

Tarneit

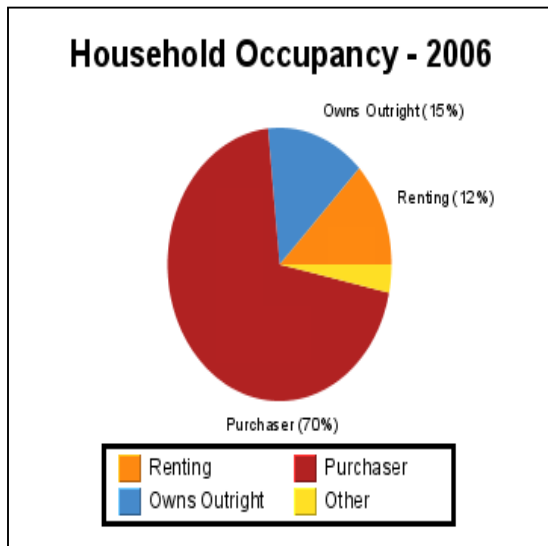
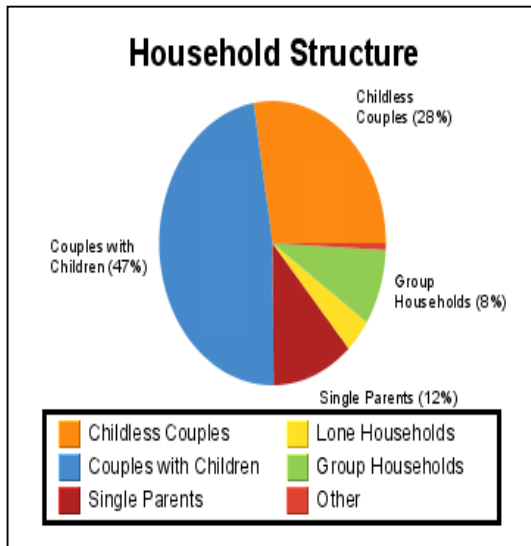
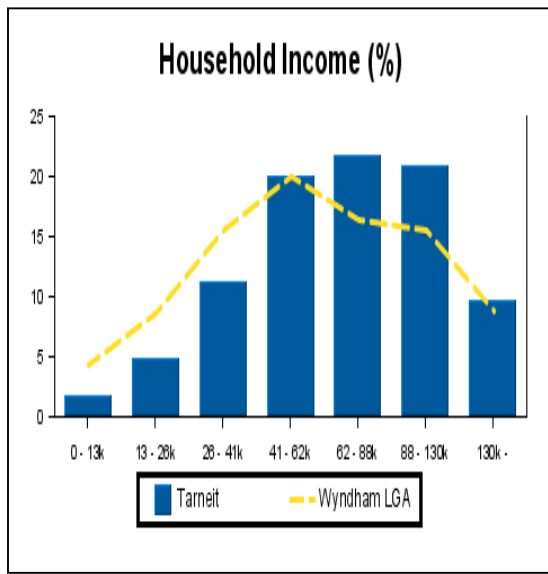
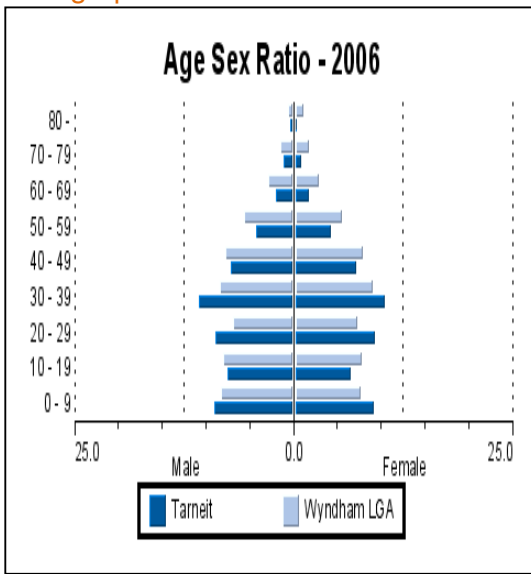
Area Profile

The size of Tarneit is approximately 38 km². The population of Tarneit in 2001 was 1,858 people. By 2006 the population was 7,521 showing a population growth of 305% in the area during that time. The predominant age group in Tarneit is 30 - 39 years.

