

Craigieburn

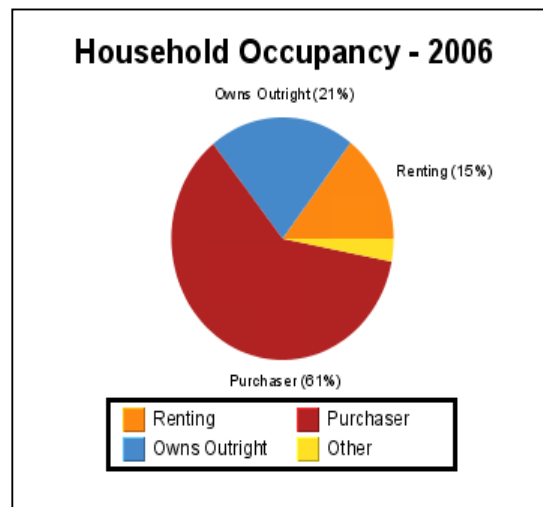
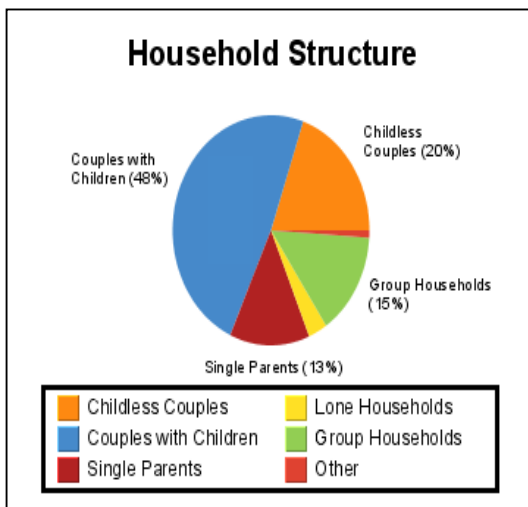
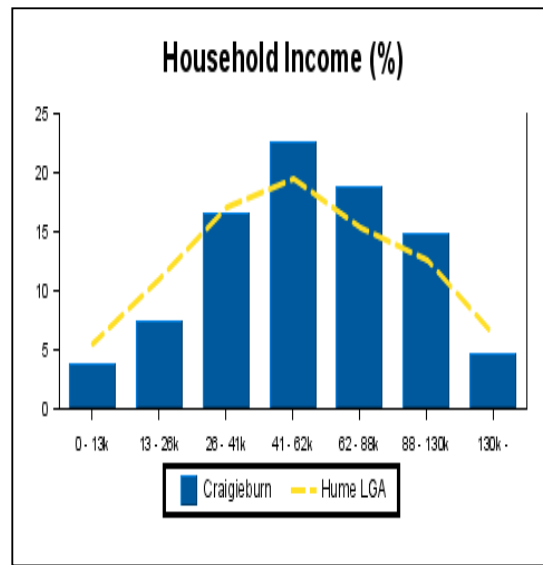
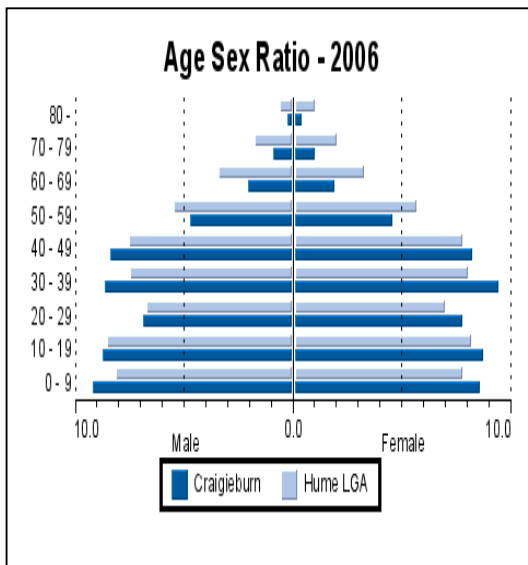
Area Profile

The size of Craigieburn is approximately 37 km². It has 13 parks covering nearly 3% of the total area. There are 3 schools and 4 childcare centres located in Craigieburn. The population of Craigieburn in 2001 was 15,318 people. By 2006 the population was 21,416 showing a population growth of 40% in the area during that time. The predominant age group in Craigieburn is 30 - 39 years.

