


**40A Hume Dr, Helensburgh
New South Wales 2508 Wollongong**



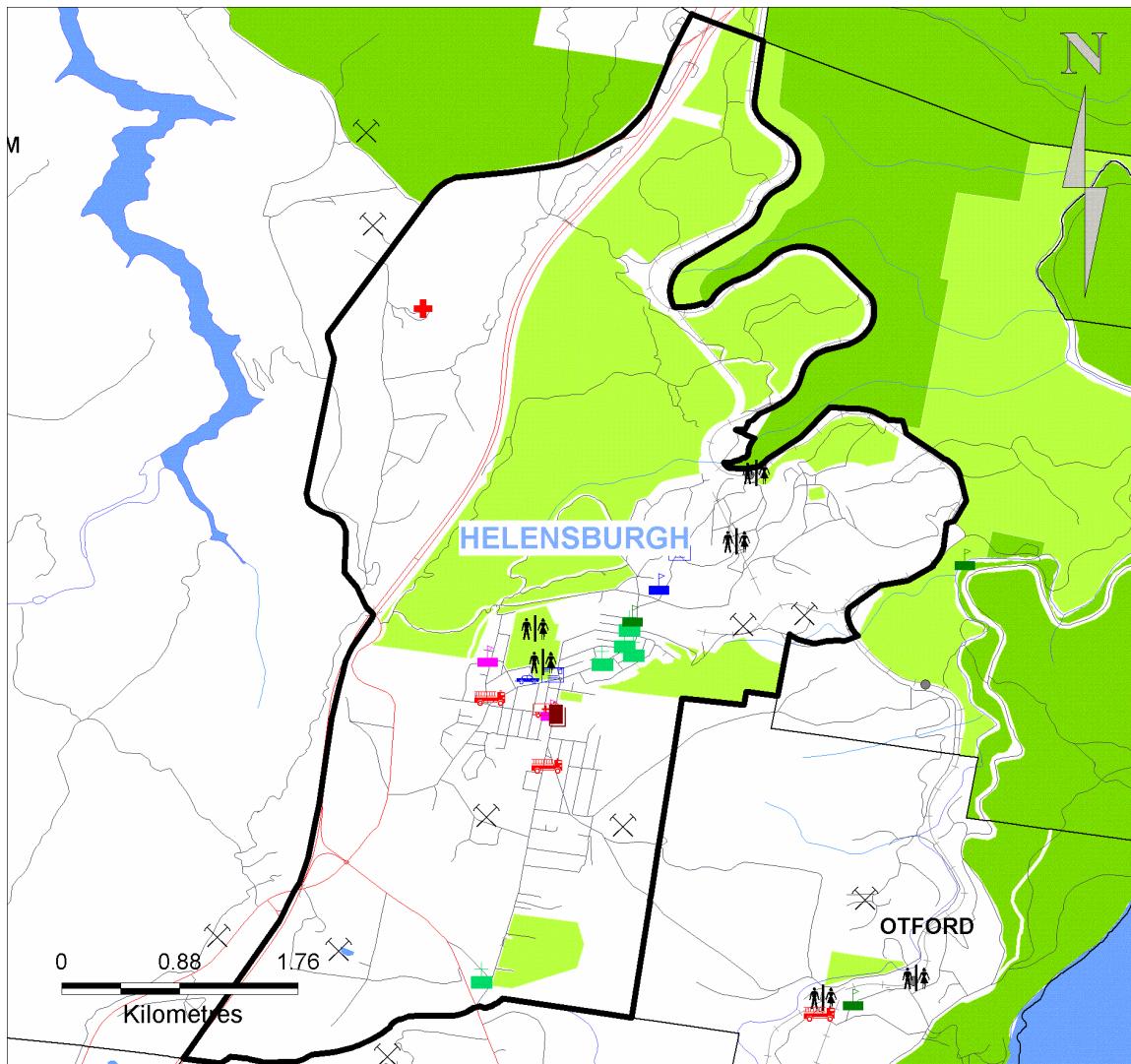
Property Description

Property Type:	HOUSE / ONE STOREY / LOWSET		
UBD:	WLL11, P10	Lot Plan:	L84/DP829148
Zoning:	Residential		
Land Use:	Single Res Dwelling		
Area:	510 m ²	VGM:	