Households in Tarneit 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 Tarneit work in a non-specific occupation. In 2001, 68% of the homes in Tarneit were owner-occupied compared with 84% in 2006.

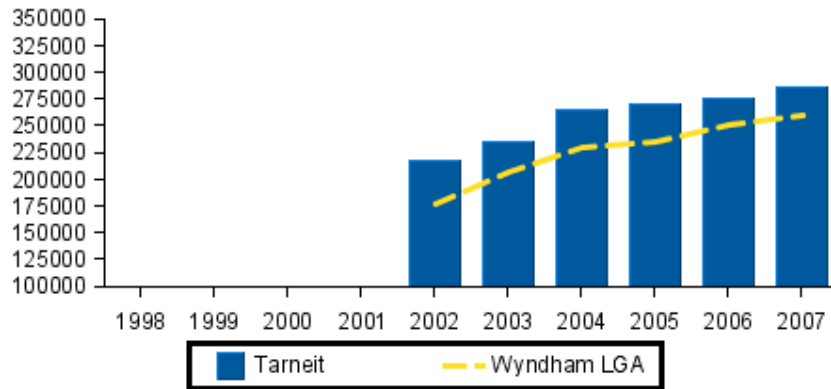
Currently the median sale price of houses in the area is \$276,500.

Demographics



House Statistics

Median Prices (Past 5 Years)

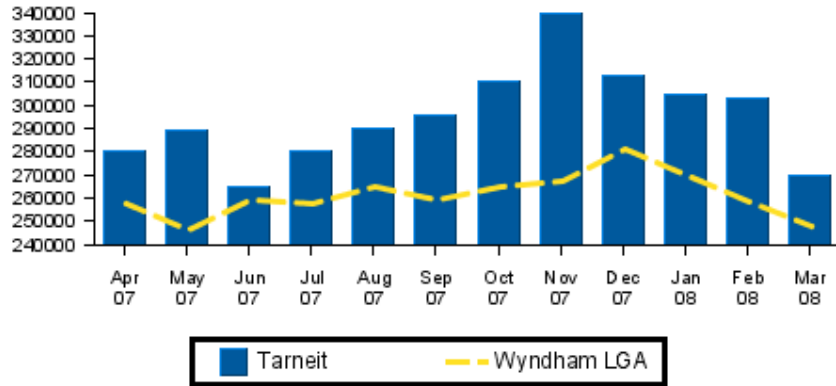


Capital Growth in Median Prices

	Tarneit	Wyndham LGA
period	% Change	% Change
2008	4.8%	0.2%
2007	4.2%	4.0%
2006	1.6%	6.4%
2005	2.1%	2.2%
2004	12.8%	11.7%

House Statistics

Recent Median Sale Prices (graphed)



