

Wallan

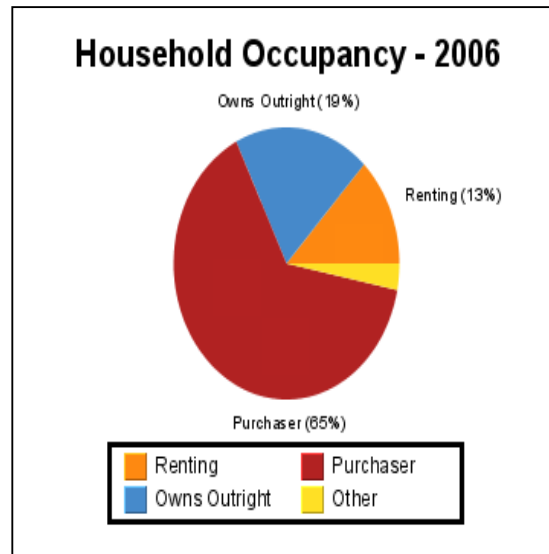
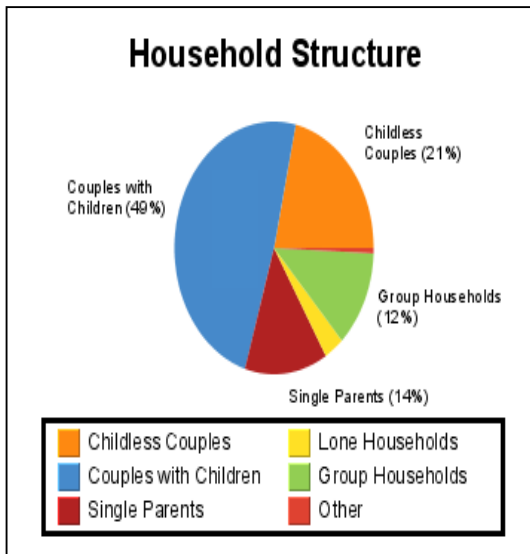
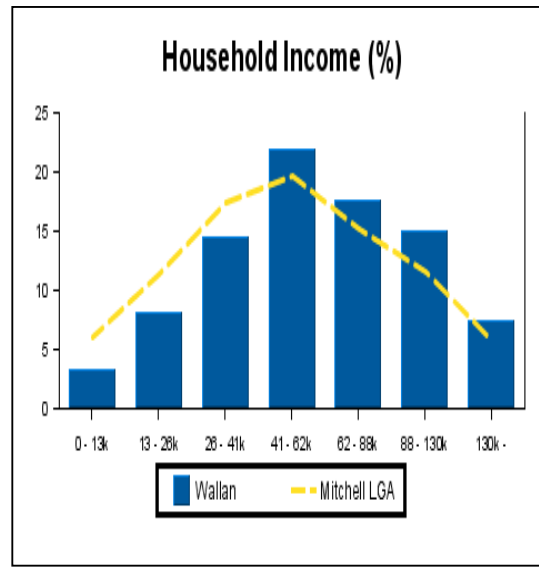
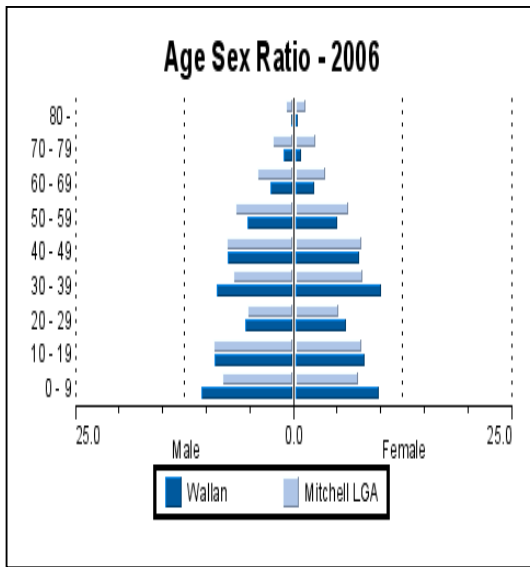
Area Profile

The size of Wallan is approximately 84 km². The population of Wallan in 2001 was 3,950 people. By 2006 the population was 6,249 showing a population growth of 58% in the area during that time. The predominant age group in Wallan is 0 - 9 years.

