

Area Profile

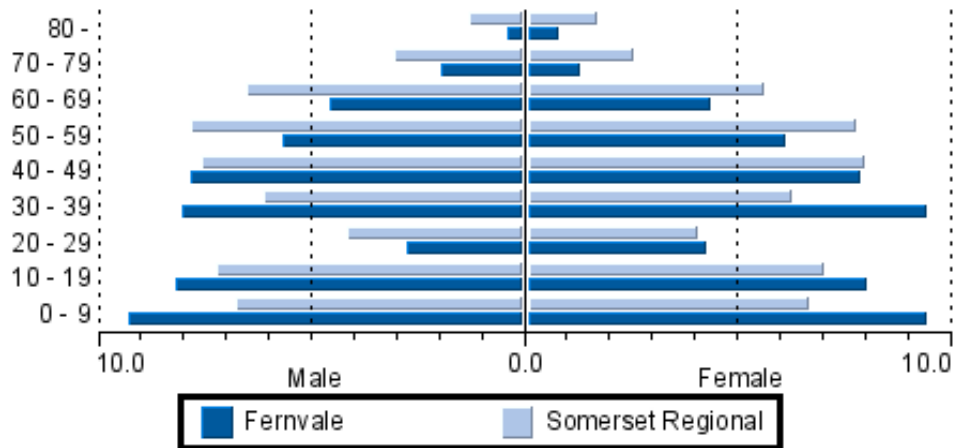
The size of Fernvale is approximately 28 km². The population of Fernvale in 2001 was 1,166 people. By 2006 the population was 1,539 showing a population growth of 32% in the area during that time. The predominant age group in Fernvale is 0 – 9 years.

Households in Fernvale are primarily couples with children and are likely to be repaying between \$800.00 – \$1000.00 per month on mortgage repayments. In general, people in Fernvale work in a non-specific occupation. In 2001, 76% of the homes in Fernvale were owner-occupied compared with 80% in 2006.

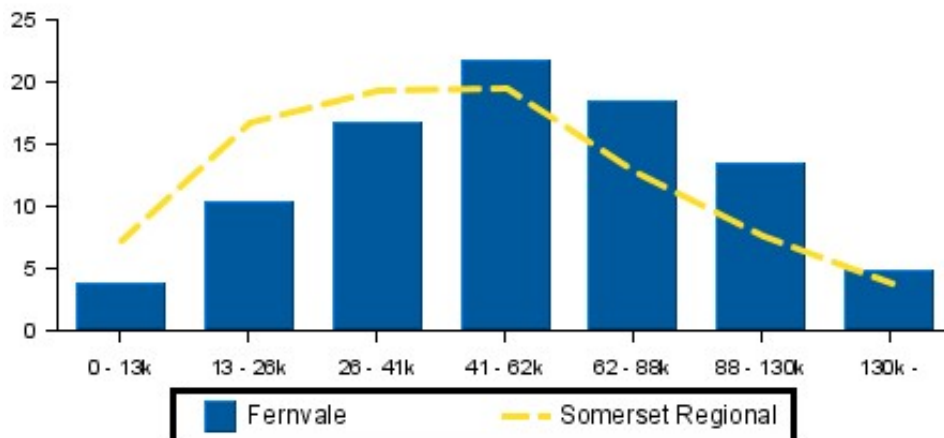
Currently the median sale price of houses in the area is \$339,500.