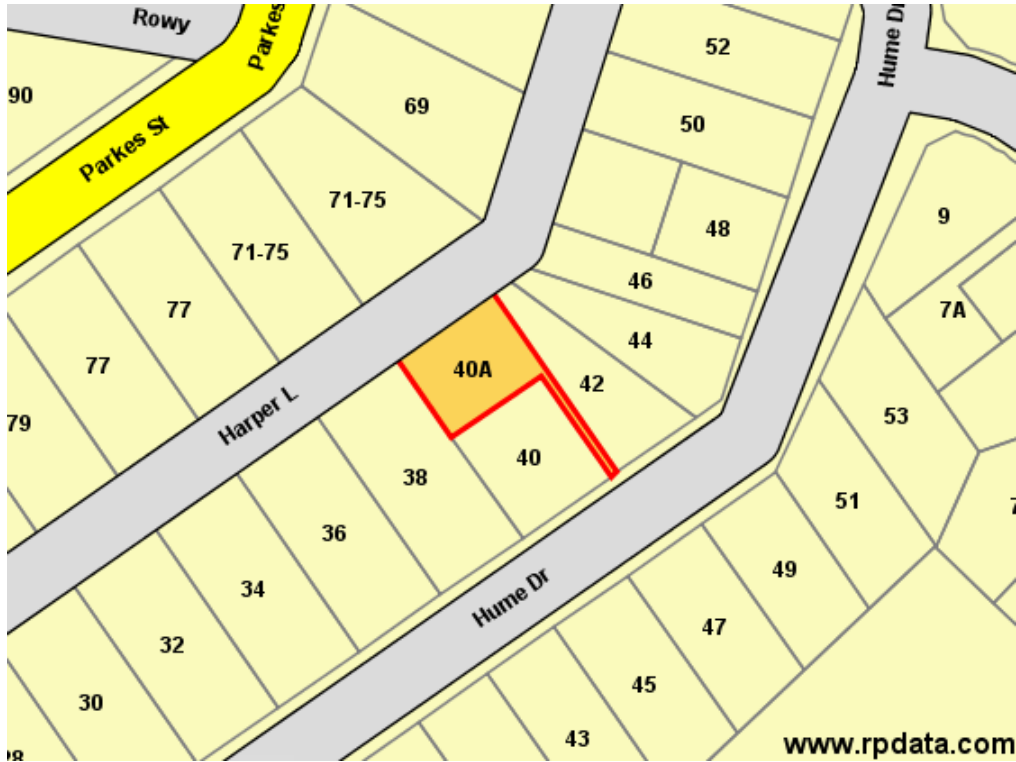
Sales History:		
	18/07/09	500,000
	30/01/02	385,000
	19/02/96	213,000
	19/05/93	123,000

