

Postcode Statistics

POSTCODE 2017

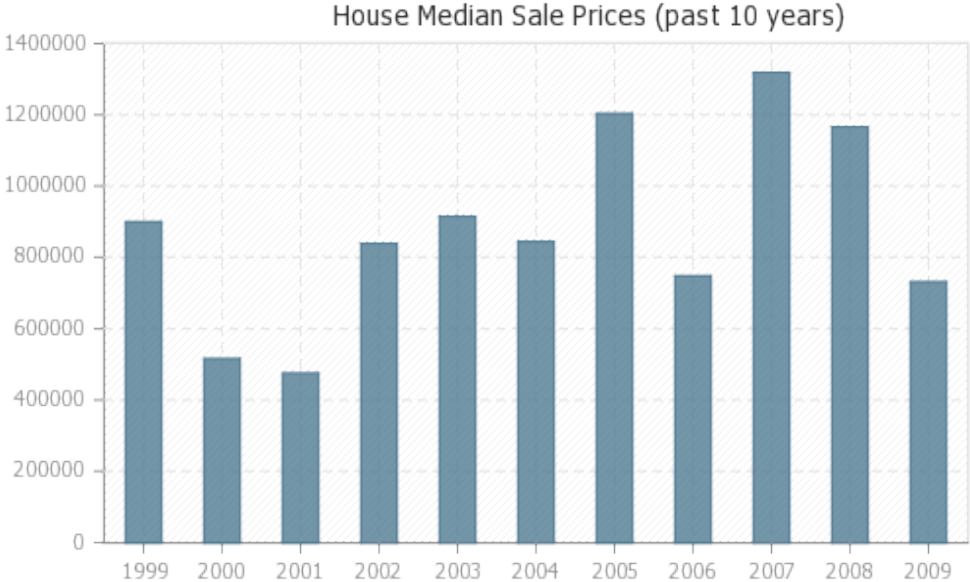
HOUSE STATISTICS

The following house statistics relate to the Postcode of 2017, which contains Waterloo, Zetland. Statistical information is obtained from Residex Pty Limited, unless otherwise specified.

Area	2017 post code (Waterloo, Zetland)
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Median Sales	Last year, the median (i.e. the middle number in a series) sale price of houses in this area was \$639,000. Last quarter, the median sale price of houses in this area was \$654,500.
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Over the last 10 years, the median sale price has been as follows:



Capital Growth

During the last three years the capital growth in house prices was 19.2%. The average rate of growth over the last 10 years for this area was 7.7%.

Period	Area Growth	Sydney Growth
Growth for the year ended June 2009	2.4%	0.8%
Growth for the year ended June 2008	10.1%	0.7%
Growth for the year ended June 2007	6.7%	6.1%

Projected Capital Growth

In 8 years time, the median house price in Postcode 2017 is projected to be in the order of 8%+ p.a..

Period	Area Growth	Sydney Growth
Projected growth for the next 5 years*	5%+ p.a.	4%+ p.a.
Projected growth for the next 8 years*	8%+ p.a.	6%+ p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. However, on average the Capital Growth is predicted to be as quoted above.

Rental Yield

Over the last 10 years, the average rental yield for houses for this area was 4.36% (i.e. a house worth \$100 would attract \$4.36 of rent per annum).

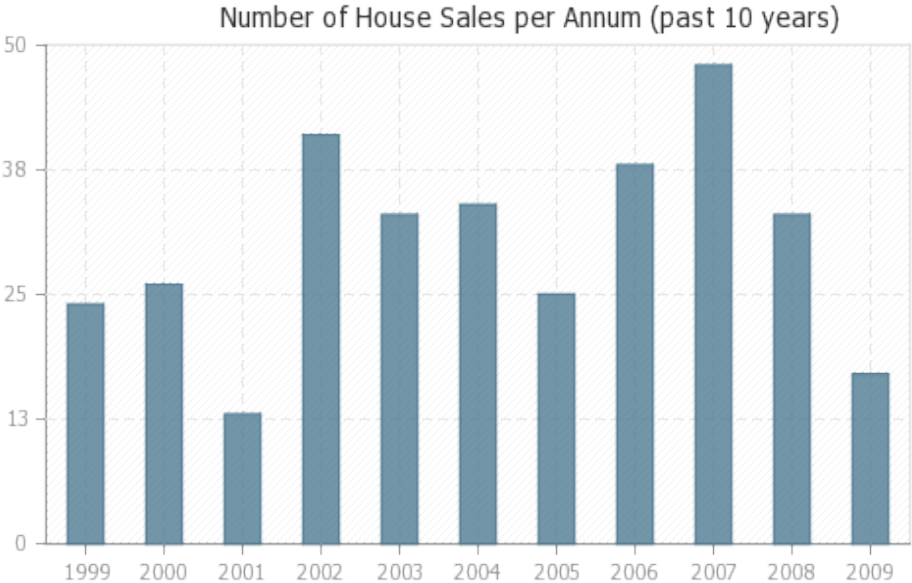
Last year, the median rental yield for this area was 4.34%.

