

**Demographic snapshot**

	Forster*	Great Lakes LGA*
Population 2008	13,426	34,853
Population 2007	13,292	34,359
Population growth rate 2007 to 2008	1.0%	1.4%
Proportion of people aged 65 years and over	30%	28%
Proportion of people aged 15 years and younger	16%	16%
Average age	50	50
Average weekly household income	628.6	611.2
Average weekly individual income	349	338
Average number of people per household	2.2	2.2

Source: ABS

\* Within Forster demographics are based on the Forster SSC.

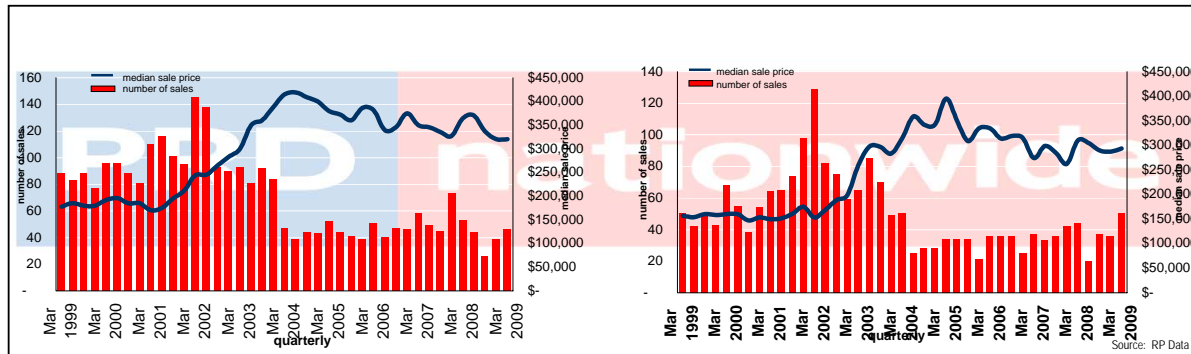
\* Within Great Lakes LGA demographics are based on the Great Lakes LGA.

Sales Statistics	Forster			Great Lakes LGA	
	2004 (* half yr)	2009 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2009 (* half yr)
<b>Houses</b>					
Median price	\$415,000	\$320,000	-5.1%	-4.9%	\$308,000
Number of sales	131	85			231
<b>Units</b>					
Median price	\$315,000	\$293,500	-1.4%	-2.4%	\$278,500
Number of sales	99	86			138
<b>Land</b>					
Median price	\$242,000	\$147,500	-9.4%	4.3%	\$175,000
Number of sales	44	20			67

\* Medians & number of sales based on six month period ending March 2009

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	Forster	Great Lakes LGA
<b>Houses</b>		
Median price change pa	-5.1%	-4.9%
Rental return pa	4.5%	4.2%
GROSS PROPERTY RETURN	-0.6%	-0.6%
<b>Units</b>		
Median price change pa	-1.4%	-2.4%
Rental return pa	3.4%	4.0%
GROSS PROPERTY RETURN	2.0%	1.5%

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**

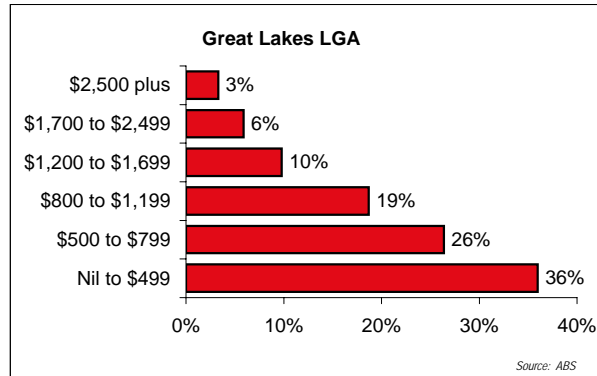
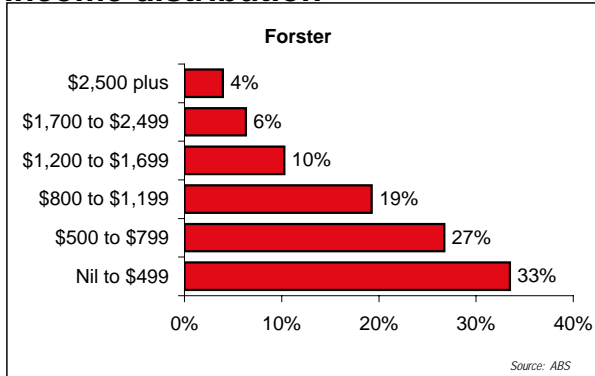
	Forster	Great Lakes LGA
<b>3 br House</b>	\$275	\$250
<b>2 br Unit</b>	\$190	\$213

