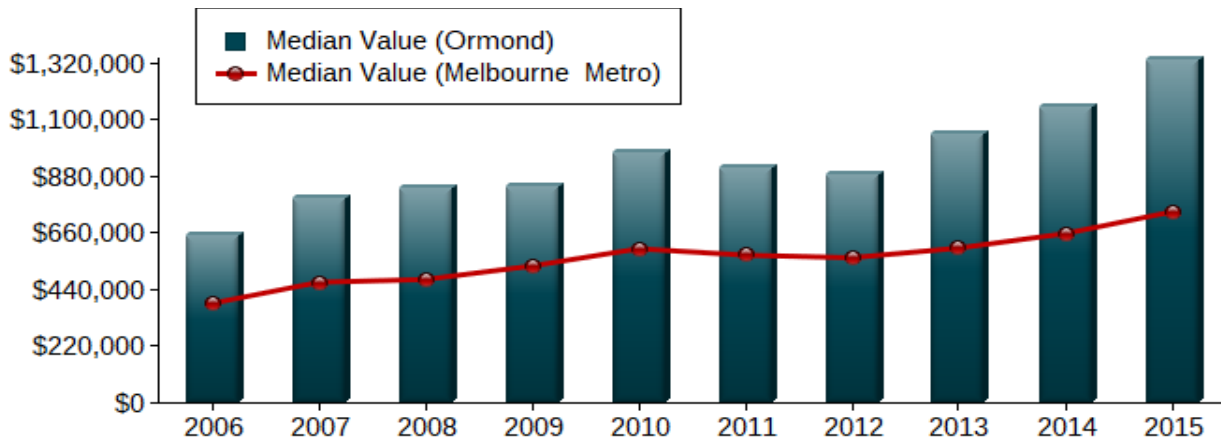


## Historical House Statistics for Ormond 3204

House				
Year	Ormond		Melbourne Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Dec 2014 - Nov 2015	\$1,329,500	15.7%	\$743,000	12.9%
Dec 2013 - Nov 2014	\$1,149,500	9.9%	\$658,500	9.4%
Dec 2012 - Nov 2013	\$1,046,000	18.1%	\$602,000	6.7%
Dec 2011 - Nov 2012	\$885,500	-2.6%	\$564,500	-1.8%
Dec 2010 - Nov 2011	\$909,500	-6.1%	\$574,500	-4.1%
Dec 2009 - Nov 2010	\$968,500	15.6%	\$599,500	12.6%
Dec 2008 - Nov 2009	\$838,000	0.9%	\$532,500	11.0%
Dec 2007 - Nov 2008	\$831,000	5.0%	\$480,000	2.4%
Dec 2006 - Nov 2007	\$791,000	22.3%	\$469,000	21.2%
Dec 2005 - Nov 2006	\$647,000	7.0%	\$387,000	6.1%



### Capital Growth

Average Growth Over the Last 3 Years	14.5% p.a.
Average Growth Over the Last 10 Years	8.2% p.a.

### Rental Yield

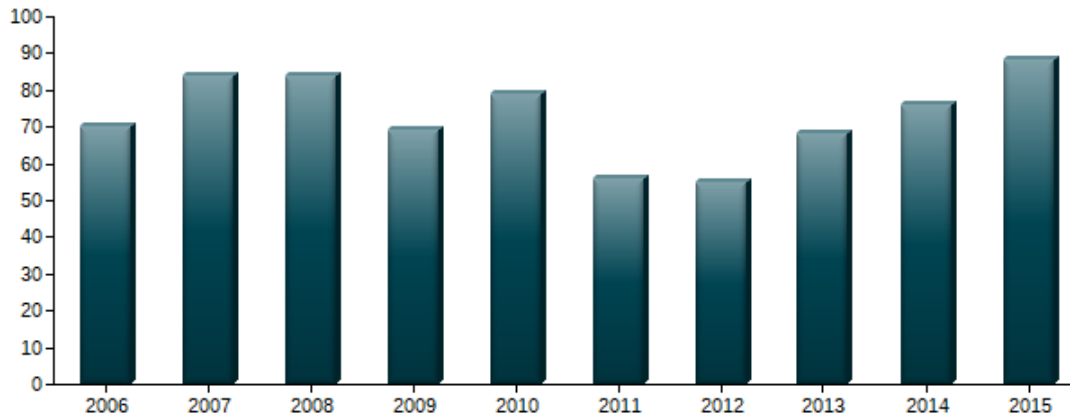
Last Quarter	Last Year	10 Years Average
2.5% p.a.	2.8% p.a.	3.0% p.a.