Households in Craigieburn 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 Craigieburn work in a non-specific occupation. In 2001, 82% of the homes in Craigieburn were owner-occupied compared with 82% in 2006.

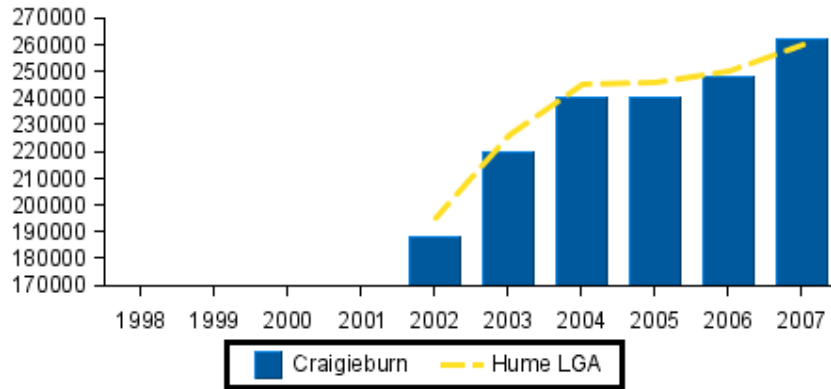
Currently the median sale price of houses in the area is \$263,500.

Demographics



House Statistics

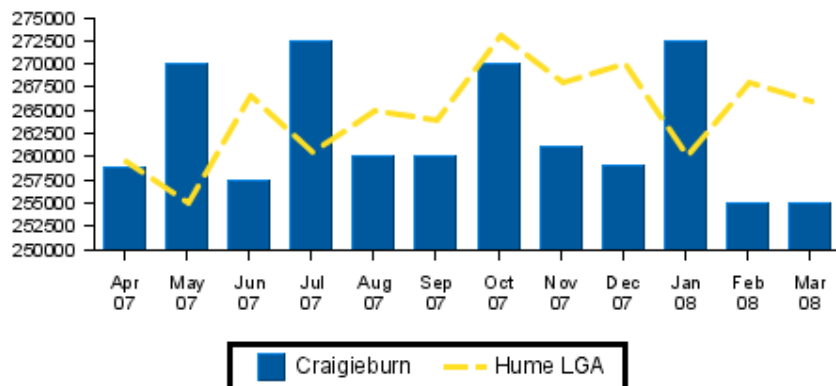
Median Prices (Past 5 Years)



Capital Growth in Median Prices

	Craigieburn	Hume LGA
period	% Change	% Change
2008	1.1%	1.9%
2007	5.9%	4.0%
2006	3.1%	1.6%
2005	0.0%	0.4%
2004	9.1%	8.5%

Recent Median Sale Prices (graphed)



