

Wyndham Vale

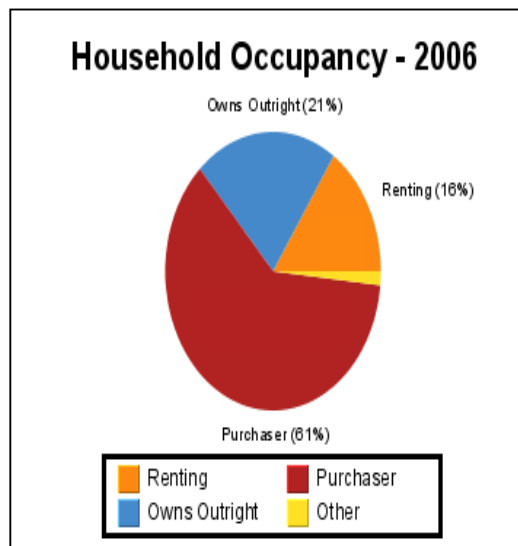
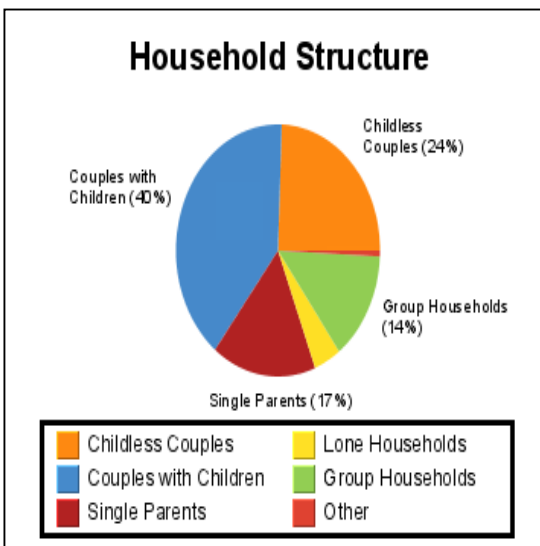
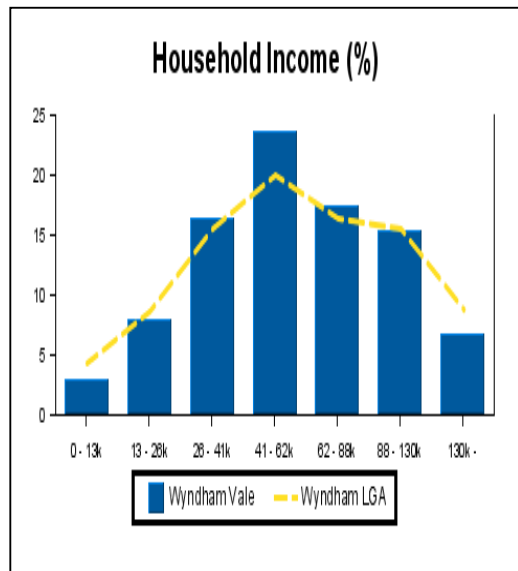
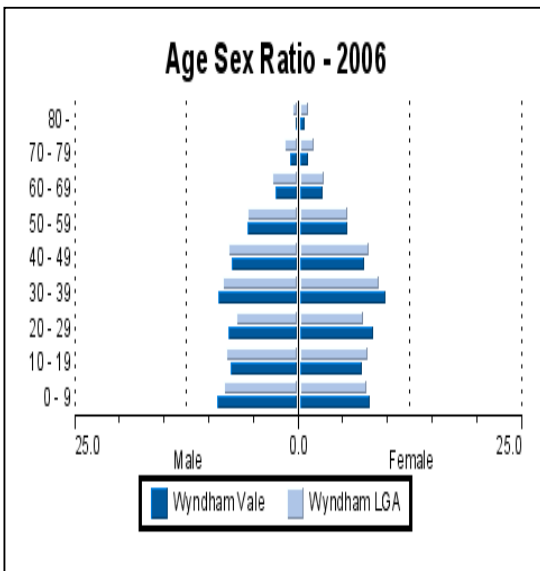
Area Profile

The size of Wyndham Vale is approximately 43 km². There are 1 childcare centre located in Wyndham Vale. The population of Wyndham Vale in 2001 was 7,483 people. By 2006 the population was 10,363 showing a population growth of 38% in the area during that time. The predominant age group in Wyndham Vale is 30 - 39 years.