Last quarter, the median rental yield for this area was 4.41%.

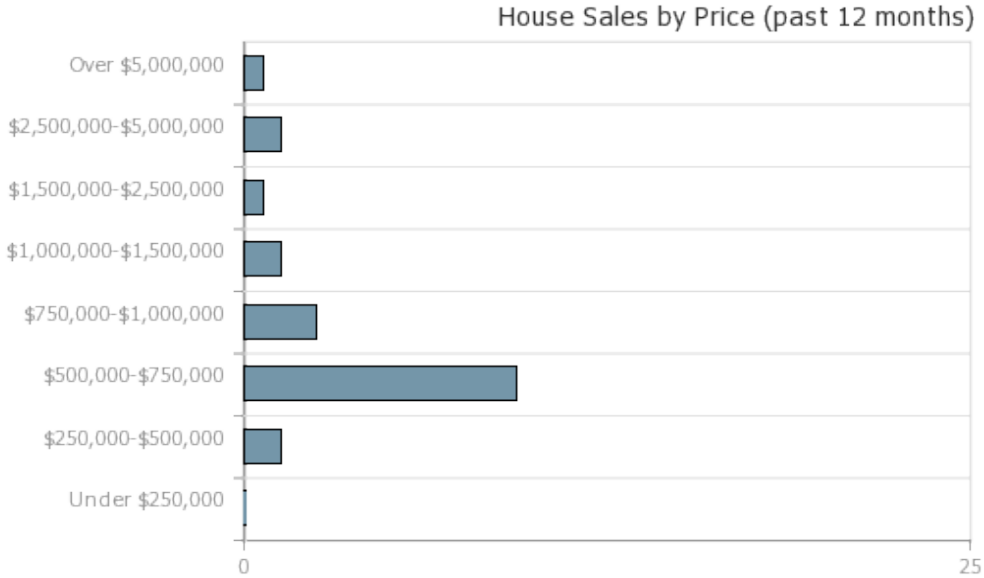
Total Returns

The total return for houses over the last 10 years in this area was N/A.

House Sales The following chart shows the number of house sales per annum:



House Sales The following chart shows the number of house sales over the past 12 months by sale price:



Postcode Statistics

POSTCODE 2017

UNIT STATISTICS

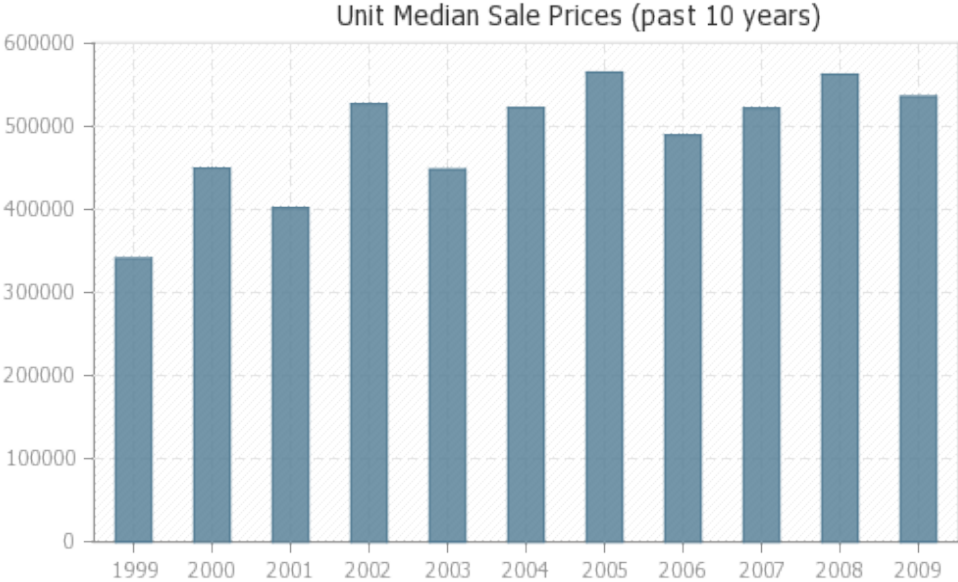
The following unit statistics relate to the Postcode of 2017, which contains Waterloo, Zetland. Statistical information is obtained from Residex Pty Limited, unless otherwise specified.

Area	2017 post code (Waterloo, Zetland)
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Median Sales	Last year, the median (i.e. the middle number in a series) sale price of units in this area was \$498,000.
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Last quarter, the median sale price of units in this area was \$506,500.

Over the last 10 years, the median sale price has been as follows:



Capital Growth

During the last three years the capital growth in unit prices was 9.9%. The average rate of growth over the last 10 years for this area was 6%.