Area Map

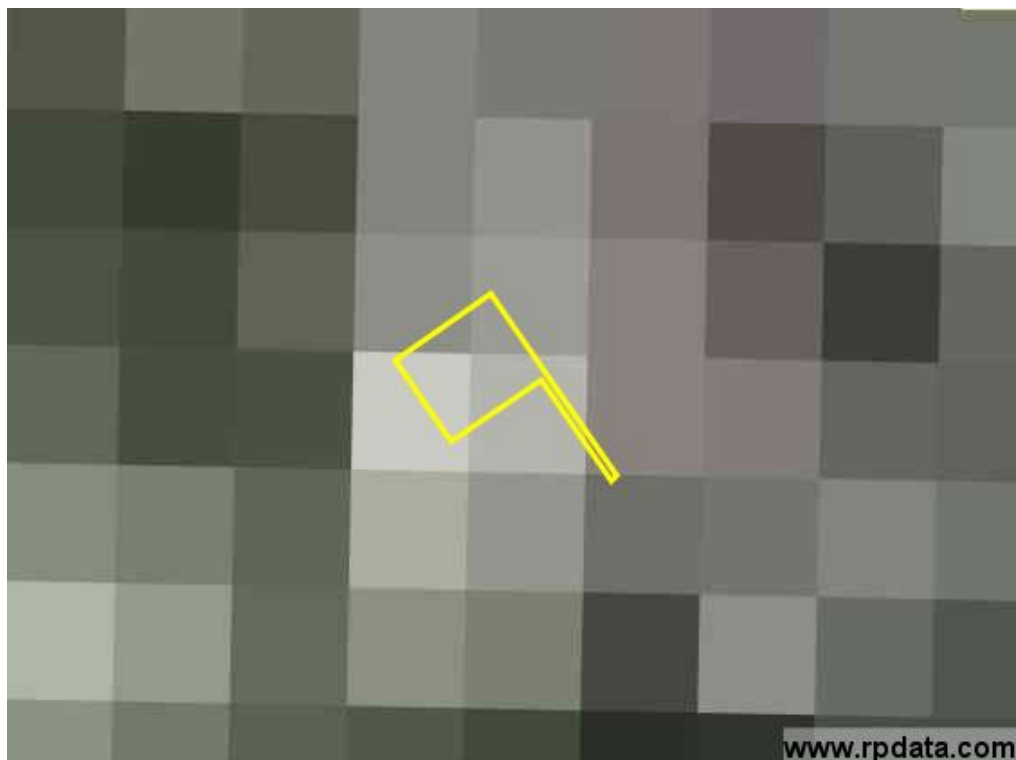


Shopping Centres: - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
- Sub-regional	Sport Facility	Swimming Centre	University	Post Office
- Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan Park / Camping	Soccer Field	Pre-school	Health Service	Nursing/Retire. Home
Power Station	Hockey	Primary School	Hospital	Police Station
Tourism	Basketball / Netball	Combined School	Zoo / Nature Reserve	Government Admin.
Museum	Golf Course	High School	Beach	Foreign Gov. Represent.
SES Unit	Bus Depot / Train Station	Technical/Business / Trade College	Racecourse	Defence
Airport	Helipad	Waste Disposal	Cemetery / Crematorium	Ferry Terminal

Cadastral View



Aerial View



Area Profile

The size of Helensburgh is approximately 21 km². It has 7 parks covering nearly 22% of the total area. There are 4 schools and 1 childcare centre located in Helensburgh.

The population of Helensburgh in 2001 was 5,061 people. By 2006 the population was 5,323 showing a population growth of 5% in the area during that time.

The predominant age group in Helensburgh is 40 - 49 years.

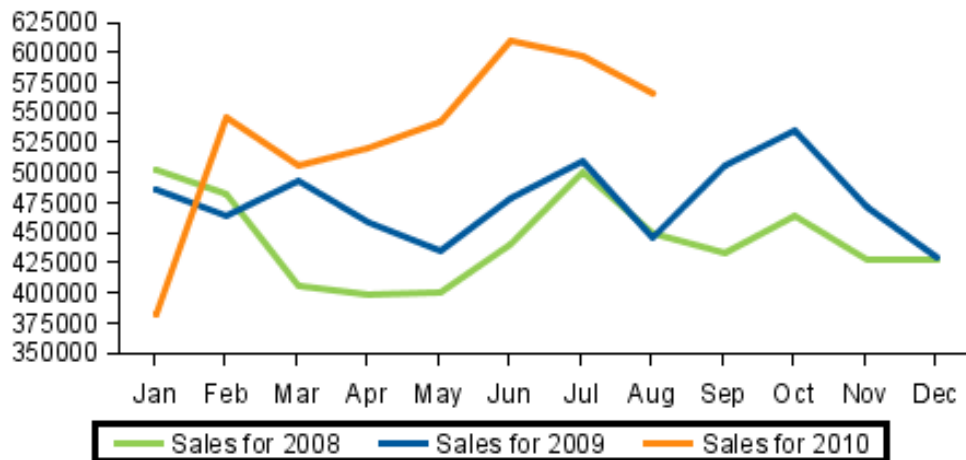
Households in Helensburgh are primarily couples with children and are likely to be repaying between \$1000.00 - \$1200.00 per month on mortgage repayments.

