

ORANGE

Suburb Profile



Demographic snapshot

	ORANGE*	NSW LA - ORANGE*
Population 2006	41,150	37,687
Population 2005	40,806	37,517
Population growth rate 2005 to 2006	0.8%	0.5%
Proportion of people aged 65 years and over	12%	12%
Proportion of people aged 15 years and younger	23%	23%
Average age	33	33
Average weekly household income	\$700-\$799	\$700-\$799
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	2.6	2.6

Source: ABS

* Within ORANGE demographics are based on the Postal Area of 2800.

* Within NSW LA - ORANGE demographics are based on the Local Government Area of Orange (C).

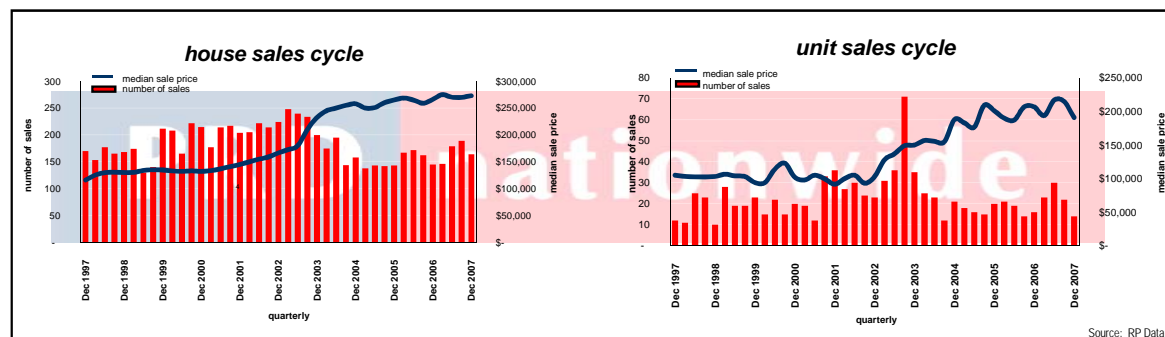
Sales Statistics

	ORANGE			NSW LA - ORANGE	
	2002 (* half yr)	2007 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2007 (* half yr)
Houses					
Median price	\$166,625	\$273,000	10.4%	10.6%	\$273,000
Number of sales	438	353			363
Units					
Median price	\$103,000	\$191,000	13.1%	13.1%	\$191,000
Number of sales	47	36			36
Land					
Median price	\$83,000	\$170,000	15.4%	14.6%	\$168,000
Number of sales	95	35			43

* 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

	ORANGE	NSW LA - ORANGE
Houses		
Median price change pa	10.4%	10.6%
Rental return pa	4.4%	4.4%
GROSS PROPERTY RETURN	14.8%	15.0%
Units		
Median price change pa	13.1%	13.1%
Rental return pa	4.8%	4.8%
GROSS PROPERTY RETURN	17.9%	17.9%

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

	ORANGE	NSW LA - ORANGE
3 br House	\$230	\$230
2 br Unit	\$175	\$175

Rental data for ORANGE is based on the Local Government Area of Orange (C). Rental data for NSW LA - ORANGE is based on the Local Government Area of Orange (C).

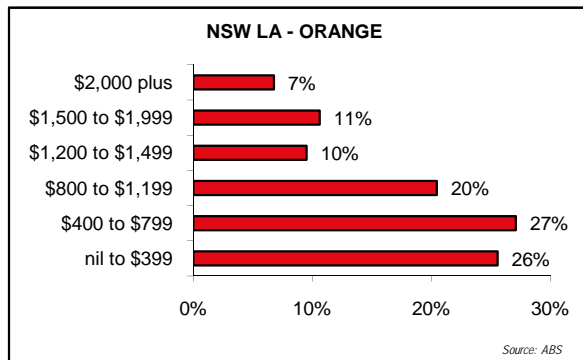
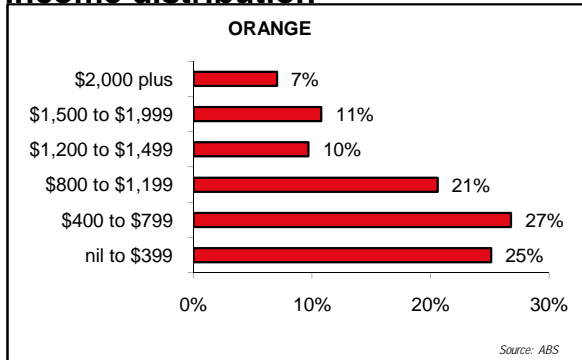
Source: RP Data, ABS, RTA, NSW Dept. of Housing, REIA, Vic Office of Housing