Period	Area Growth	Sydney Growth
Growth for the year ended June 2009	1.6%	4%
Growth for the year ended June 2008	5%	3.9%
Growth for the year ended June 2007	3.3%	2.8%

Projected Capital Growth

In 8 years time, the median unit price in Postcode 2017 is projected to be in the order of 4%+ p.a..

Period	Area Growth	Sydney Growth
Projected growth for the next 5 years*	2%+ p.a.	1%+ p.a.
Projected growth for the next 8 years*	4%+ p.a.	4%+ p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. However, on average the Capital Growth is predicted to be as quoted above.

Rental Yield

Over the last 10 years, the average rental yield for units for this area was 4.77% (i.e. a unit worth \$100 would attract \$4.77 of rent per annum).

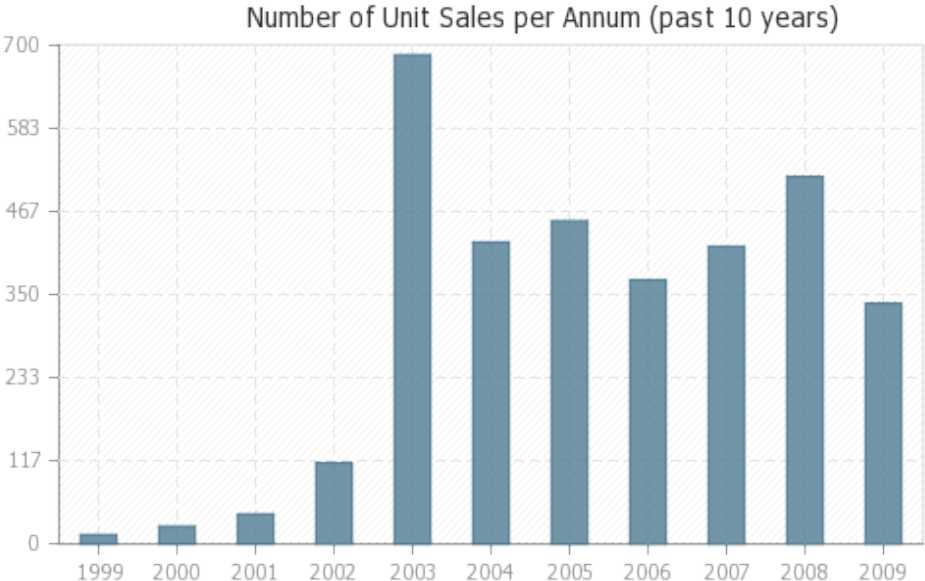
Last year, the median rental yield for this area was 5.59%.

Last quarter, the median rental yield for this area was 5.56%.

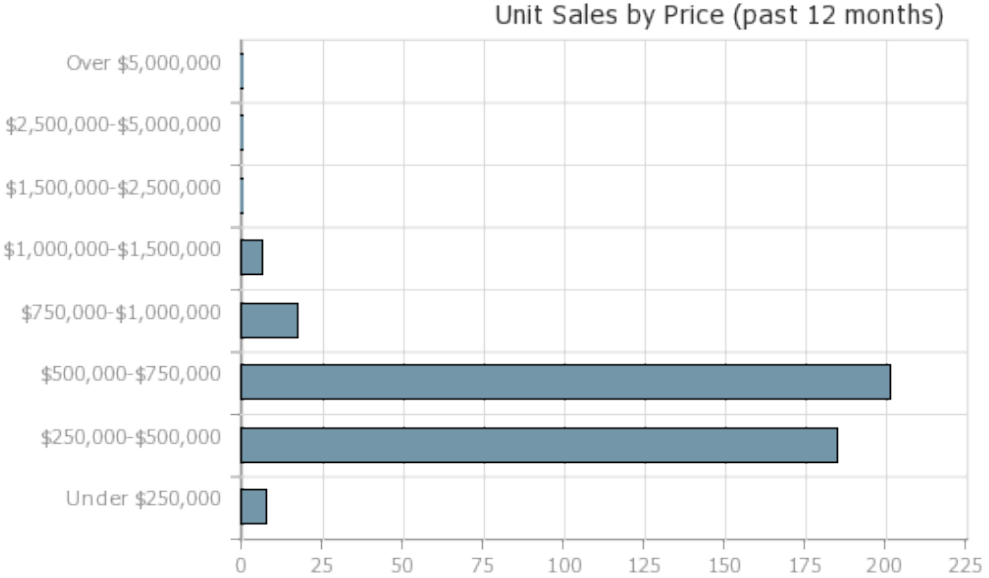
Total Returns

The total return for units over the last 10 years in this area was N/A.

Unit Sales The following chart shows the number of unit sales per annum:



Unit Sales The following chart shows the number of unit sales over the past 12 months by sale price:



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