In general, people in Helensburgh work in a non-specific occupation.

In 2001, 82% of the homes in Helensburgh were owner-occupied compared with 83% in 2006.

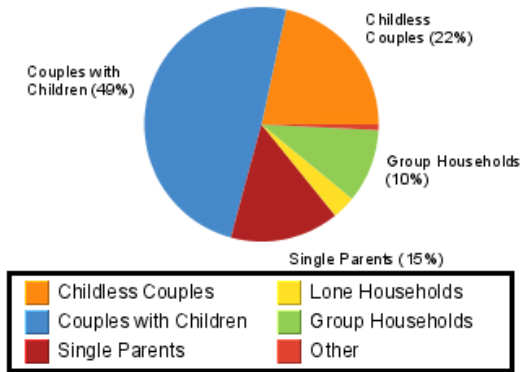
Currently the median sale price of houses in the area is \$565,000.

Median Sale Price

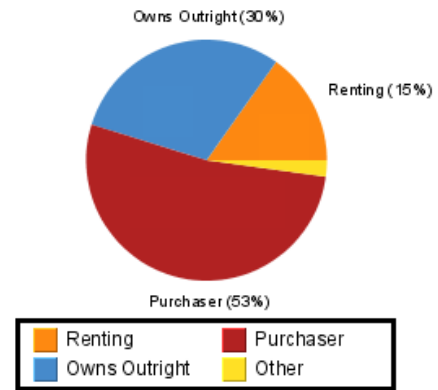


Demographics

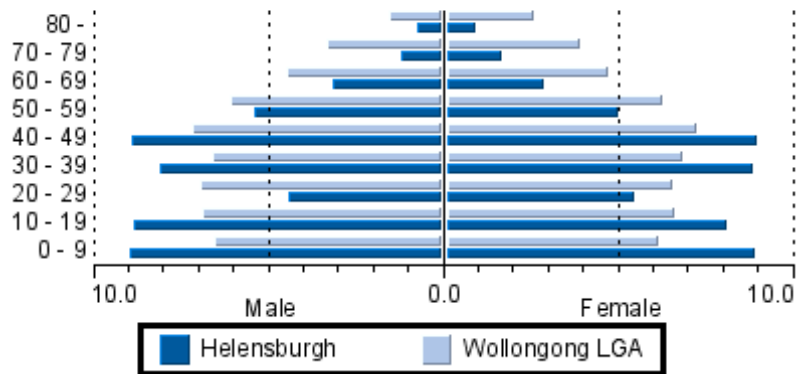
Household Structure



