

Melton

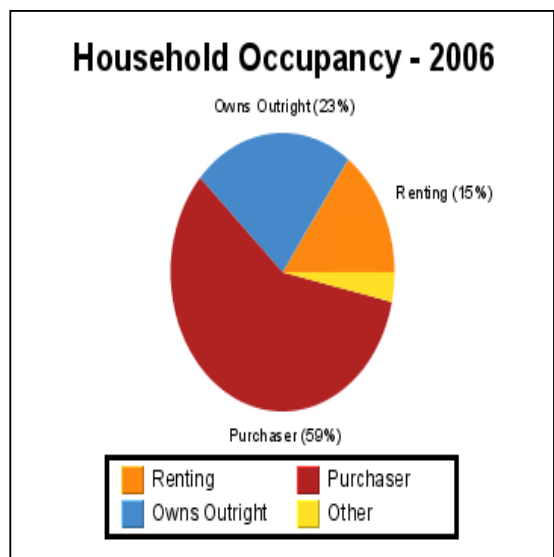
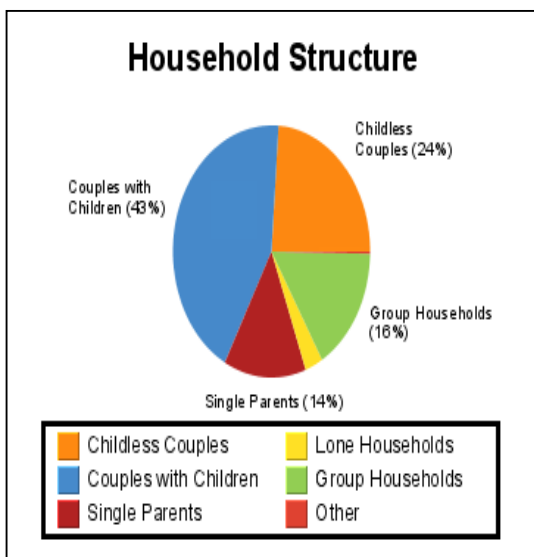
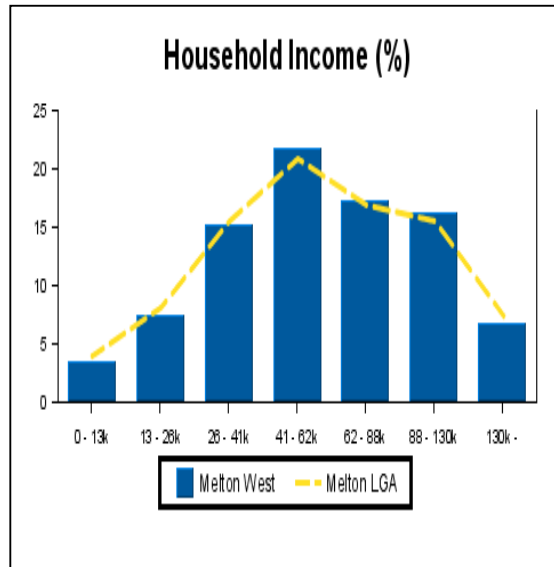
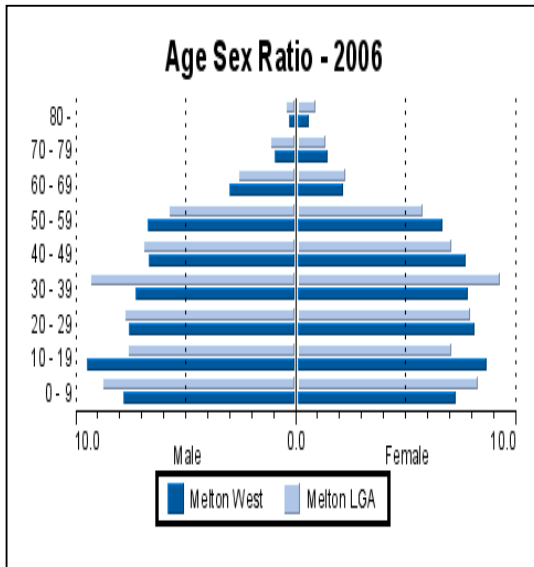
Area Profile

The size of Melton West is approximately 26 km². It has 1 park covering nearly 1% of the total area. There are 3 schools and 1 childcare centre located in Melton West. The population of Melton West in 2001 was 7,956 people. By 2006 the population was 10,371 showing a population growth of 30% in the area during that time. The predominant age group in Melton West is 10 - 19 years.

