

South Morang Vic 3752

Area Profile

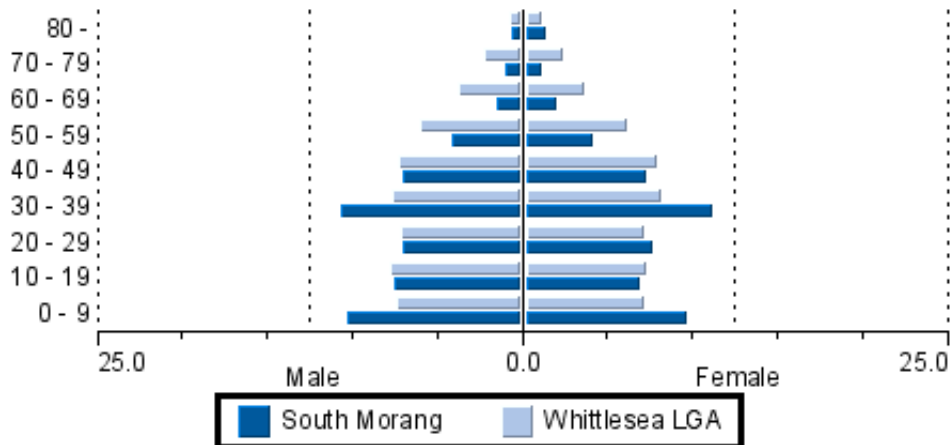
The size of South Morang is approximately 21 km². It has 2 parks covering nearly 1% of the total area. There is 1 childcare centre located in South Morang. The population of South Morang in 2001 was 5,250 people. By 2006 the population was 12,320 showing a population decline of 135% in the area during that time. The predominant age group in South Morang is 30 - 39 years.

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

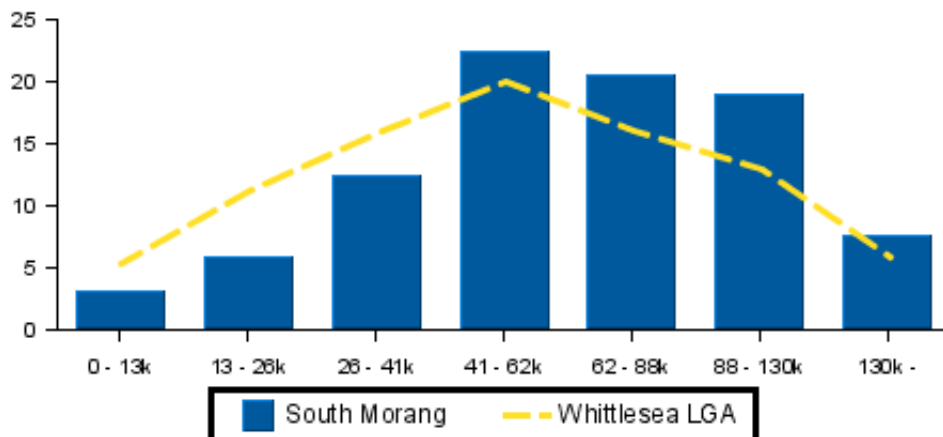
Currently the median sales price of houses in the area is \$368,000.