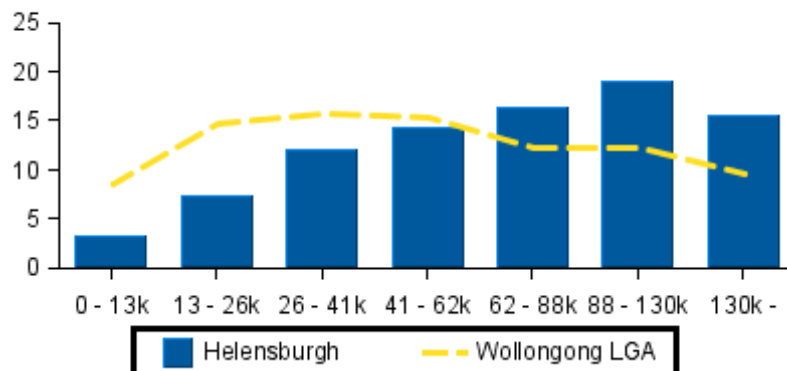
Household Occupancy - 2006



Age Sex Ratio - 2006

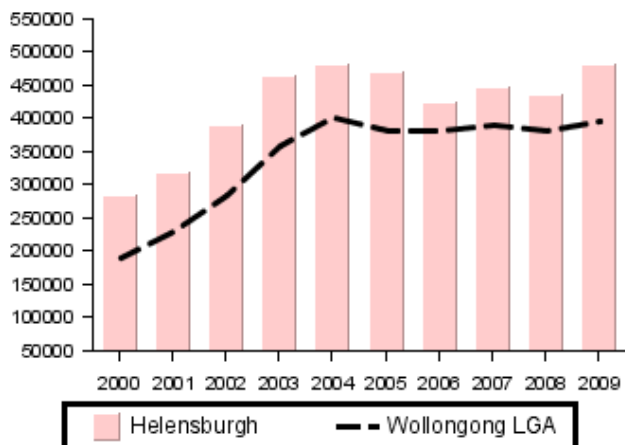


Household Income

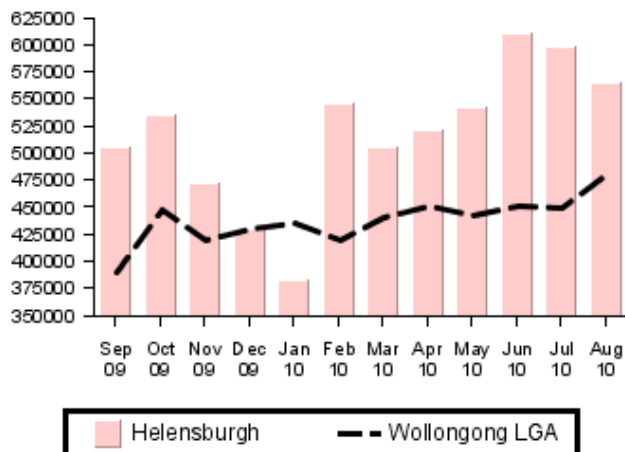


All House Statistics

Median Prices (past 10 years)



Recent Median Sale Prices



Capital Growth in Median Prices

Period	Helensburgh	Wollongong LGA
	% Period	% Change
2010	13.2%	11.9%
2009	10.1%	3.9%
2008	-2.5%	-2.6%
2007	5.2%	2.6%
2006	-9.3%	0.0%

