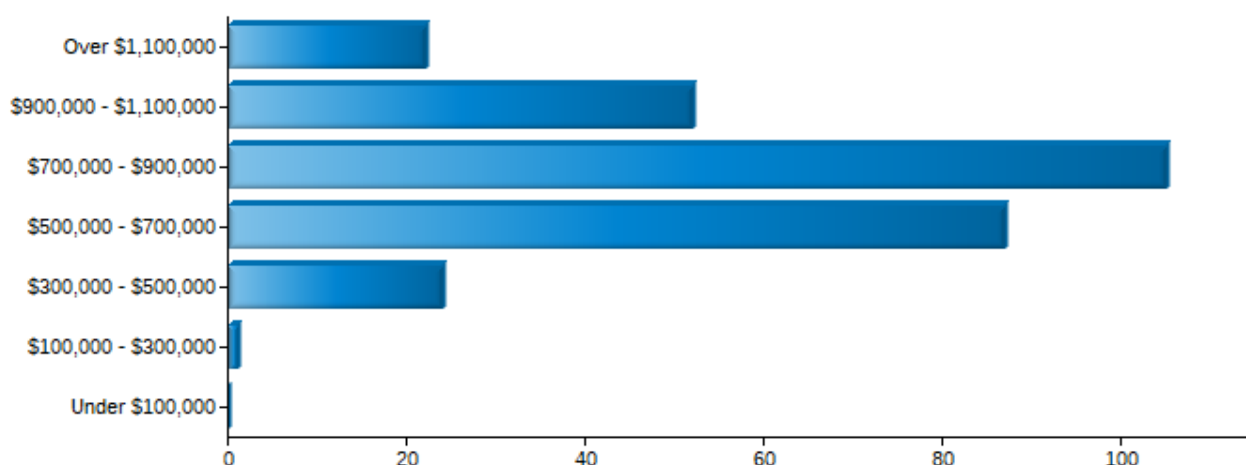
## Unit Sales for Mount Waverley 3149

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



## Predicted Unit Statistics for Mount Waverley 3149

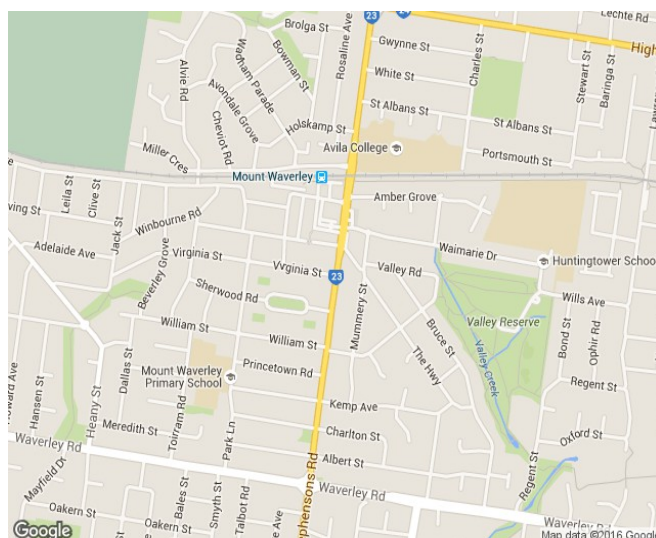
Predicted Capital Growth

Period	Suburb Growth	Melbourne Metro Growth
Next 5 years*	0% p.a.	2% p.a.
Next 8 years*	1% p.a.	3% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Mount Waverley will be in the order of \$838,000.

## Snapshot for Mount Waverley 3149

<b>Median Value of Houses:</b>	\$1,233,000
<b>Median Value of Units:</b>	\$726,500
<b>Number of Dwellings:</b>	15697
<b>Number of Houses:</b>	11143
<b>Number of Units:</b>	4554
<b>Number of Residents (ABS Data):</b>	32077



## Market Activity for Mount Waverley 3149

<b>Number of Properties Listed for Sale:</b>	175
<b>Estimated Days on the Market:</b>	110
<b>Estimated Number of Sales in the Last 3 Months:</b>	196
<b>Estimated Number of Sales in the Same Period Last Year:</b>	222
<b>Current Percentage of Properties on the Market (Mount Waverley):</b>	1.11%
<b>Current Percentage of Properties on the Market (Melbourne Metro):</b>	0.92%

## Street Information for Mount Waverley 3149

Number of Streets in the Suburb: 557

### Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Ricketts Rd	\$2,275,745
Mcleod Pl	\$1,946,091
Quercus Ct	\$1,755,141
Annesley Ct	\$1,753,452
Hamilton Pl	\$1,735,944