### Total Returns

Average Return Over the Last 10 Years	11.4% p.a.
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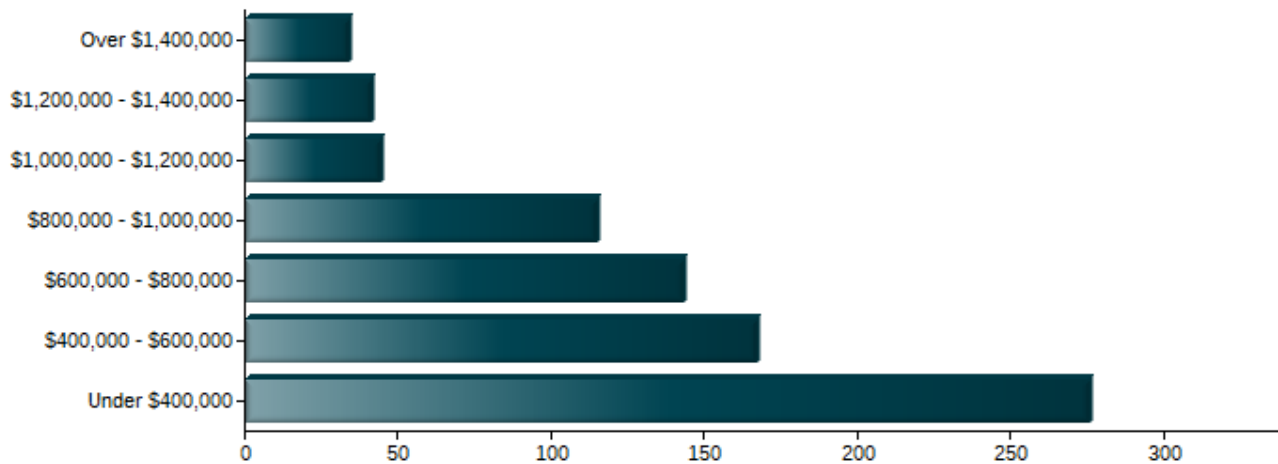
## House Sales for Ormond 3204

Number of House Sales Per Annum (Calendar Year)



\* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



## Predicted House Statistics for Ormond 3204

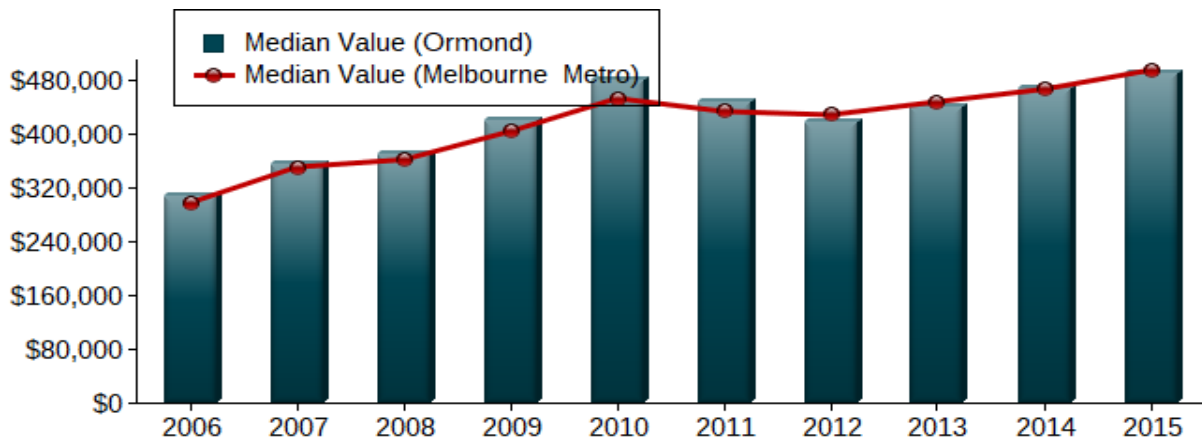
Predicted Capital Growth

Period	Suburb Growth	Melbourne Metro Growth
Next 5 years*	4% p.a.	1% p.a.
Next 8 years*	5% p.a.	3% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Ormond will be in the order of \$2,069,000.