Households in Wyndham Vale 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 Wyndham Vale work in a non-specific occupation. In 2001, 82% of the homes in Wyndham Vale were owner-occupied compared with 83% in 2006.

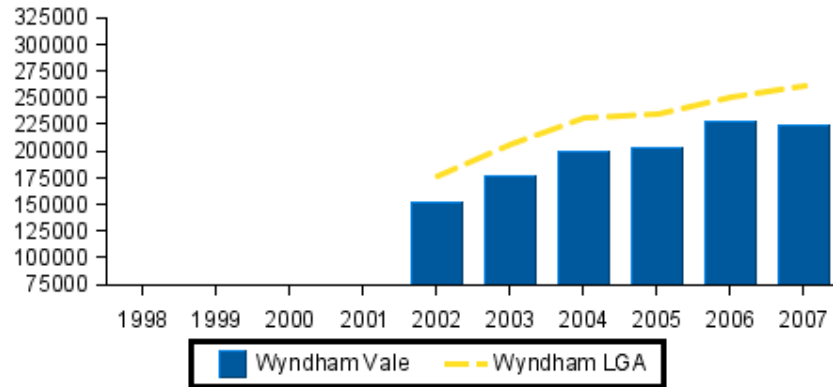
Currently the median sale price of houses in the area is \$215,000

Demographics



House Statistics

Median Prices (Past 5 Years)

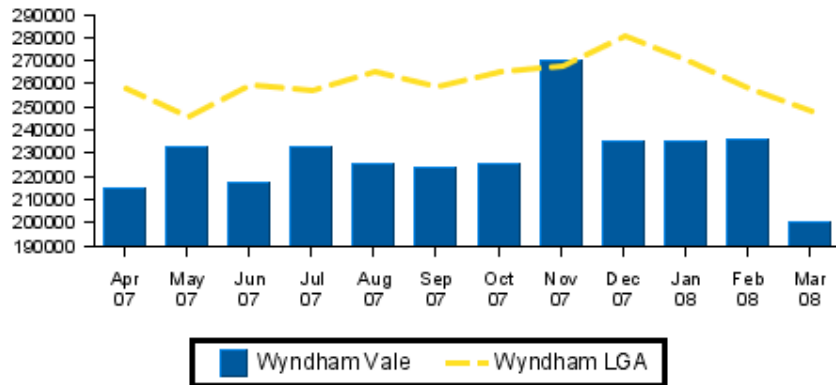


Capital Growth in Median Prices

	Wyndham Vale	Wyndham LGA
period	% Change	% Change
2008	1.8%	0.2%
2007	-1.5%	4.0%
2006	11.9%	6.4%
2005	1.3%	2.2%
2004	13.0%	11.7%

House Statistics

Recent Median Sale Prices (graphed)