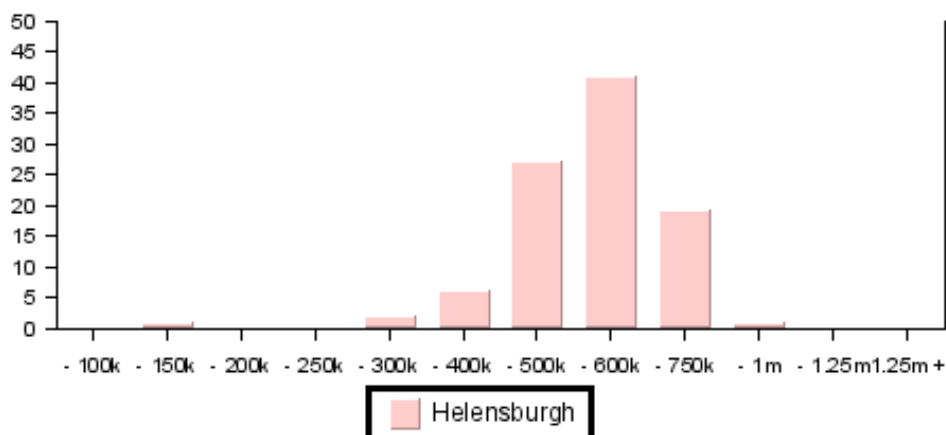
Recent Median Sale Prices

Period	Helensburgh	Wollongong LGA
	Median Price	Median Price
August 2010	\$ 565,000	\$ 480,000
July 2010	\$ 597,500	\$ 449,250
June 2010	\$ 610,000	\$ 450,000
May 2010	\$ 542,000	\$ 442,000
April 2010	\$ 520,000	\$ 450,000
March 2010	\$ 505,000	\$ 440,000
February 2010	\$ 545,000	\$ 420,000
January 2010	\$ 382,500	\$ 435,000
December 2009	\$ 430,000	\$ 430,000
November 2009	\$ 471,000	\$ 420,000
October 2009	\$ 534,000	\$ 447,000
September 2009	\$ 505,000	\$ 389,000

Number of House Sales Per Annum

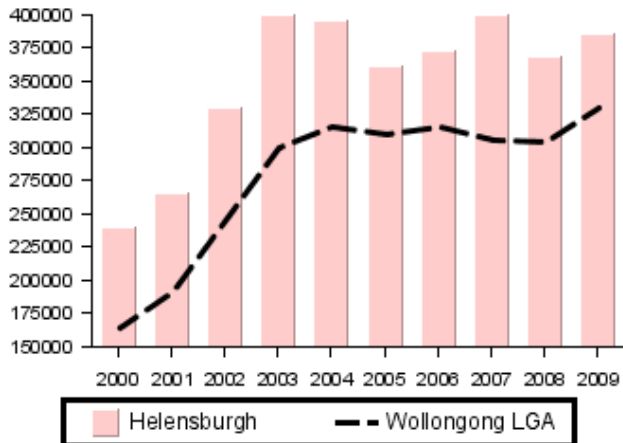
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 (ytd)
90	118	107	82	95	64	91	103	75	103	61

House Sales by Price (12 months)

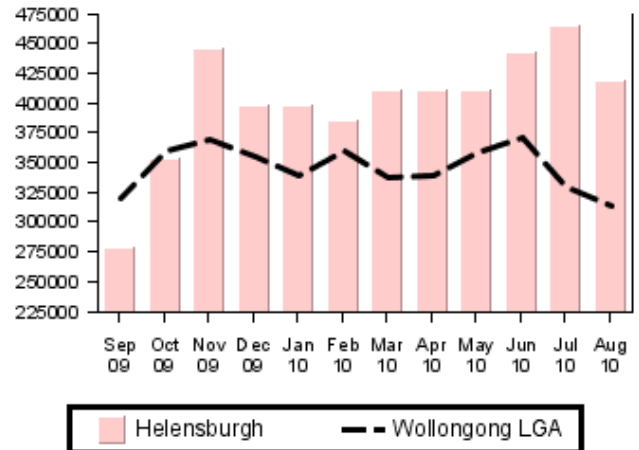


Unit Statistics

Median Prices (past 10 years)



Recent Median Sale Prices



Capital Growth in Median Prices

Period	Helensburgh	Wollongong LGA
	% Period	% Change
2010	5.7%	4.6%
2009	4.6%	8.9%
2008	-8.0%	-0.7%
2007	7.4%	-3.2%
2006	3.1%	1.6%

Recent Median Sale Prices

Period	Helensburgh	Wollongong LGA
	Median Price	Median Price
August 2010	\$ 418,000	\$ 314,000
July 2010	\$ 465,000	\$ 329,500
June 2010	\$ 442,000	\$ 370,000
May 2010	\$ 411,000	\$ 358,000
April 2010	\$ 411,000	\$ 339,000
March 2010	\$ 411,000	\$ 338,000
February 2010	\$ 385,000	\$ 360,000
January 2010	\$ 397,000	\$ 339,000
December 2009	\$ 397,000	\$ 355,500
November 2009	\$ 446,000	\$ 369,900
October 2009	\$ 352,500	\$ 360,000
September 2009	\$ 278,000	\$ 320,000