Sources: RP Data and ABS. For use with written permission only

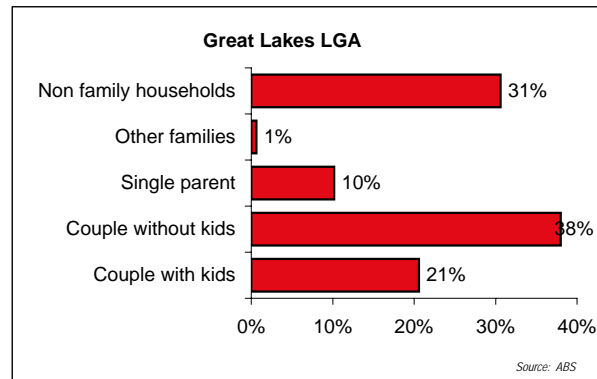
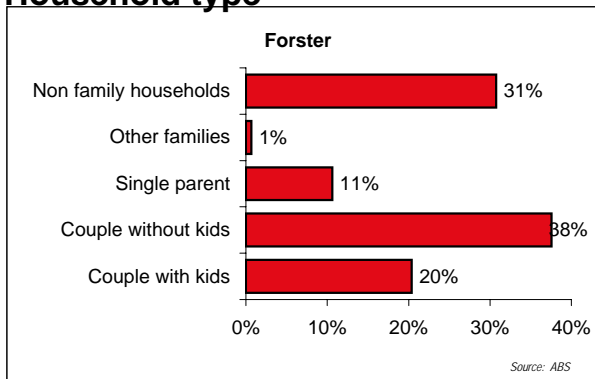
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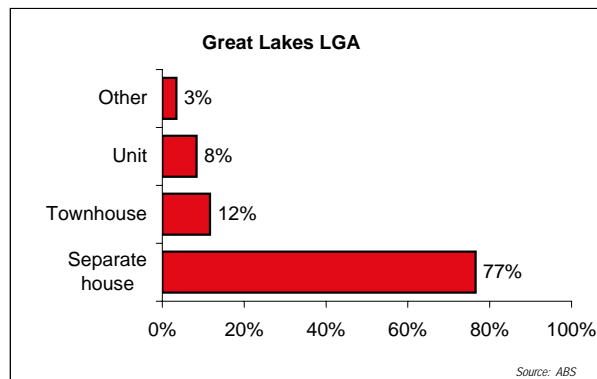
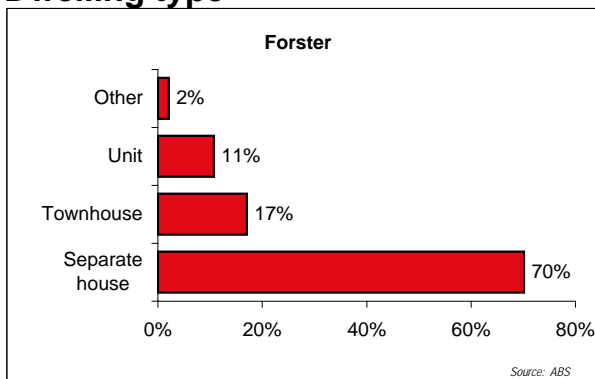
**Income distribution**



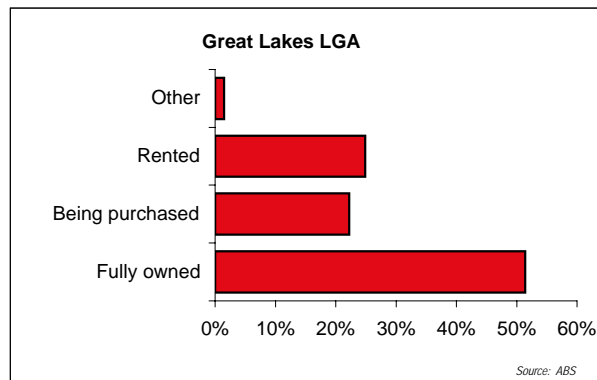
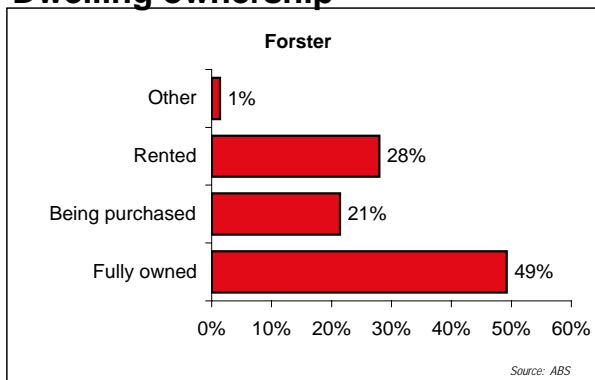
**Household type**



**Dwelling type**



**Dwelling ownership**



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