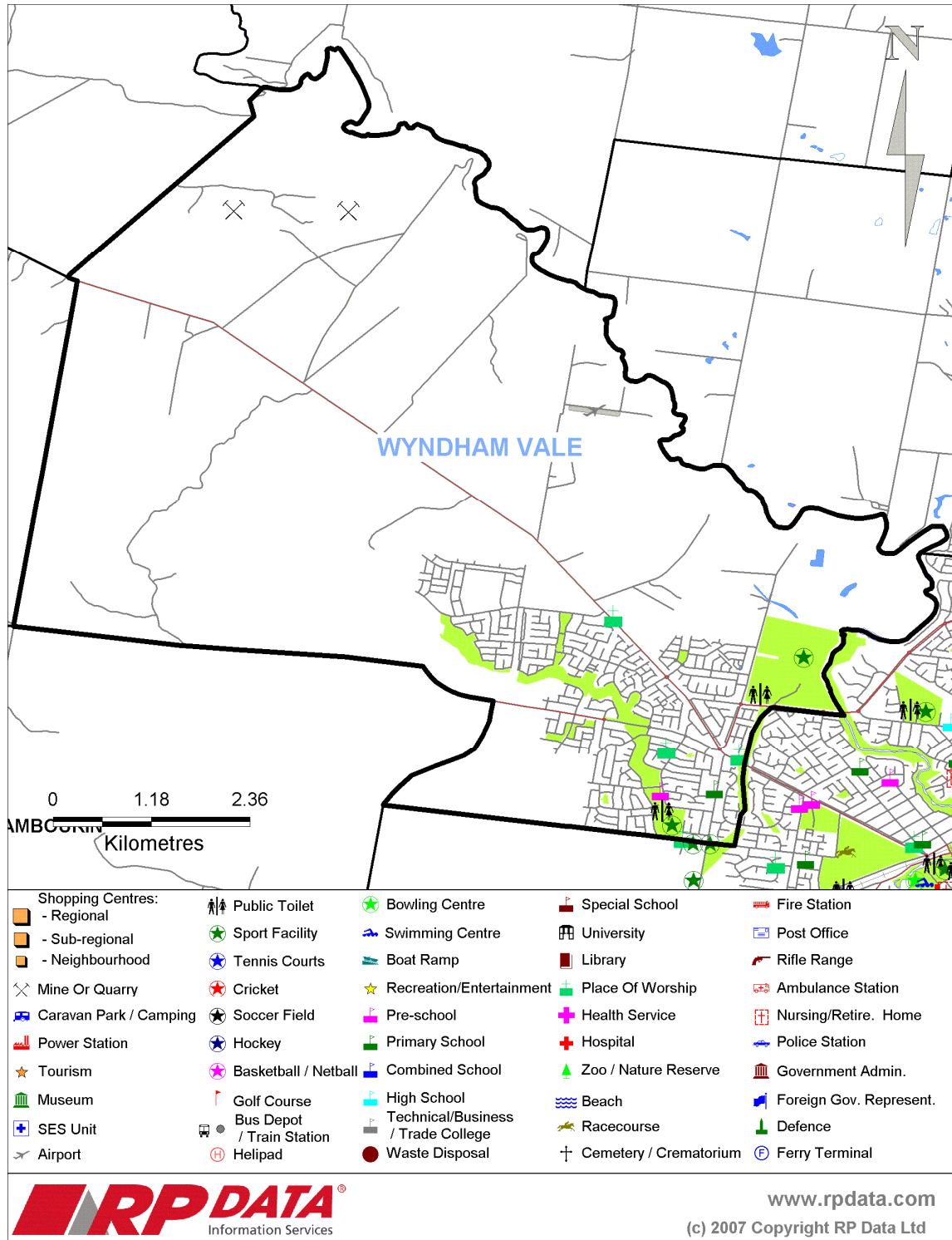
recent median sale prices

period	Wyndham Vale median price	Wyndham LGA median price
March 2008	\$ 200,000	\$ 248,000
February 2008	\$ 236,000	\$ 258,000
January 2008	\$ 235,000	\$ 270,000
December 2007	\$ 235,000	\$ 281,000
November 2007	\$ 270,000	\$ 267,500
October 2007	\$ 225,000	\$ 265,000
September 2007	\$ 223,500	\$ 258,750
August 2007	\$ 225,000	\$ 265,000
July 2007	\$ 232,500	\$ 257,250
June 2007	\$ 217,000	\$ 259,500
May 2007	\$ 233,000	\$ 246,000
April 2007	\$ 214,500	\$ 257,500

recent rental yields

median rent	1 yr rental yield	10yr rental yield
\$230.00 per week	6.30%	6.77%

Area Map



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