

# Caroline Springs

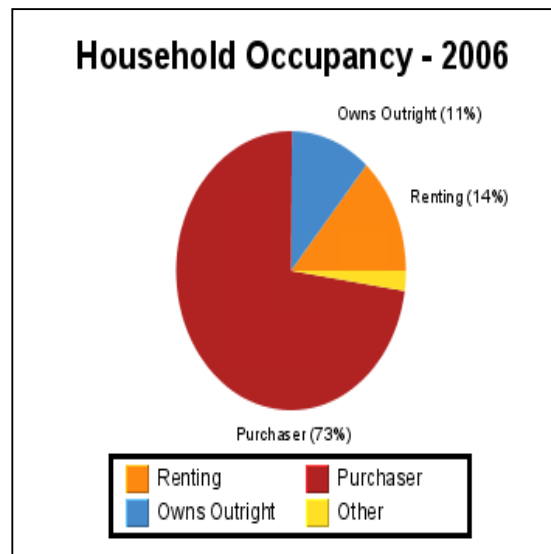
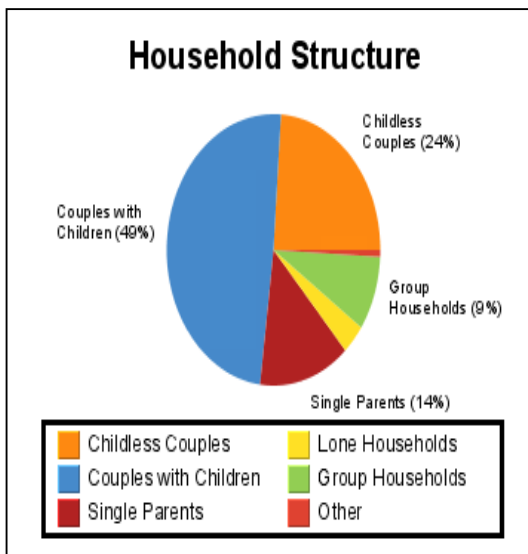
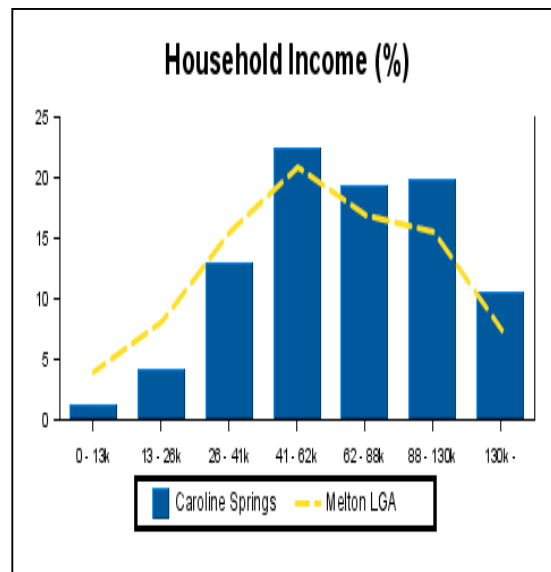
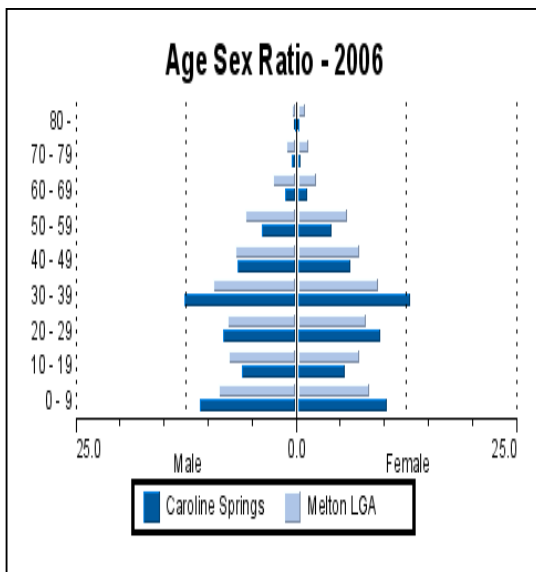
## Area Profile

The size of Caroline Springs is approximately 10 km<sup>2</sup>. The population of Caroline Springs in 2001 was 2,030 people. By 2006 the population was 11,825 showing a population growth of 483% in the area during that time. The predominant age group in Caroline Springs is 30 - 39 years.