Demographics

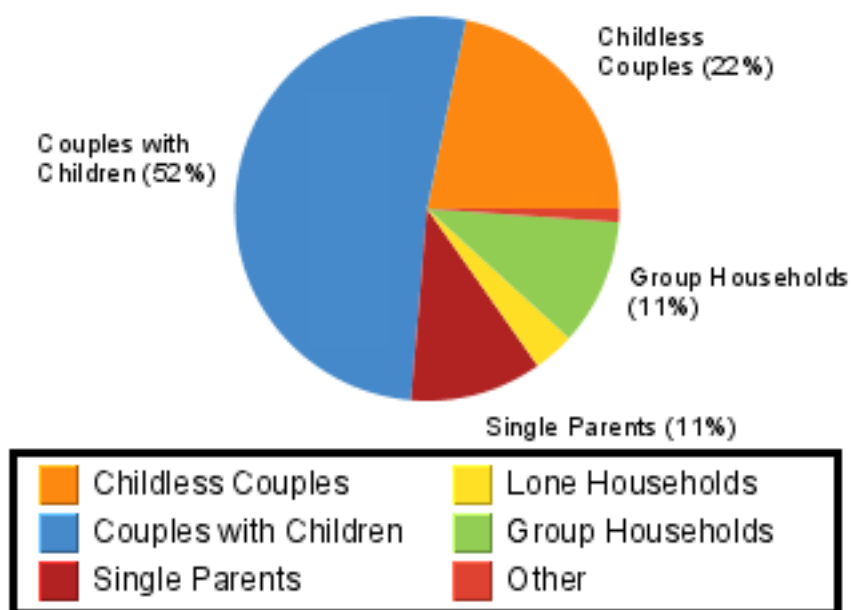
Age Sex Ratio - 2006



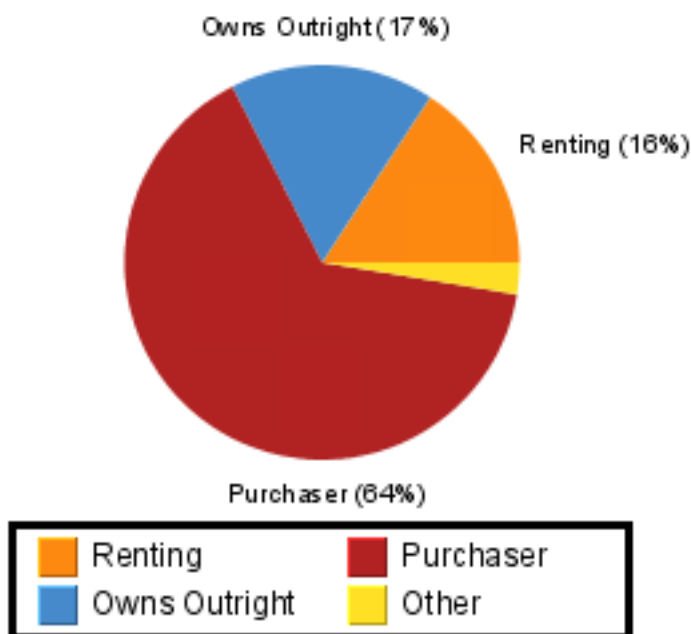
Household Income (%)



Household Structure



Household Occupancy - 2006



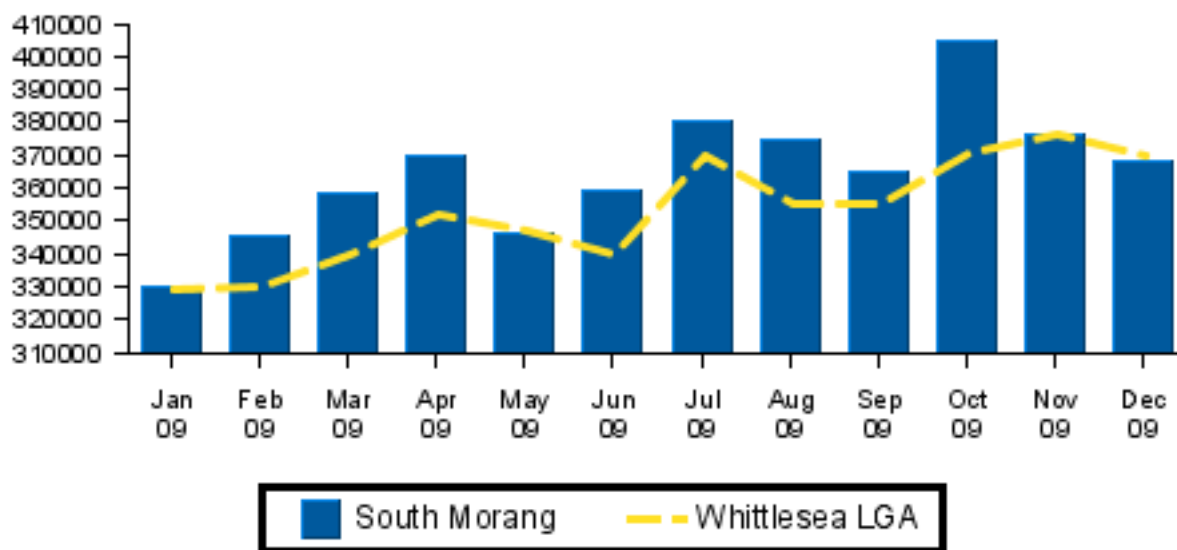
Median Prices (past 5 years)



Capital Growth in Median Prices

	South Morang	Whittlesea LGA
Period	% Change	% Change
2010	-	15.3%
2009	5.3%	8.0%
2008	5.2%	7.8%
2007	0.2%	7.5%
2006	1.4%	2.4%

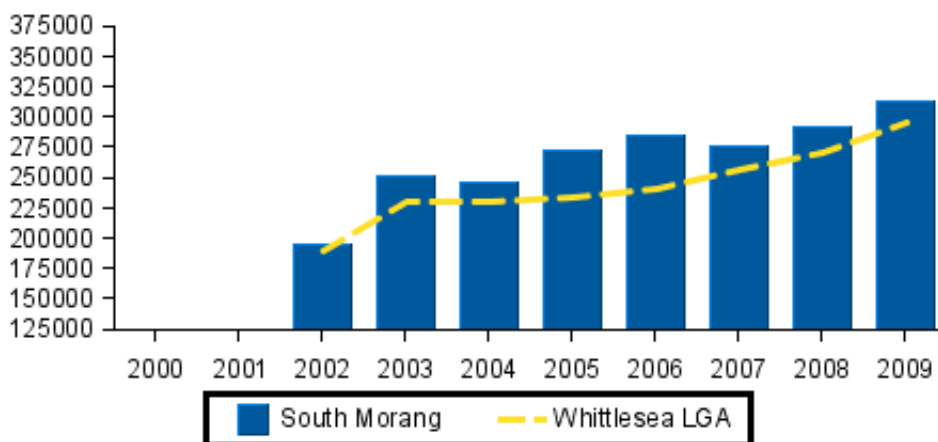
Recent Median Sale Prices (Graphed)