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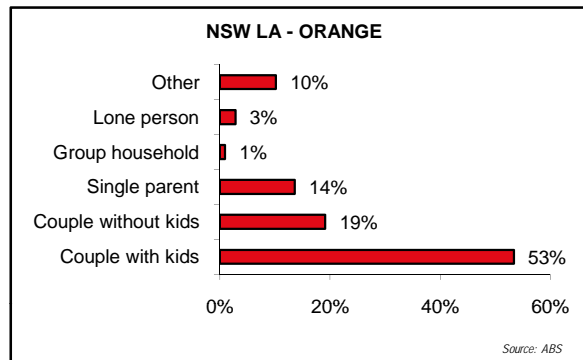
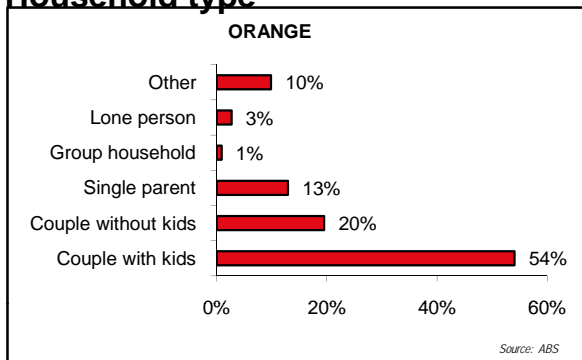
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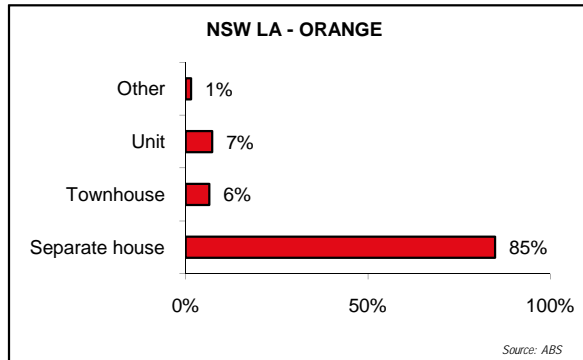
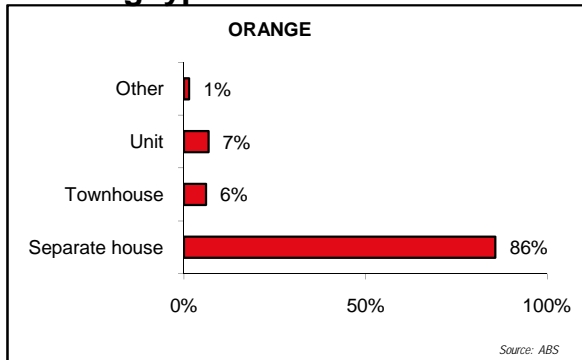
Income distribution



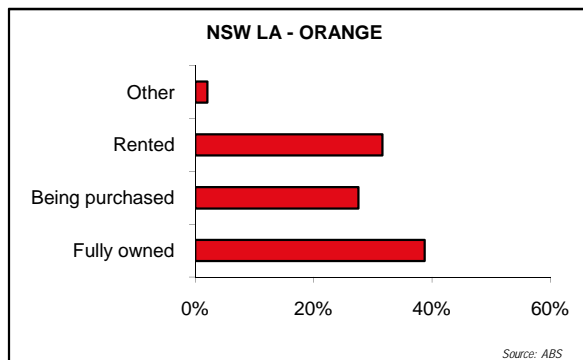
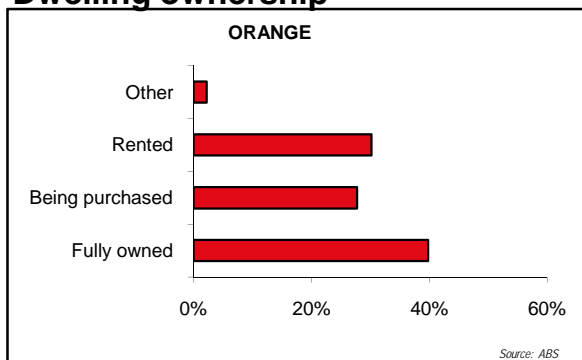
Household type



Dwelling type



Dwelling ownership



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