

OCEAN SHORES

Suburb Profile



Demographic snapshot

	OCEAN SHORES*	NSW LA - BYRON*
Population 2006	10,341	30,787
Population 2005	10,282	30,676
Population growth rate 2005 to 2006	0.6%	0.4%
Proportion of people aged 65 years and over	15%	12%
Proportion of people aged 15 years and younger	22%	20%
Average age	40	39
Average weekly household income	\$400-\$499	\$500-\$599
Average monthly home loan repayment	\$600-\$799	\$800-\$999
Average number of people per household	2.4	2.4

Source: ABS

* Within OCEAN SHORES demographics are based on the Postal Area of 2483.

* Within NSW LA - BYRON demographics are based on the Local Government Area of Byron (A).

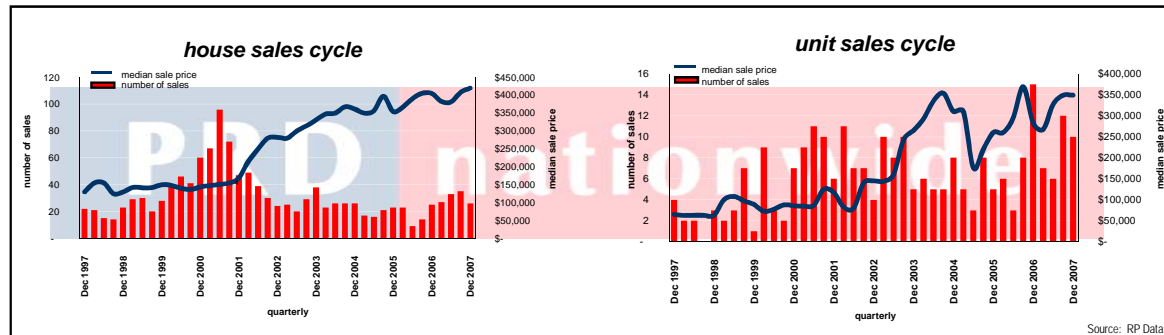
Sales Statistics

	OCEAN SHORES			NSW LA - BYRON	
	2002 (* half yr)	2007 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2007 (* half yr)
Houses					
Median price	\$282,500	\$420,000	8.3%	9.7%	\$535,000
Number of sales	54	61			273
Units					
Median price	\$145,000	\$348,750	19.2%	4.3%	\$401,750
Number of sales	11	22			104
Land					
Median price	\$166,500	\$228,000	6.5%	12.5%	\$430,000
Number of sales	18	9			51

* Medians & number of sales based on six month period ending December 2007

Where less than 5 sales have been recorded during a period the median has been carried over from the previous period.

Source: RP Data



Source: RP Data

Total property returns

	OCEAN SHORES	NSW LA - BYRON
Houses		
Median price change pa	8.3%	9.7%
Rental return pa	4.3%	3.4%
GROSS PROPERTY RETURN	12.6%	13.2%

	OCEAN SHORES	NSW LA - BYRON
Units		
Median price change pa	19.2%	4.3%
Rental return pa	4.5%	3.9%
GROSS PROPERTY RETURN	23.7%	8.2%

Gross property return is not only measured by income received by rent, but also the increase in the value of the property. This is referred to as the capital gain and is added to the rental return above to give a total property return. Above figures are to be used as a guide only.

MEDIAN WEEKLY RENTS

	OCEAN SHORES	NSW LA - BYRON
3 br House	\$350	\$350
2 br Unit	\$300	\$300

Rental data for OCEAN SHORES is based on the Local Government Area of Byron (A).
Rental data for NSW LA - BYRON is based on the Local Government Area of Byron (A).

Source: RP Data, ABS, RTA, NSW Dept. of Housing, REIA, Vic Office of Housing

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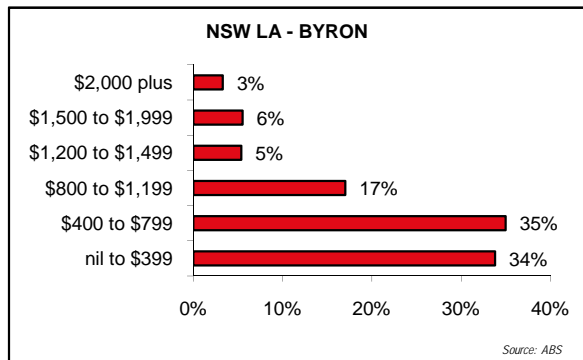
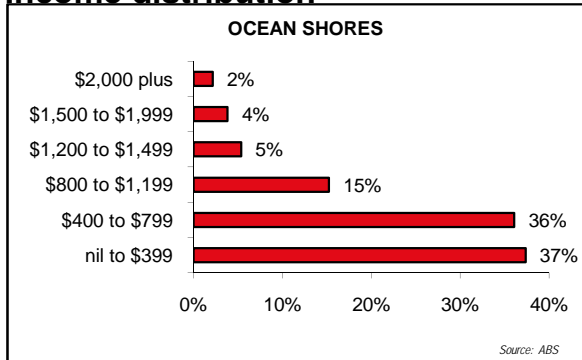
OCEAN SHORES