Households in Wallan are primarily couples with children and are likely to be repaying between \$800.00 - \$1000.00 per month on mortgage repayments. In general, people in Wallan work in a non-specific occupation. In 2001, 86% of the homes in Wallan were owner-occupied compared with 84% in 2006.

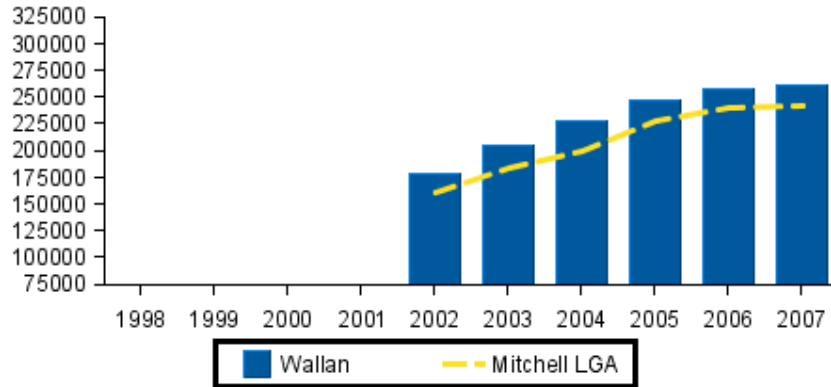
Currently the median sale price of houses in the area is \$330,000

Demographics



House Statistics

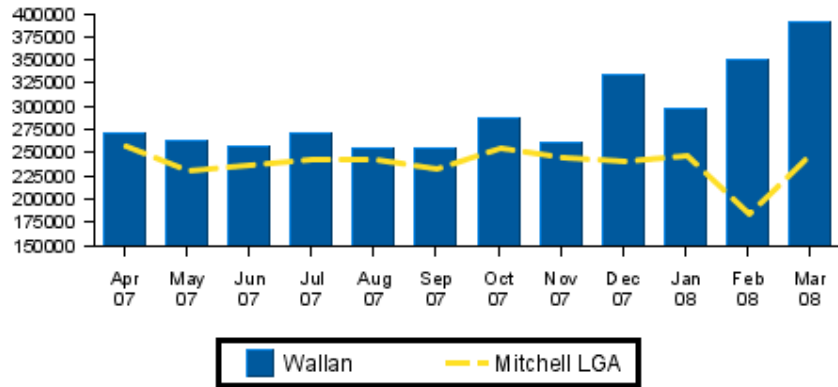
Median Prices (Past 5 Years)



Capital Growth in Median Prices

	Wallan	Mitchell LGA
period	% Change	% Change
2008	23.1%	-2.9%
2007	1.4%	0.8%
2006	4.3%	5.3%
2005	8.3%	14.0%
2004	10.9%	8.7%

Recent Median Sale Prices (graphed)