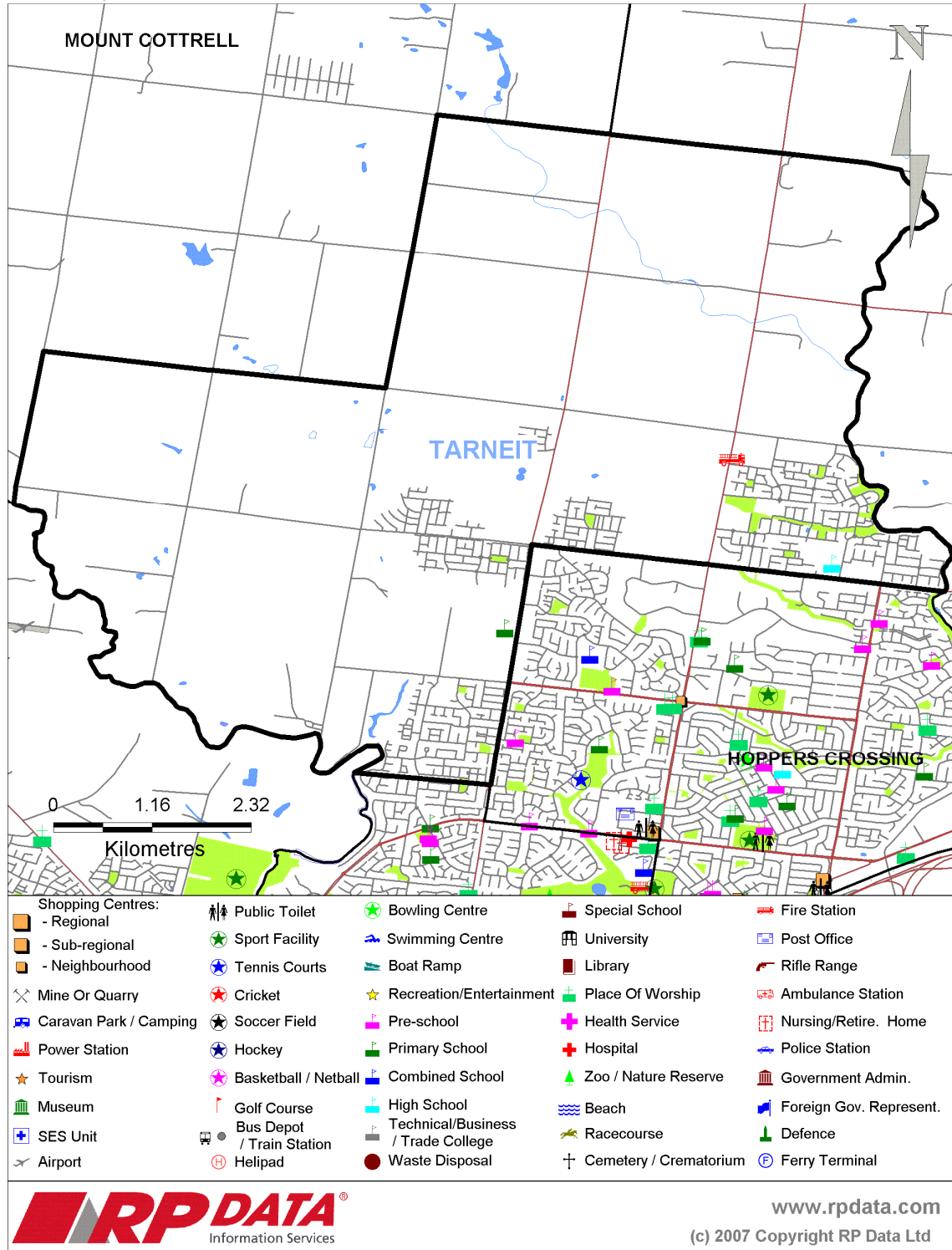
recent median sales prices

period	Tarneit median price	Wyndham LGA median price
March 2008	\$ 270,000	\$ 248,000
February 2008	\$ 303,000	\$ 258,000
January 2008	\$ 305,000	\$ 270,000
December 2007	\$ 312,500	\$ 281,000
November 2007	\$ 340,000	\$ 267,500
October 2007	\$ 310,000	\$ 265,000
September 2007	\$ 296,000	\$ 258,750
August 2007	\$ 289,900	\$ 265,000
July 2007	\$ 280,000	\$ 257,250
June 2007	\$ 265,000	\$ 259,500
May 2007	\$ 289,000	\$ 246,000
April 2007	\$ 280,000	\$ 257,500

recent rental yields

median rent	1 yr rental yield	10yr rental yield
\$260.00 per week	5.31%	5.82%

Area Map



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