Demographics

Age Sex Ratio - 2006



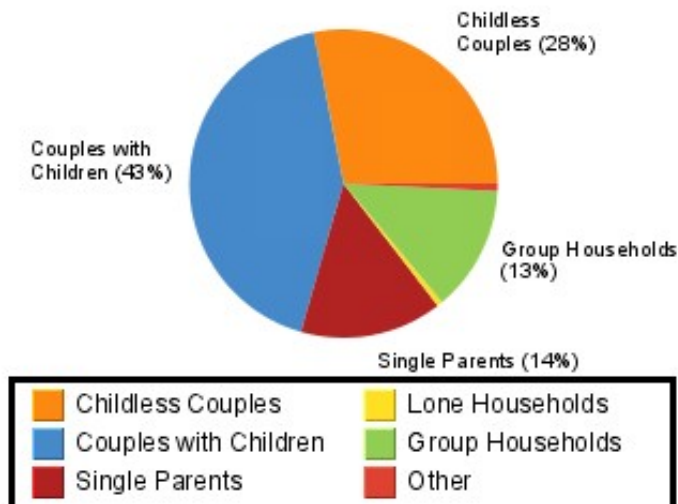
Household Income (%)



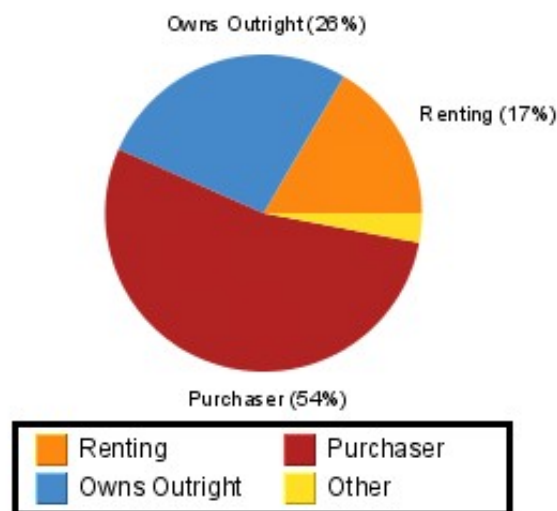
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Household Structure



Household Occupancy - 2006



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Median Prices (Past 10 Years)



Capital Growth in Median Prices

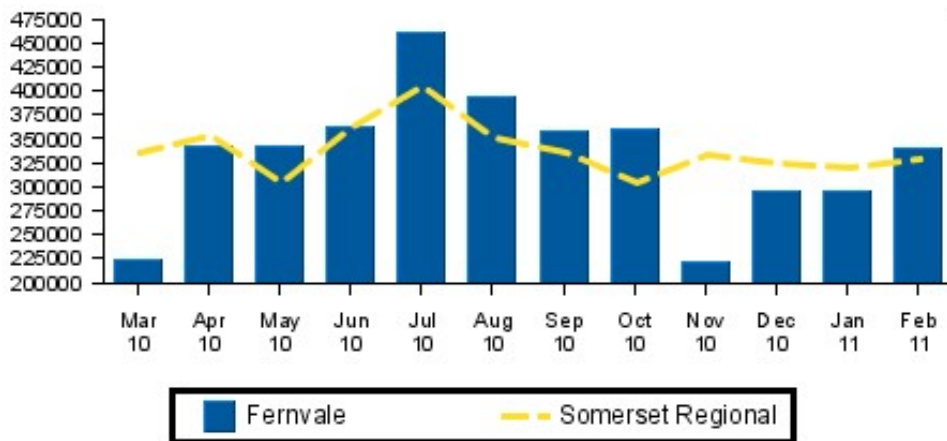
	Fernvale	Somerset Regional
period	% Change	% Change
2011	0.6%	-1.5%
2010	1.3%	4.7%
2009	3.4%	6.7%
2008	6.8%	13.2%
2007	12.5%	6.0%

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Recent Median Sale Prices (graphed)