Households in Caroline Springs 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 Caroline Springs work in a non-specific occupation. In 2001, 88% of the homes in Caroline Springs were owner-occupied compared with 84% in 2006.

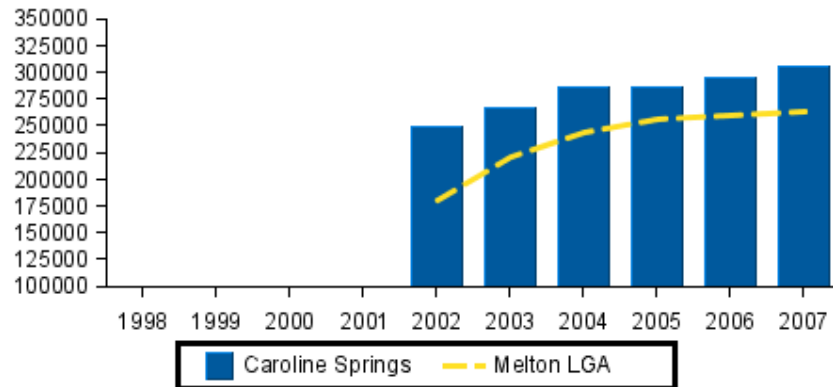
Currently the median sale price of houses in the area is \$291,500.

## Demographics



## House Statistics

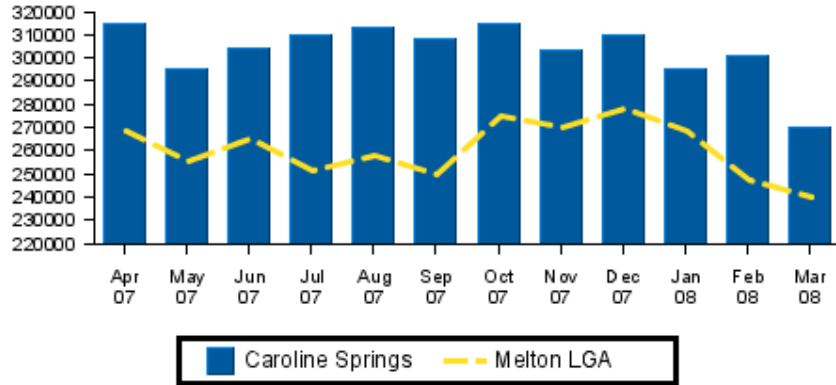
### Median Prices (Past 5 Years)



### Capital Growth in Median Prices

	Caroline Springs	Melton LGA
period	% Change	% Change
2008	-3.3%	-1.0%
2007	3.4%	0.8%
2006	3.5%	2.0%
2005	0.0%	5.0%
2004	6.7%	10.4%