Recent Median Sale Prices

Period	Median Price	Median Price
December 2009	\$ 368,000	\$ 370,000
November 2009	\$ 376,000	\$ 376,625
October 2009	\$ 404,950	\$ 370,250
September 2009	\$ 365,000	\$ 355,000
August 2009	\$ 375,000	\$ 355,000
July 2009	\$ 380,000	\$ 370,000
June 2009	\$ 359,000	\$ 340,000
May 2009	\$ 346,000	\$ 347,000
April 2009	\$ 370,000	\$ 352,000
March 2009	\$ 358,000	\$ 339,975
February 2009	\$ 345,000	\$ 330,000
January 2009	\$ 329,750	\$ 329,500

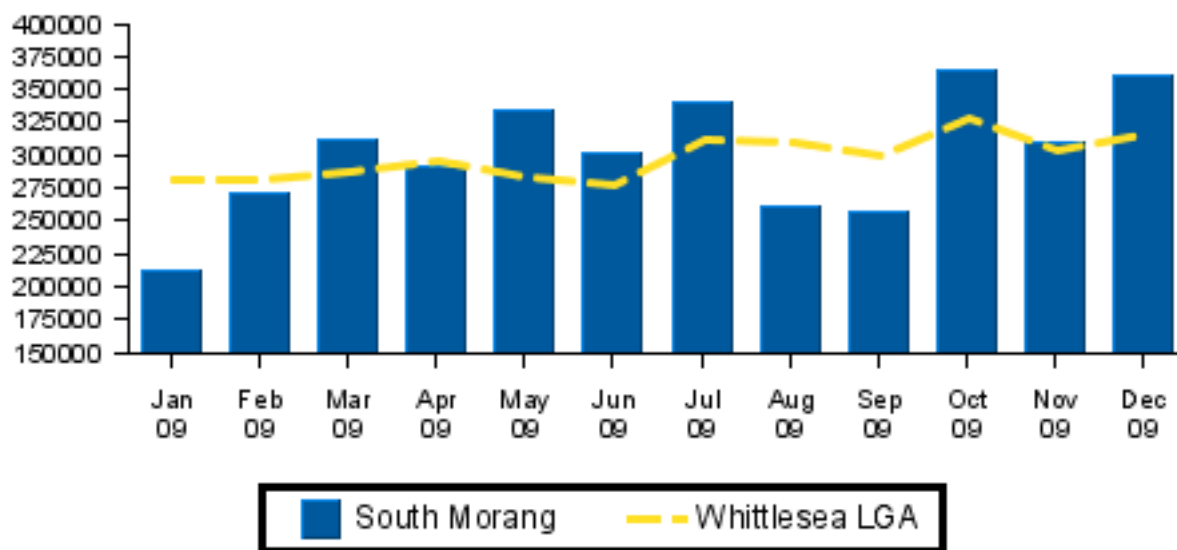
Median Prices (past 5 years)



Capital Growth in Median Prices

	South Morang	Whittlesea LGA
Period	% Change	% Change
2010	-	-33.8%
2009	7.0%	9.1%
2008	6.0%	5.5%
2007	-3.5%	6.7%
2006	5.1%	3.2%

Recent Median Sale Prices (Graphed)



Recent Median Sale Prices

Period	Median Price	Median Price
December 2009	\$ 359,700	\$ 315,750
November 2009	\$ 310,000	\$ 303,750
October 2009	\$ 365,000	\$ 327,500
September 2009	\$ 257,500	\$ 299,000
August 2009	\$ 260,000	\$ 309,000
July 2009	\$ 339,250	\$ 312,000
June 2009	\$ 300,500	\$ 278,000
May 2009	\$ 333,100	\$ 282,500
April 2009	\$ 291,500	\$ 295,000
March 2009	\$ 311,000	\$ 287,000
February 2009	\$ 270,000	\$ 281,000
January 2009	\$ 212,500	\$ 281,000

Thank you for ordering the Free Suburb Profile from RP Data Ltd. We hope the report has been helpful to you.

Contact RP Data Ltd:

If you have any questions about reports.rpdata.com.au, RP Data's Property Reports or RP Data Ltd's other services please contact RP Data Ltd by phone or email.

Within Australia	1300 789 449
Outside Australia	(+61) 7 3114 9999

Email us: info@rpdatareports.com.au

Disclaimer and copyright

To the extent this report has been developed using information owned by the State of Victoria, the State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© 2010 Copyright RP Data Ltd, Local, Commonwealth Govt. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted.

Publisher-RP Data Ltd

In compiling this publication, RP Data has relied upon information supplied by a number of external sources. The publication is supplied on the basis that while the RP Data believes all the information in it is deemed reliable at the time of publication, it does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to RP Data for the supply of such information.