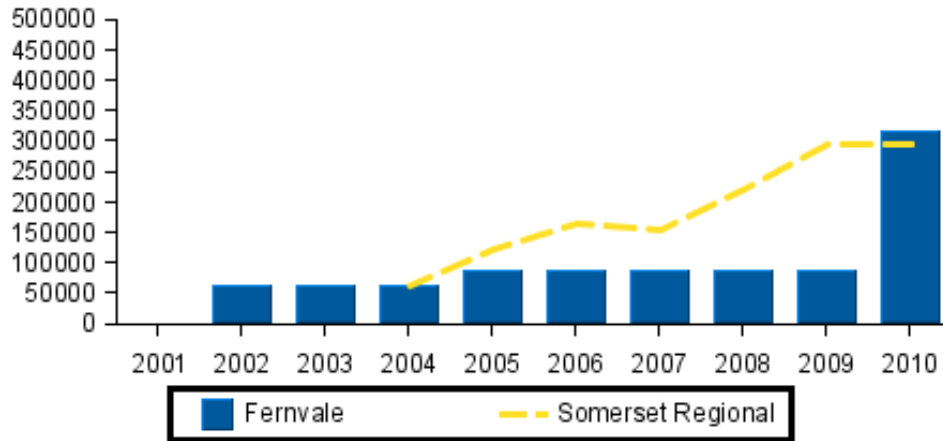


recent median sale prices

period	Fernvale median price	Somerset Regional median price
January 2011	\$ 295,000	\$ 320,000
December 2010	\$ 295,000	\$ 325,000
November 2010	\$ 220,500	\$ 332,500
October 2010	\$ 358,750	\$ 305,000
September 2010	\$ 358,500	\$ 335,000
August 2010	\$ 393,500	\$ 351,000
July 2010	\$ 460,000	\$ 405,000
June 2010	\$ 362,855	\$ 361,500
May 2010	\$ 341,250	\$ 305,000
April 2010	\$ 341,250	\$ 352,500
March 2010	\$ 223,500	\$ 335,000
February 2010	\$ 348,500	\$ 350,000

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Median Prices (Past 10 Years)



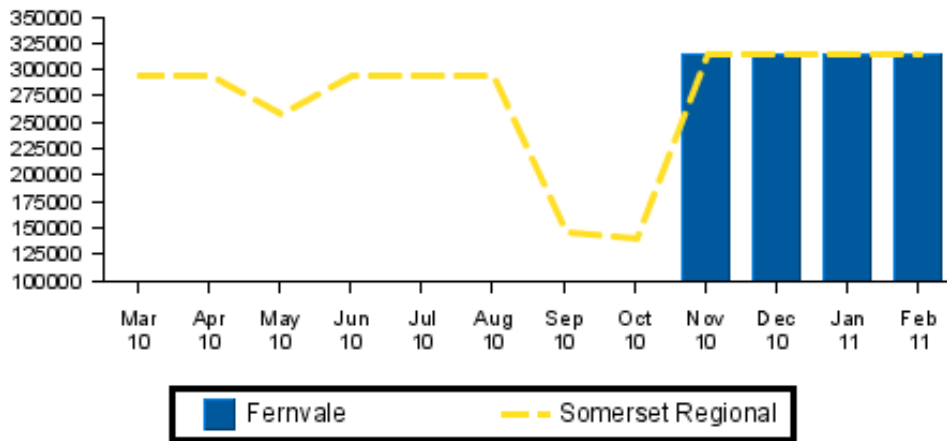
Capital Growth in Median Prices

	Fernvale	Somerset Regional
period	% Change	% Change
2011	-	-
2010	-	0.0%
2009	-	34.1%
2008	-	43.3%
2007	-	-5.5%

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Recent Median Sale Prices (graphed)