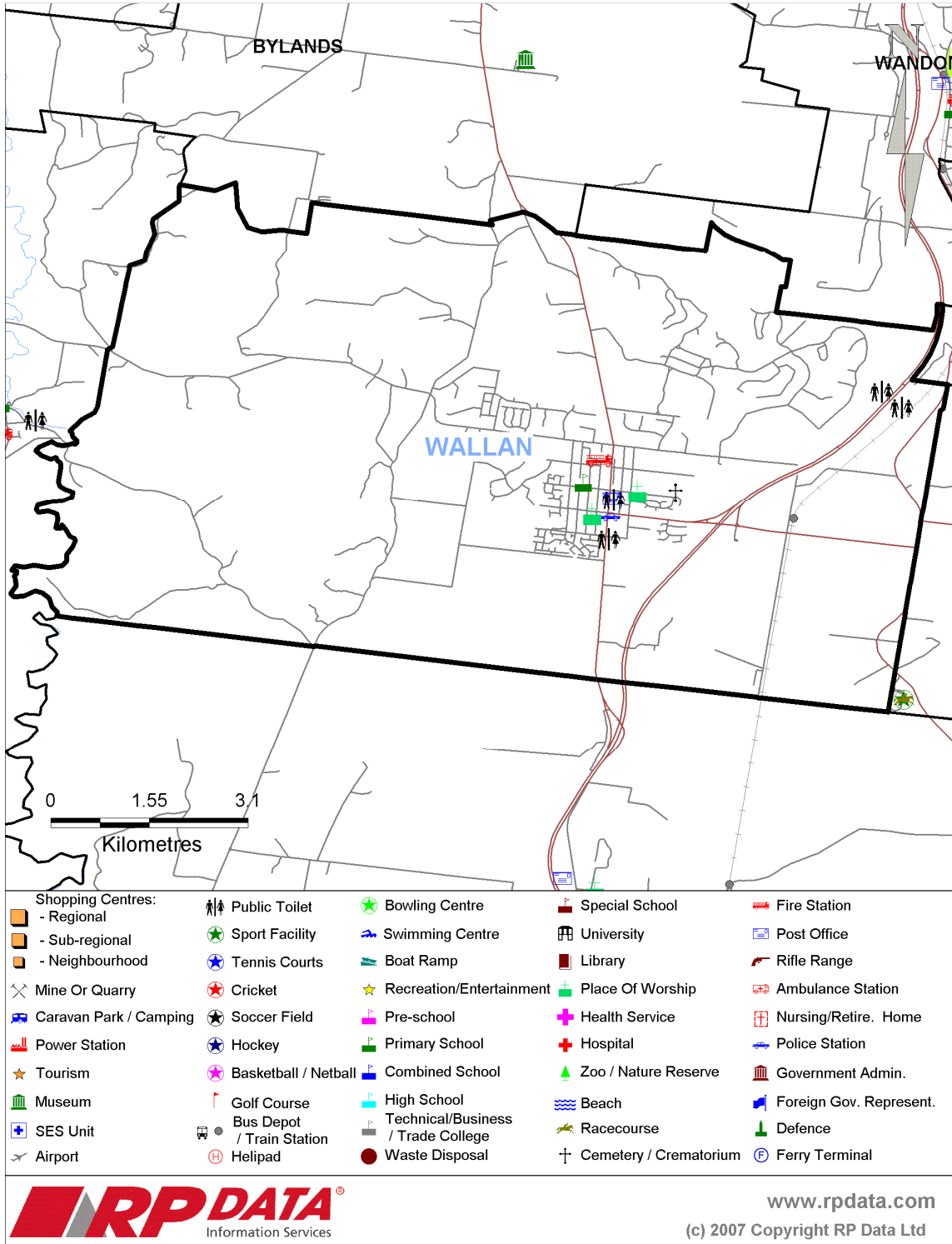
recent median sale prices

period	Wallan median price	Mitchell LGA median price
March 2008	\$ 390,000	\$ 248,500
February 2008	\$ 350,000	\$ 184,500
January 2008	\$ 297,500	\$ 246,000
December 2007	\$ 334,000	\$ 240,000
November 2007	\$ 260,000	\$ 245,000
October 2007	\$ 286,250	\$ 255,000
September 2007	\$ 255,000	\$ 232,000
August 2007	\$ 254,500	\$ 242,500
July 2007	\$ 270,000	\$ 242,500
June 2007	\$ 256,250	\$ 236,500
May 2007	\$ 262,500	\$ 230,000
April 2007	\$ 271,000	\$ 257,250

recent rental yields

median rent	1 yr rental yield	10yr rental yield
\$290.00 per week	4.56%	4.25%

Area Map



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