Number of Unit Sales Per Annum

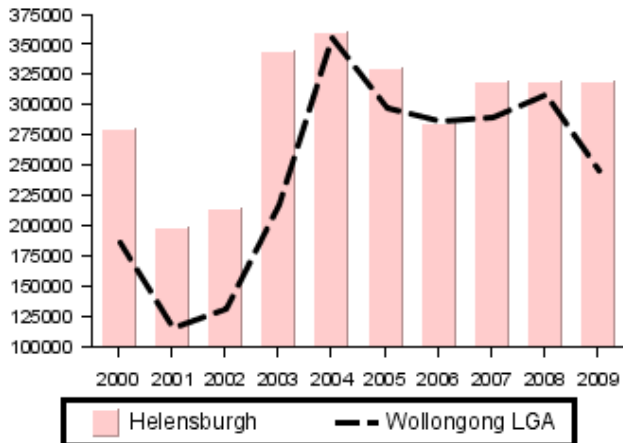
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 (ytd)
22	15	21	16	19	14	22	23	29	60	12

Unit Sales by Price (12 months)

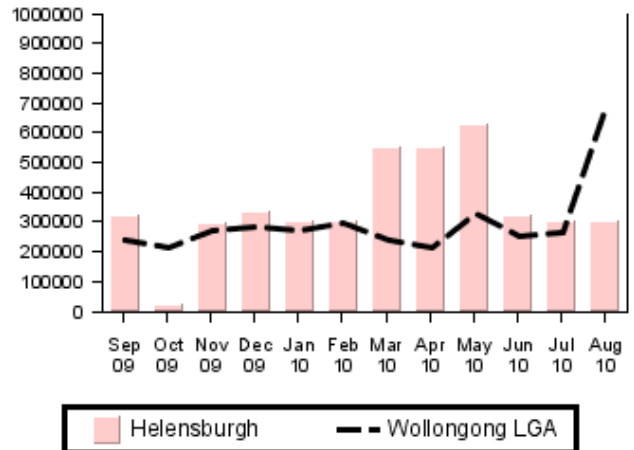


All Vacant Land Statistics

Median Prices (past 10 years)



Recent Median Sale Prices



Capital Growth in Median Prices

Period	Helensburgh	Wollongong LGA
	% Period	% Change
2010	0.0%	10.2%
2009	0.0%	-20.3%
2008	0.0%	6.2%
2007	12.3%	1.4%
2006	-13.6%	-4.0%