## Historical Unit Statistics for Ormond 3204

Year	Unit			
	Ormond		Melbourne Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Dec 2014 - Nov 2015	\$489,500	5.1%	\$494,500	6.1%
Dec 2013 - Nov 2014	\$466,000	5.8%	\$466,000	4.1%
Dec 2012 - Nov 2013	\$440,000	5.9%	\$447,500	4.6%
Dec 2011 - Nov 2012	\$415,500	-6.7%	\$428,000	-1.1%
Dec 2010 - Nov 2011	\$445,500	-7.0%	\$433,000	-4.3%
Dec 2009 - Nov 2010	\$479,000	14.3%	\$452,500	12.1%
Dec 2008 - Nov 2009	\$419,000	13.2%	\$403,500	11.6%
Dec 2007 - Nov 2008	\$370,000	4.3%	\$361,500	3.2%
Dec 2006 - Nov 2007	\$355,000	15.8%	\$350,500	17.9%
Dec 2005 - Nov 2006	\$306,500	6.6%	\$297,500	4.1%



### Capital Growth

Average Growth Over the Last 3 Years	5.6% p.a.
Average Growth Over the Last 10 Years	5.5% p.a.

### Rental Yield

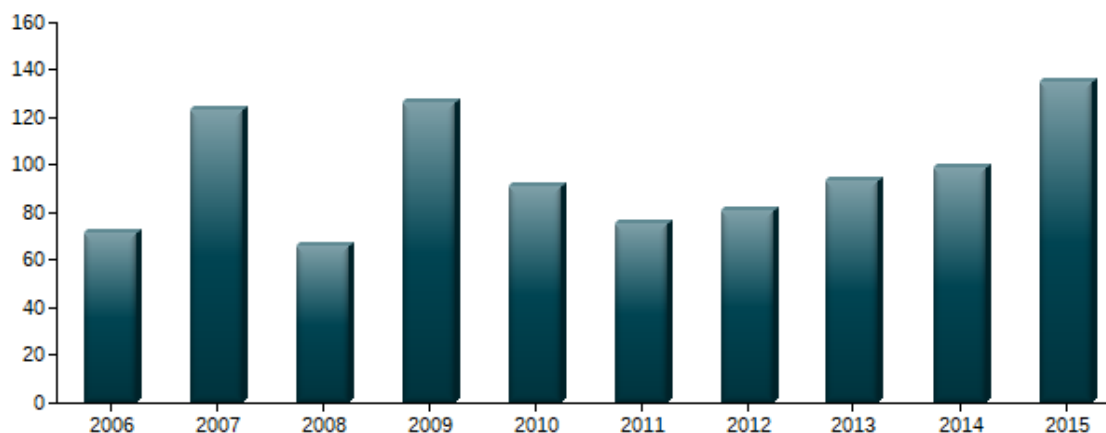
Last Quarter	Last Year	10 Years Average
4.1% p.a.	4.2% p.a.	4.1% p.a.

