

# Sunbury

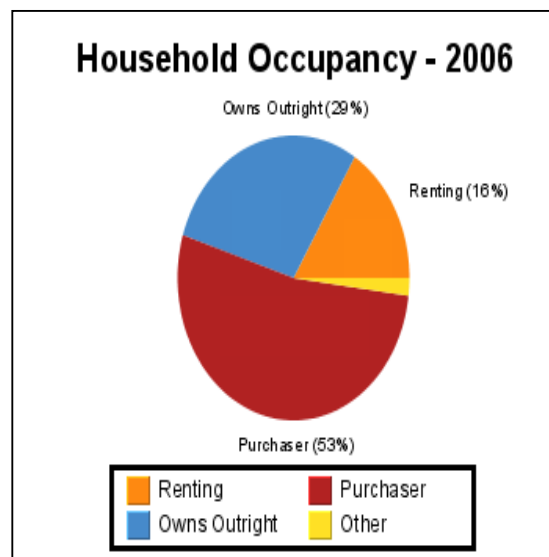
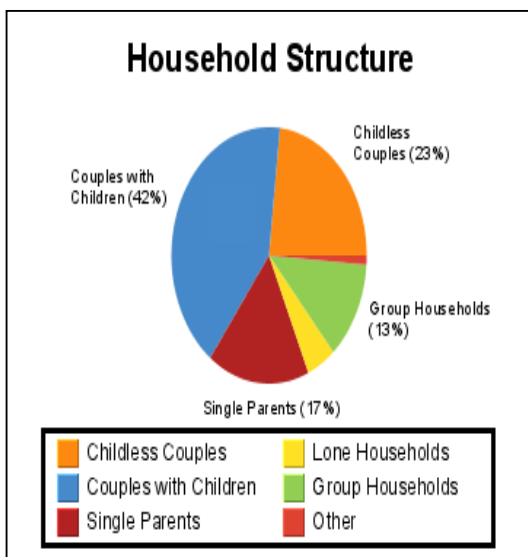
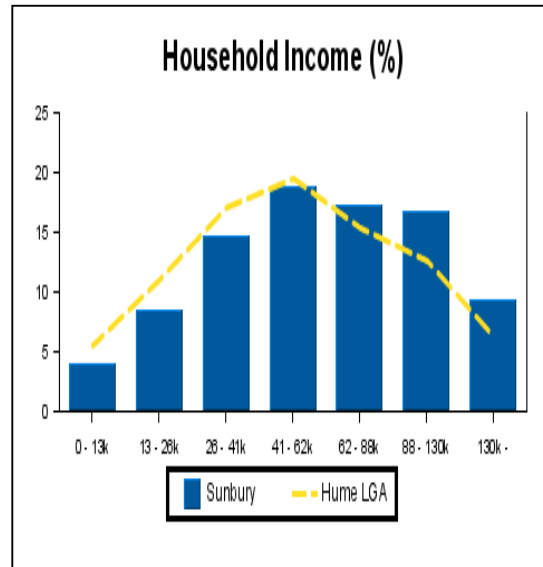
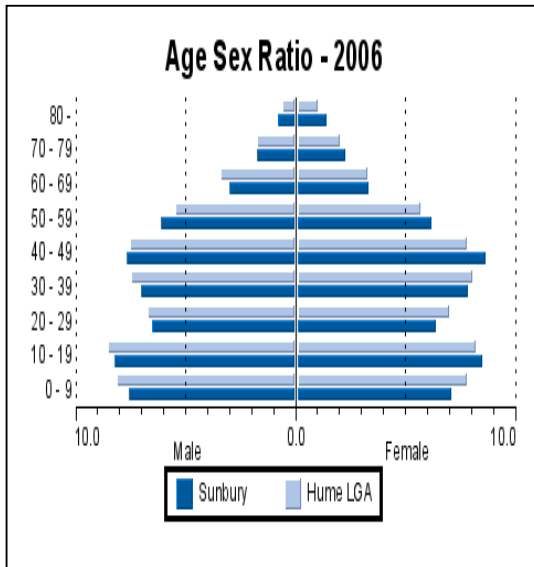
## Area Profile

The size of Sunbury is approximately 132 km<sup>2</sup>. It has 22 parks covering nearly 1% of the total area. There are 3 schools and 6 childcare centres located in Sunbury. The population of Sunbury in 2001 was 26,560 people. By 2006 the population was 31,015 showing a population growth of 17% in the area during that time. The predominant age group in Sunbury is 10 - 19 years.