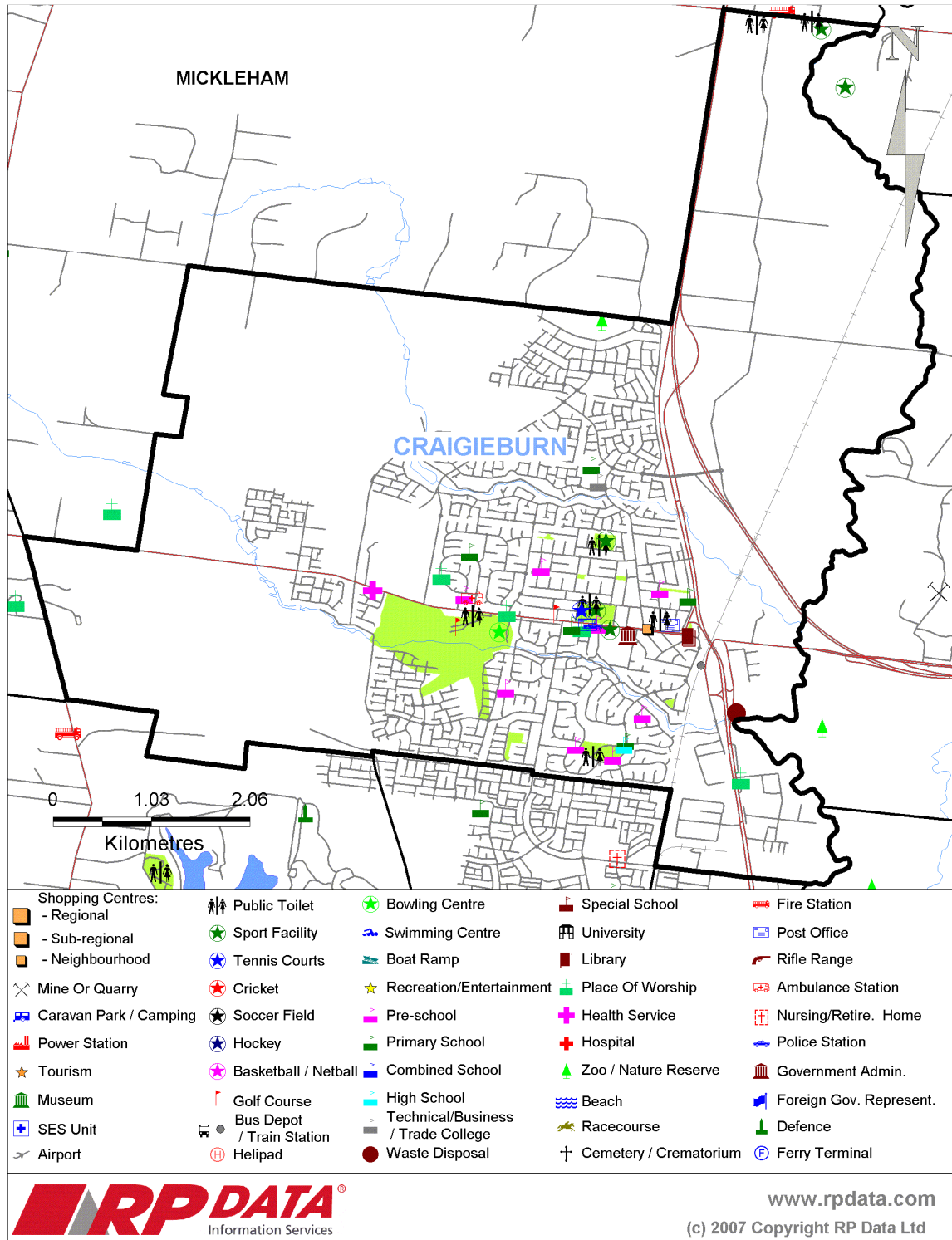
recent median sale prices

period	Craigieburn median price	Hume LGA median price
March 2008	\$ 255,000	\$ 266,000
February 2008	\$ 255,000	\$ 268,000
January 2008	\$ 272,500	\$ 260,000
December 2007	\$ 259,000	\$ 270,000
November 2007	\$ 261,000	\$ 267,900
October 2007	\$ 270,000	\$ 273,000
September 2007	\$ 260,000	\$ 264,000
August 2007	\$ 260,000	\$ 265,000
July 2007	\$ 272,500	\$ 260,500
June 2007	\$ 257,500	\$ 266,500
May 2007	\$ 270,000	\$ 255,000
April 2007	\$ 258,840	\$ 259,420

recent rental yields

median 4brdm rent	1 yr rental yield	10yr rental yield
\$260.00 per week	5.32%	6.23%

Area Map



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