### Total Returns

Average Return Over the Last 10 Years	9.8% p.a.
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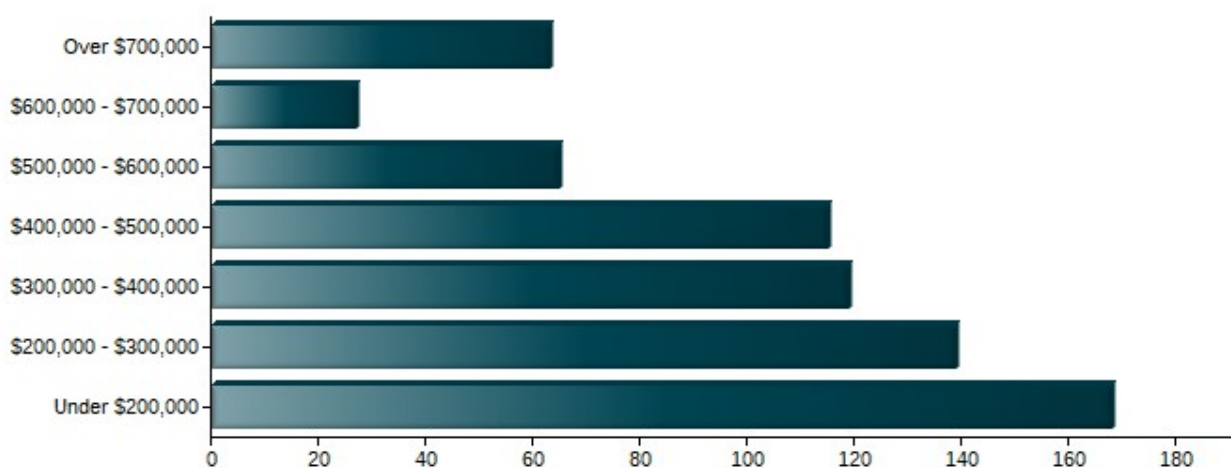
## Unit Sales for Ormond 3204

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



## Predicted Unit Statistics for Ormond 3204

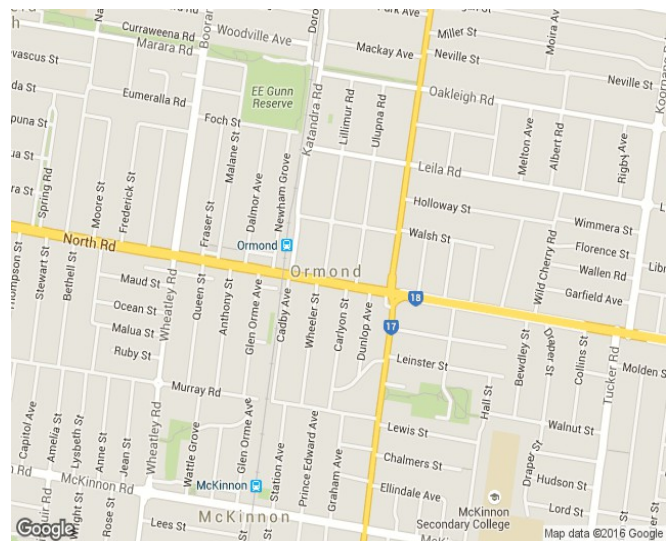
Predicted Capital Growth

Period	Suburb Growth	Melbourne Metro Growth
Next 5 years*	3% p.a.	2% p.a.
Next 8 years*	4% p.a.	3% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Ormond will be in the order of \$687,500.

## Snapshot for Ormond 3204

<b>Median Value of Houses:</b>	\$1,329,000
<b>Median Value of Units:</b>	\$489,000
<b>Number of Dwellings:</b>	3994
<b>Number of Houses:</b>	2052
<b>Number of Units:</b>	1942
<b>Number of Residents (ABS Data):</b>	7710



## Market Activity for Ormond 3204

<b>Number of Properties Listed for Sale:</b>	12
<b>Estimated Days on the Market:</b>	46
<b>Estimated Number of Sales in the Last 3 Months:</b>	31
<b>Estimated Number of Sales in the Same Period Last Year:</b>	38
<b>Current Percentage of Properties on the Market (Ormond):</b>	0.3%
<b>Current Percentage of Properties on the Market (Melbourne Metro):</b>	0.73%

## Street Information for Ormond 3204

Number of Streets in the Suburb: 99

### Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Maud St	\$1,736,066
Anthony St	\$1,525,650
Oloughlan St	\$1,523,567
Queen St	\$1,487,898
Logan Ave	\$1,457,171

Street with Highest Value Property:  
North Rd

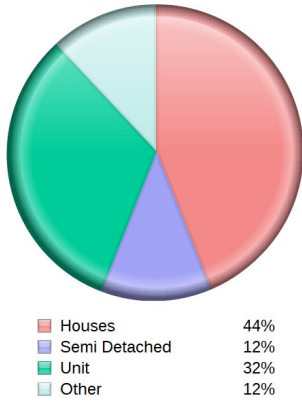
### Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Arnott St	\$368,817
Newham Gr	\$411,149
Ormond Rd	\$431,618
Holloway St	\$449,184
Lillimur Rd	\$449,783