Households in Sunbury are primarily couples with children and are likely to be repaying between \$1000.00 - \$1200.00 per month on mortgage repayments. In general, people in Sunbury work in a non-specific occupation. In 2001, 81% of the homes in Sunbury were owner-occupied compared with 82% in 2006.

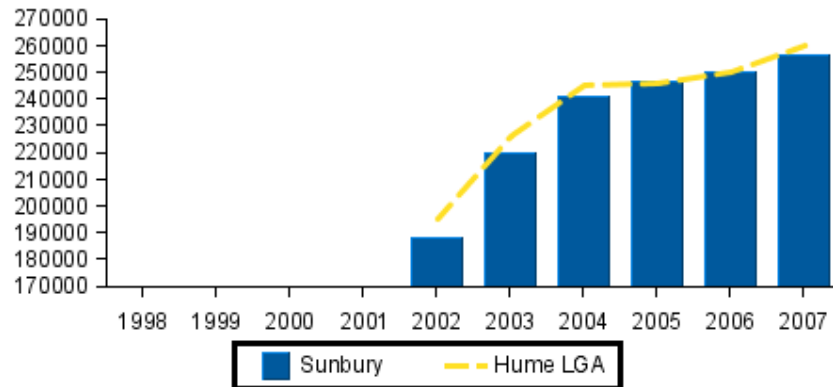
Currently the median sale price of houses in the area is \$255,500

## Demographics



## House Statistics

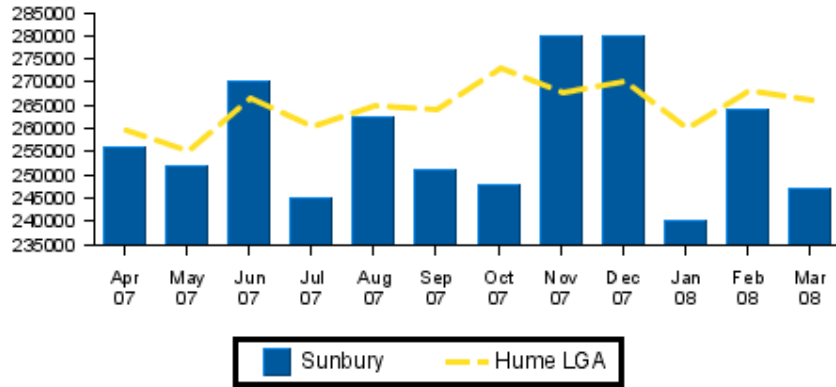
### Median Prices (Past 5 Years)



### Capital Growth in Median Prices

	Sunbury	Hume LGA
period	% Change	% Change
2008	-0.1%	1.9%
2007	2.4%	4.0%
2006	1.4%	1.6%
2005	2.4%	0.4%
2004	9.4%	8.5%