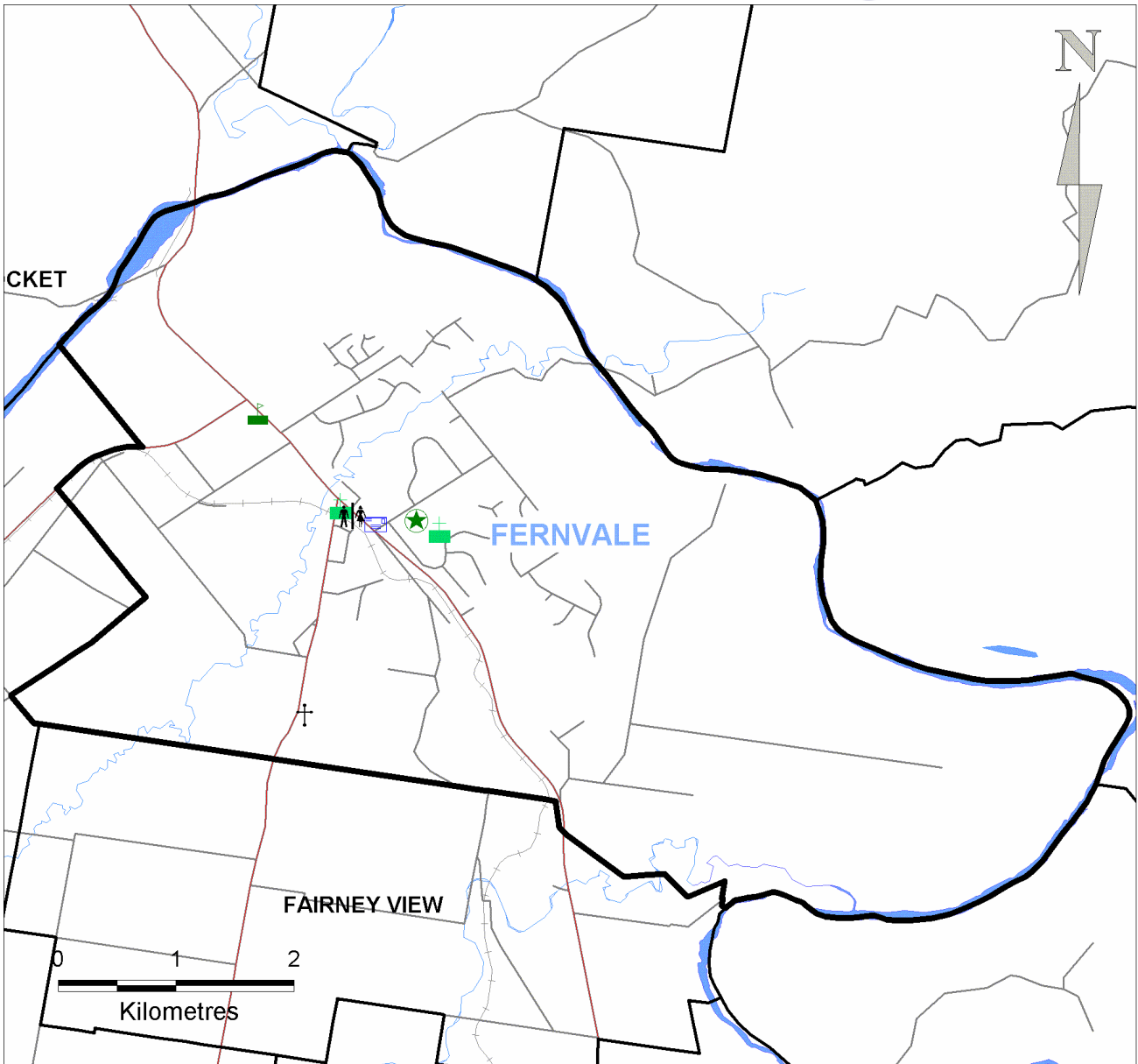


recent median sale prices

period	Fernvale median price	Somerset Regional median price
January 2011	\$ 315,000	\$ 315,000
December 2010	\$ 315,000	\$ 315,000
November 2010	\$ 315,000	\$ 315,000
October 2010		\$ 140,000
September 2010		\$ 145,000
August 2010		\$ 295,000
July 2010		\$ 295,000
June 2010		\$ 295,000
May 2010		\$ 257,500
April 2010		\$ 295,000
March 2010		\$ 295,000
February 2010		\$ 295,000

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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

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Contact RP Data Ltd:

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Within Australia	1300 789 449
Outside Australia	(+61) 7 3114 9999

Email us: support@myrp.com.au

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Walkers Real Estate Karalee

Address : SHOP 11 KARALEE SHOPPING CENTRE JUNCTION ROAD KARALEE
4306

Phone : (07) 32819000

Web Address : www.walkerskaralee.com.au