Street with Highest Value Property:  
Ricketts Rd

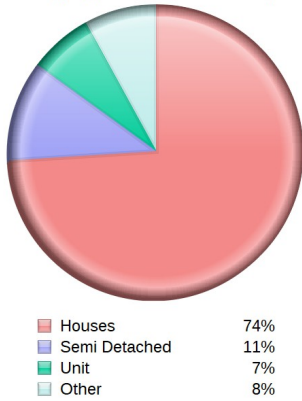
### Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Ripley St	\$495,552
Leila St	\$544,870
Clive St	\$568,356
Apsley St	\$576,918
Stewart St	\$578,883

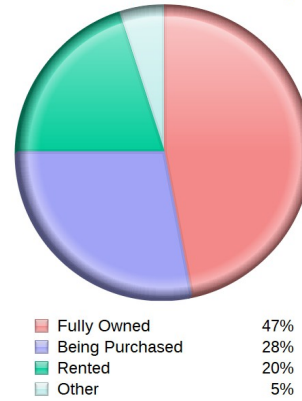
Street with Lowest Value Property:  
Blackburn Rd

# Demographics for Mount Waverley 3149

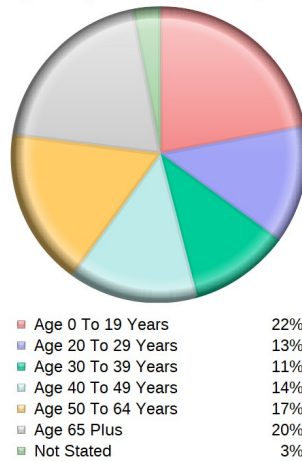
Dwelling Type - Mount Waverley 3149



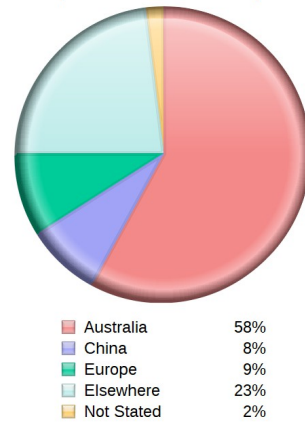
Home Ownership - Mount Waverley 3149



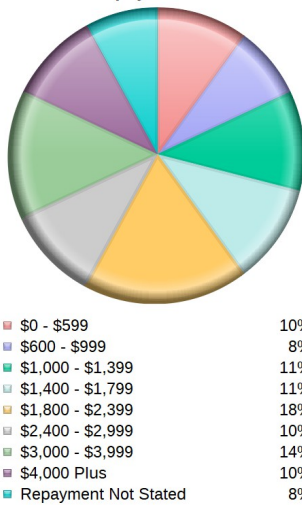
Age Range - Mount Waverley 3149



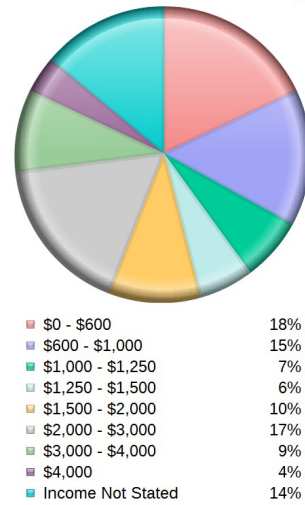
Birthplace - Mount Waverley 3149



Monthly Homeloan Repayment - Mount Waverley 3149



Household Income - Mount Waverley 3149



Created by Residex using data provided by the ABS

## Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

## About FinancePath

Financepath is a boutique Mortgage Management company specialising in providing education and advice on home loans, investment and business loans and smart money management. We also offer a unique Property Solution to help clients find the right property for them.



## Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description	
	<p><b>The Residex Report</b> can help you make more profitable real estate purchase and sale decisions by understanding key market drivers.</p> <p>This Report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state. Predictions are included on a regional basis.</p>	
<p><b><i>“...the average performing unit from a region in the Report out-performed the Australian average unit return by over 36%”</i></b></p>		
	<p>The <b>Best Rent Report</b> is ideal for investors looking to reduce out-of-pocket costs without compromising on capital growth. Each Report contains the best 100 predicted suburbs based on rental returns, capital growth predictions over five years and qualitative research.</p>	
	<p>For investors looking for the best growth areas the <b>Top 100 Predictions Report</b> provides detailed market information and predictions on the Top 100 suburbs which are predicted to have annual capital growth in excess of four per cent over the next eight years.</p>	
	<p>The <b>Renovators Top 100 Report</b> will help you determine the best suburbs to profit in through renovating residential property. The <b>Renovators Suburb Report</b> gives a street by street analysis showing street median prices and ranges of values.</p>	

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