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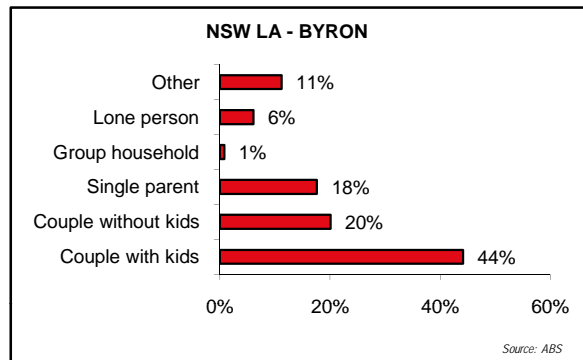
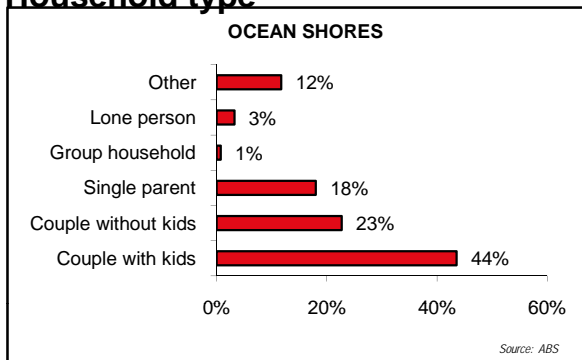


PATHWAY 2010

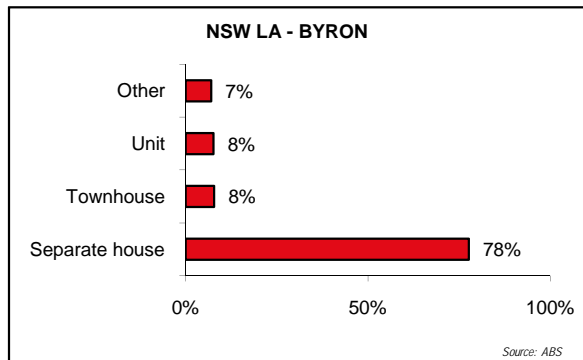
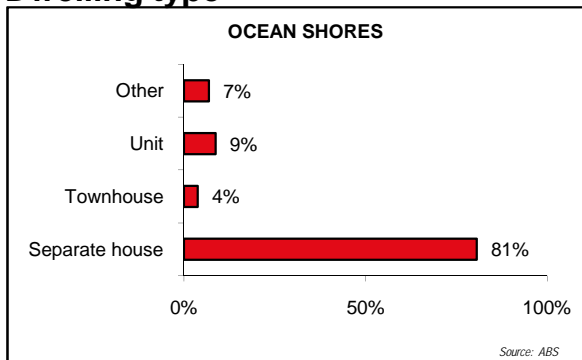
Income distribution



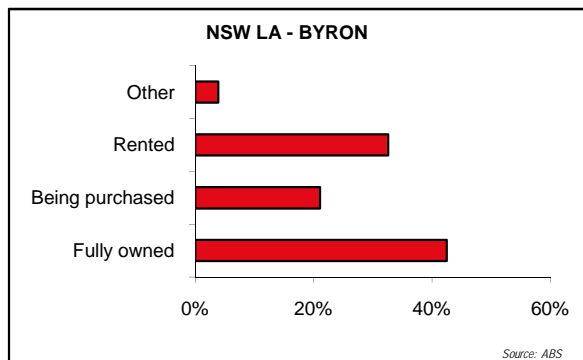
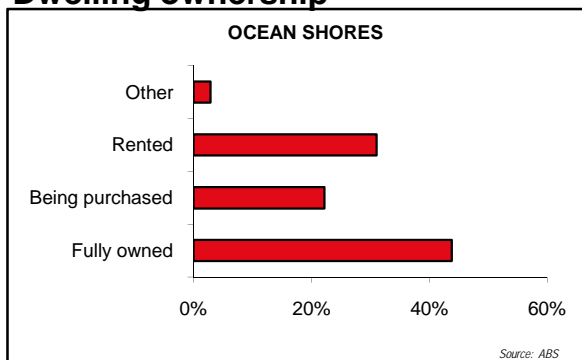
Household type



Dwelling type



Dwelling ownership



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