### Recent Median Sale Prices (graphed)



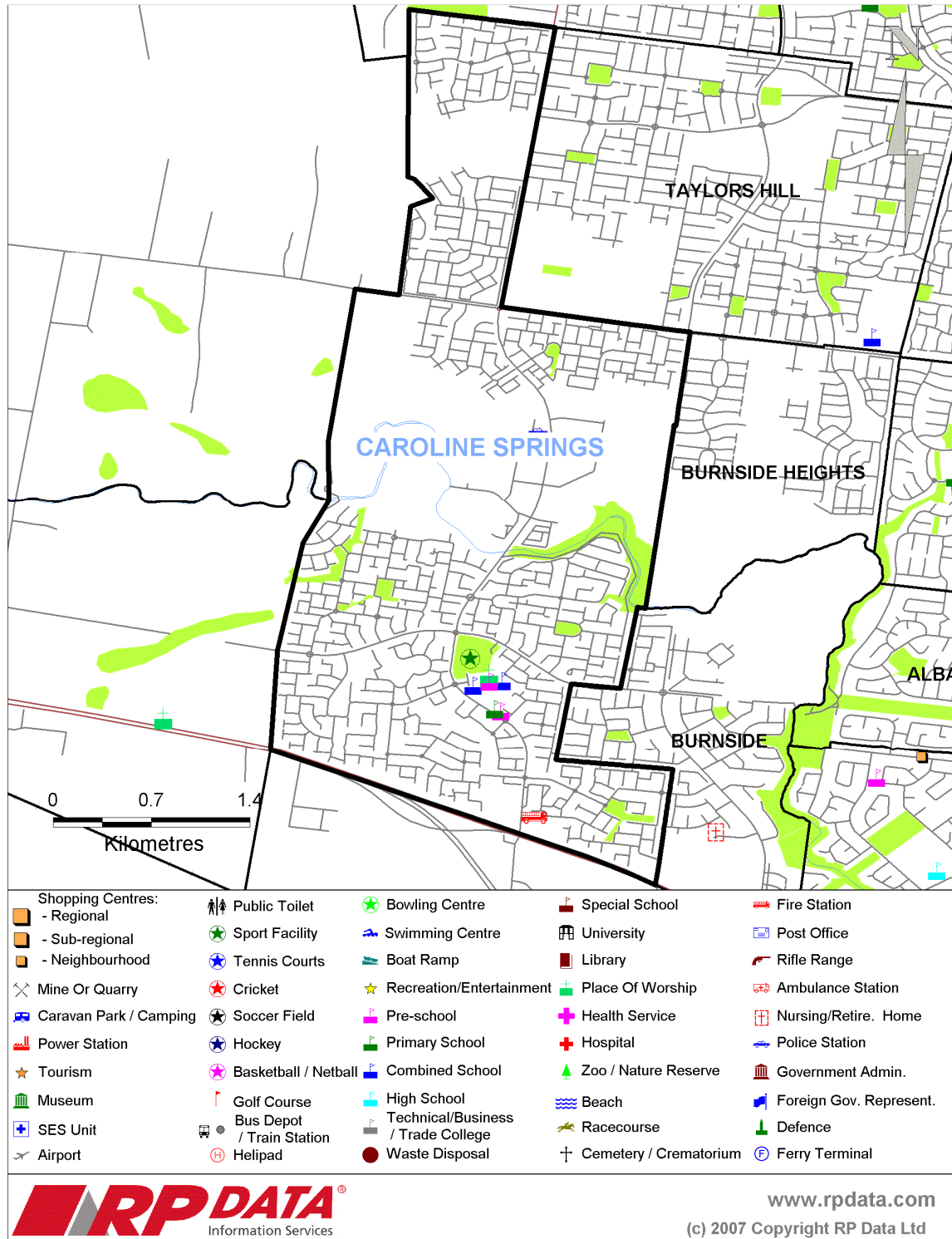
### recent median sale prices

period	Caroline Springs	Melton LGA
	median price	median price
March 2008	\$ 270,000	\$ 240,000
February 2008	\$ 300,500	\$ 247,500
January 2008	\$ 295,000	\$ 268,000
December 2007	\$ 309,750	\$ 278,500
November 2007	\$ 303,000	\$ 270,000
October 2007	\$ 315,000	\$ 275,250
September 2007	\$ 308,000	\$ 250,000
August 2007	\$ 313,000	\$ 257,800
July 2007	\$ 309,900	\$ 251,000
June 2007	\$ 304,000	\$ 265,000
May 2007	\$ 295,000	\$ 255,099
April 2007	\$ 315,000	\$ 268,000

### recent rental yields

median rent	1 yr rental yield	10yr rental yield
\$270.00 per week	5.28%	5.52%

## Area Map



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