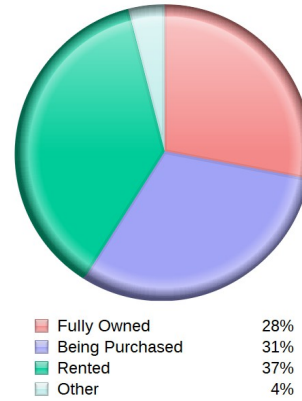
Street with Lowest Value Property:  
Walsh St

# Demographics for Ormond 3204

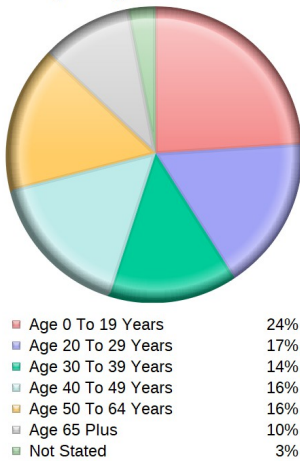
Dwelling Type - Ormond 3204



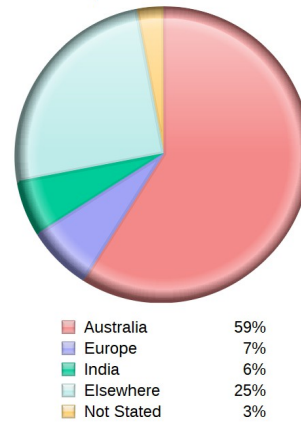
Home Ownership - Ormond 3204



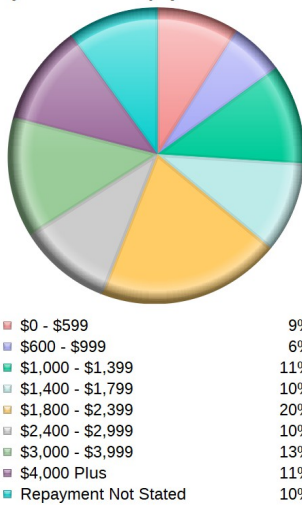
Age Range - Ormond 3204



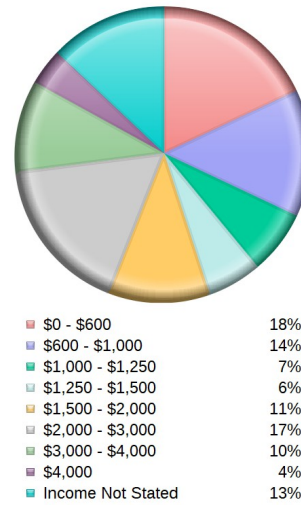
Birthplace - Ormond 3204



Monthly Homeloan Repayment - Ormond 3204



Household Income - Ormond 3204



Created by Residex using data provided by the ABS

## Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

## About Melbourne Property Acquisition & Investments

Melbourne Property Acquisition & Investments are Licensed Estate Agents & Property Investment Specialists who understand the complexities of investing in Real Estate while building security and financial independence.

We work closely with financial planners & lending services by gathering information which includes a thorough review of your current financial and investment position. With this understanding, we are able to tailor a strategic investment plan which best utilises your resources to achieve objectives according to your financial profile. Additionally, it is important that your goals and any apprehensions around investing are addressed so that solutions can be structured to mitigate risks and/or concerns. Undertaken together with an MPAI associate, this discovery session allows a full understanding of investment goals and needs, for both now and the future. Investment strategies are then implemented & supported by Independent Research and Data to assist with forecasting potential returns on how, when and where to invest.

Our primary focus is always to provide our clients with education so they can feel confident they can build a better lifestyle and quality of life today, tomorrow & especially in their retirement.

"Educating and sharing the knowledge & experience I have personally gained equips MPAI Investors with the Financial Intelligence needed when engaging in the property market.

Lastly & most importantly, we're about educating our clients on risks associated with property investing to implement a defensive investment approach. An MPAI investor is well informed and equipped with financial intelligence to be able to recognise the right investment opportunities. This is why I call it "taking the educated approach towards investing"

Suzi Antic - Director MPAI

We act in the best interests of our clients with integrity, honesty and professionalism.