### Recent Median Sale Prices (graphed)



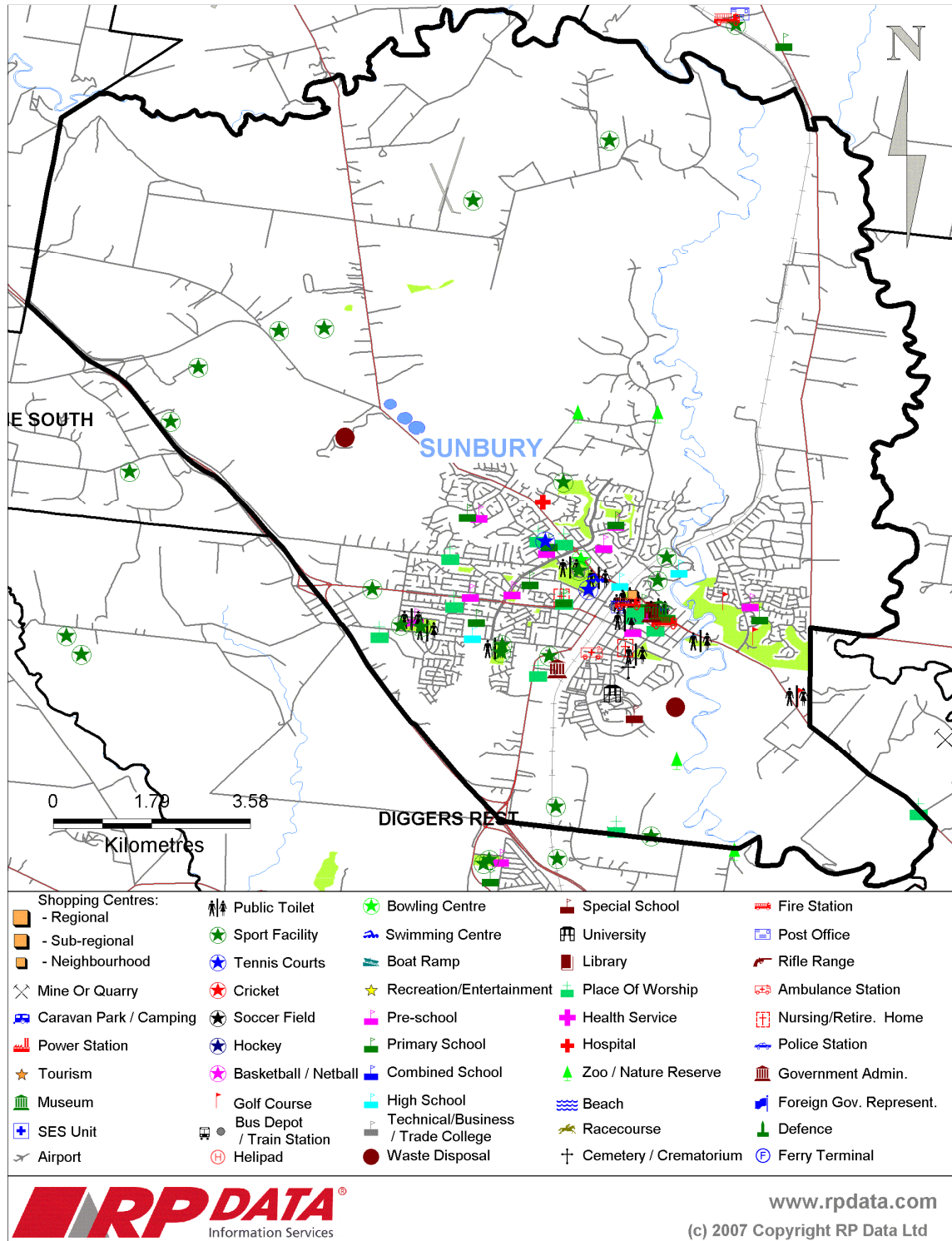
recent median sale prices

	Sunbury	Hume LGA
period	median price	median price
March 2008	\$ 247,000	\$ 266,000
February 2008	\$ 264,000	\$ 268,000
January 2008	\$ 240,000	\$ 260,000
December 2007	\$ 280,000	\$ 270,000
November 2007	\$ 280,000	\$ 267,900
October 2007	\$ 248,000	\$ 273,000
September 2007	\$ 251,000	\$ 264,000
August 2007	\$ 262,500	\$ 265,000
July 2007	\$ 245,000	\$ 260,500
June 2007	\$ 270,000	\$ 266,500
May 2007	\$ 252,000	\$ 255,000
April 2007	\$ 256,000	\$ 259,420

recent rental yields

median rent	1 yr rental yield	10yr rental yield
\$240.00 per week	5.10%	N/A

## Area Map



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