Households in Melton West are primarily couples with children and are likely to be repaying between \$900.00 - \$1100.00 per month on mortgage repayments. In general, people in Melton West work in a non-specific occupation. In 2001, 84% of the homes in Melton West were owner-occupied compared with 82% in 2006.

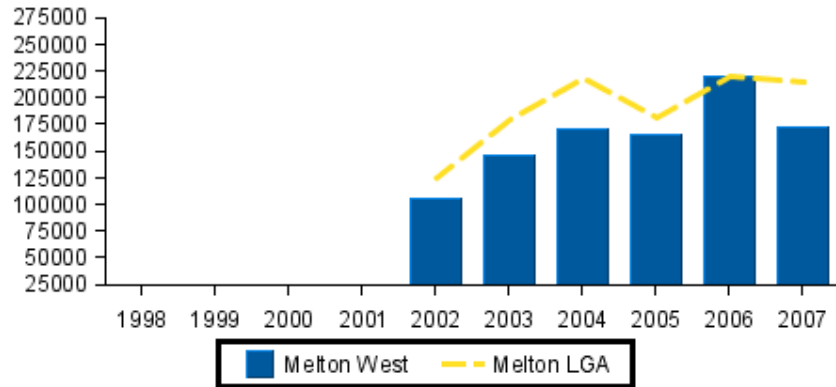
Currently the median sale price of houses in the area is \$240,000.

Demographics



House Statistics

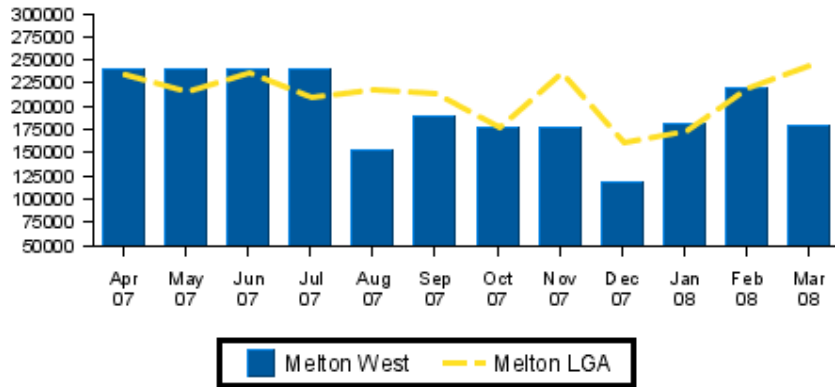
Median Prices (Past 5 Years)



Capital Growth in Median Prices

	Melton West	Melton LGA
period	% Change	% Change
2008	6.1%	0.0%
2007	-22.0%	-2.3%
2006	33.3%	22.2%
2005	-2.7%	-17.4%
2004	16.1%	21.8%

Recent Median Sale Prices (graphed)