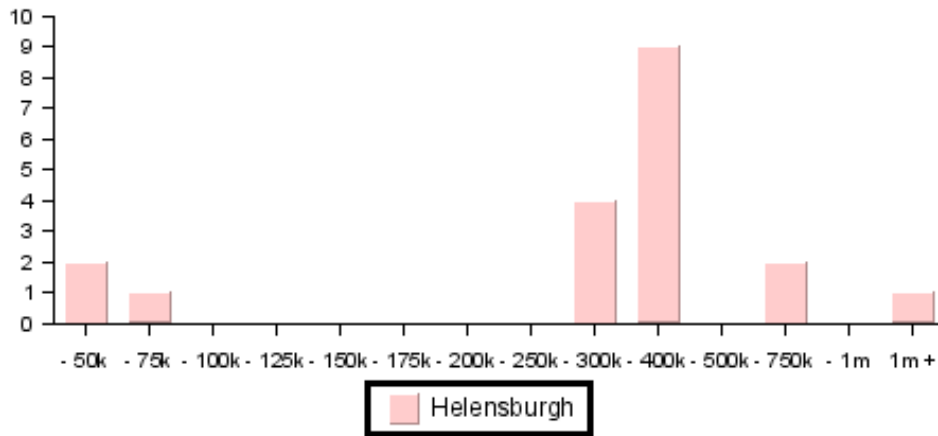
Recent Median Sale Prices

Period	Helensburgh	Wollongong LGA
	Median Price	Median Price
August 2010	\$ 300,000	\$ 691,000
July 2010	\$ 300,000	\$ 265,000
June 2010	\$ 320,000	\$ 251,500
May 2010	\$ 625,000	\$ 325,500
April 2010	\$ 550,000	\$ 215,000
March 2010	\$ 550,000	\$ 241,250
February 2010	\$ 300,000	\$ 295,000
January 2010	\$ 305,000	\$ 270,000
December 2009	\$ 335,000	\$ 282,500
November 2009	\$ 295,000	\$ 270,000
October 2009	\$ 25,000	\$ 216,500
September 2009	\$ 320,000	\$ 240,000

Number of Sales Per Annum

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 (ytd)
1	13	10	24	27	7	23	19	13	28	13


Sales by Price (12 months)



For Sale Evidence

\$690,000+	80 THE CRESCENT HELENSBURGH, NSW 2508	
	<p>Map Ref: WLL12, A5 Attributes: 6BED,3BATH,2LUG,1ENS VG Area: 894 M²</p>	List Type: NORMAL SALE
Offers from \$599,000	58 THE CRESCENT HELENSBURGH, NSW 2508	
	<p>Map Ref: WLL12, A5 Attributes: 4BED,2BATH,1ENS VG Area: 1035 M²</p>	List Type: NORMAL SALE
Offers Above \$580,000	18 VERA ST HELENSBURGH, NSW 2508	
	<p>Map Ref: WLL12, B6 Attributes: 3BED,2BATH,1CAR,1ENS VG Area: 912 M²</p>	List Type: NORMAL SALE
By Negotiation	31 BULGO RD HELENSBURGH, NSW 2508	
	<p>Map Ref: WLL11, N13 Attributes: 4BED,2BATH VG Area: 465 M²</p>	List Type: NORMAL SALE
By Negotiation	38 THE CRESCENT HELENSBURGH, NSW 2508	
	<p>Map Ref: WLL12, A5 Attributes: 3BED,1BATH,2LUG VG Area: 930 M²</p>	List Type: NORMAL SALE

For Sale Evidence

\$490,000 +	15 MAIDSTONE ST HELENSBURGH, NSW 2508
	<p>Map Ref: WLL11, Q6 Attributes: 3BED,1BATH,1LUG VG Area: 670 M²</p> <p>List Type: NORMAL SALE</p>

Past Sales Evidence

denotes Agents Advice.

<p>\$485,000</p> 	<p>13 SHORT ST HELENSBURGH, NSW 2508</p>
	<p>Map Ref: WLL11, P10 Attributes: 4BED, 1BATH, 1CAR, 1LUG Area: 557 M</p> <p>Sale Date: 20/03/10</p>
<p>\$510,000</p> 	<p>4 OXLEY PL HELENSBURGH, NSW 2508</p>
	<p>Map Ref: WLL12, A9 Attributes: 4BED, 2BATH, 2CAR, 2LUG Area: 624 M</p> <p>Sale Date: 02/10/09</p>
<p>\$460,000</p> 	<p>46 HUME DR HELENSBURGH, NSW 2508</p>
	<p>Map Ref: WLL11, P10 Attributes: 3BED, 1BATH, 1CAR Area: 455 M</p> <p>Sale Date: 25/09/09</p>
<p>\$240,000</p>	<p>SUTHERLAND ST HELENSBURGH, NSW 2508</p>
	<p>Map Ref: WLL11, P8 Area: 461 M</p> <p>Sale Date: 16/07/09</p>
<p>\$530,000</p> 	<p>62 PARKES ST HELENSBURGH, NSW 2508</p>
	<p>Map Ref: WLL12, B8 Area: 428 M</p> <p>Sale Date: 01/06/09</p>
<p>\$532,500</p> 	<p>18 HUME DR HELENSBURGH, NSW 2508</p>
	<p>Map Ref: WLL11, P10 Area: 759 M</p> <p>Sale Date: 03/03/09</p>