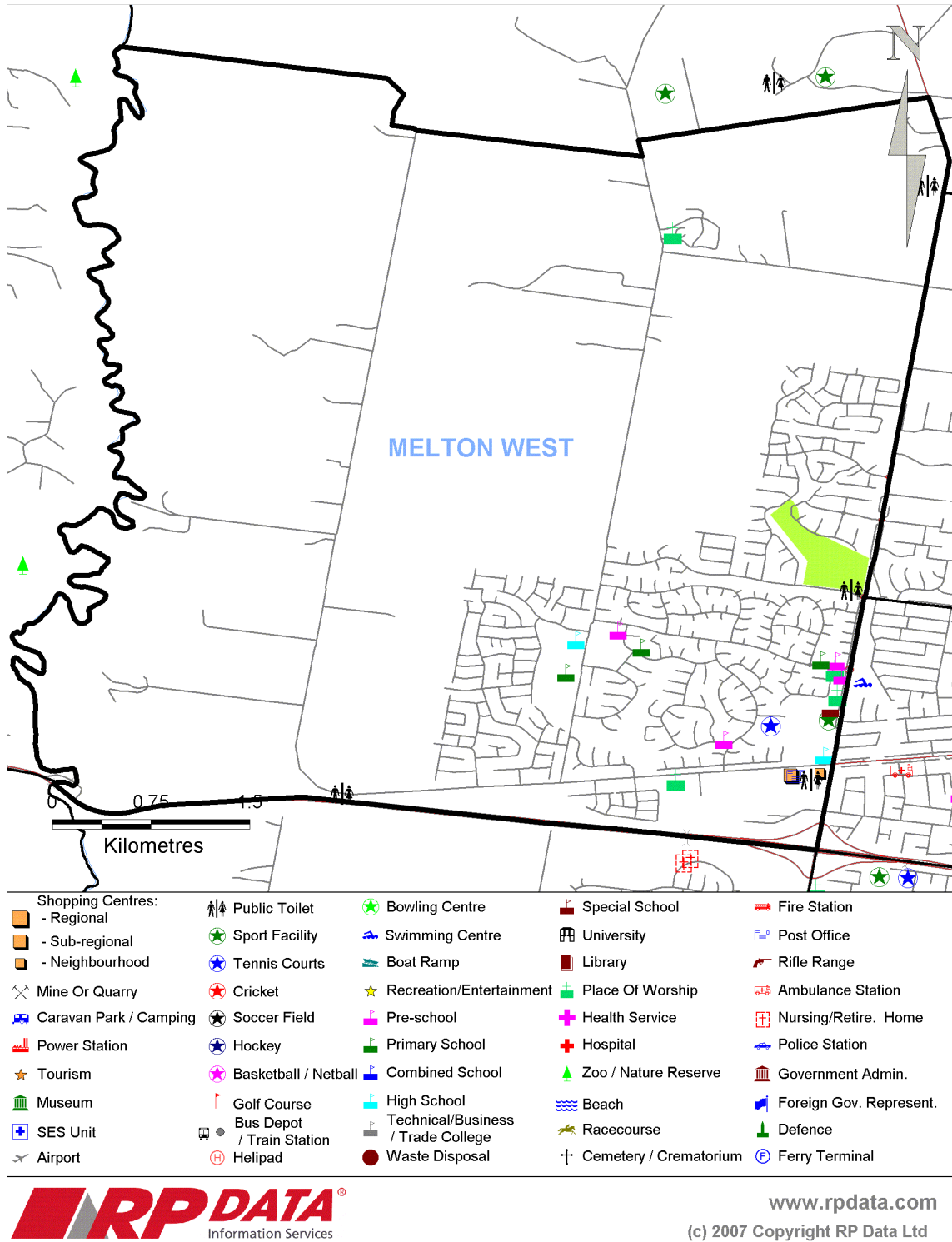
recent median sale prices

	Melton	Melton LGA
period	median price	median price
March 2008	\$ 240,000	\$ 245,000
February 2008	\$ 219,000	\$ 219,000
January 2008	\$ 182,000	\$ 173,000
December 2007	\$ 117,500	\$ 160,250
November 2007	\$ 177,000	\$ 235,000
October 2007	\$ 177,000	\$ 177,500
September 2007	\$ 188,750	\$ 213,500
August 2007	\$ 152,000	\$ 217,500
July 2007	\$ 240,000	\$ 210,000
June 2007	\$ 240,000	\$ 236,000
May 2007	\$ 240,000	\$ 216,000
April 2007	\$ 240,000	\$ 233,750

recent rental yields

median rent	1 yr rental yield	10yr rental yield
\$240.00 per week	5.20%	6.01%

Area Map



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