

IMPORTANT FACTS *for* Informed Decision-Making

Quarterly Median House Prices – Capital Cities 000's

Year	Qtr	Syd	Melb	Bris	Adel	Perth	Canb	Hob	Dar
2007	Mar	516.5	380.5	345	304	465	420	294	390
	Jun	525.5	415	366.3	312.8	455	426.5	310	395
	Sep	538.4	420	383.5	325	463.5	445	317	400
	Dec	551	472.5	410	355	470	477.5	330	412.5
2008	Mar	554	430	416.5	365	465	465	335	420
	Jun	542	450	420.3	370	448	467.8	325	423.3
	Sep	529	430	410	365	436	435	320.9	426
	Dec	536	423	398	360	420	445.5	321.75	432
2009	Mar	527	410	399	353	430.0	450	315	455
	Jun	551.2	442	419	360	450.0	450	336	469.9
2010	Mar	609.4	515.0	451.0	408.0	502.5	524.5	380.5	547.0
	Jun	629.9	560.0	460.0	410.5	500.0	520.0	366.5	555.3
2011	Mar	644.1	560.0	440.0	405.5	485.0	528.0	361.3	550.0
2011	Jun	644.7	590.0	435.0	410.0	470.0	525.0	370.0	515.0
Qtr Change %		0.1	5.4	-1.1	1.1	-3.1	-0.6	2.4	-6.4
Ann Change%		2.3	5.4	-5.4	-0.1	-6.01.0	1.0	-7.3	0.9

Vacancy Rates, All Rented Dwellings - June Each Year %

Year	Quarter	Syd	Mel	Bri	Ade	Per	Can	Hob	Dar
2007	June	1.4	1.4	1.5	1.3	2.1	2.4	2.3	1.2
2008	June	1.1	1.0	2.2	1.5	2.8	2.0	2.4	0.3
2009	June	1.3	1.4	3.0	1.4	3.5	1.5	2.1	0.8
2010	June	1.3	1.5	3.9	1.1	4.3	1.1	2.2	1.3
2011	June	1.5	2.2	2.5	1.8	3.5	2.7	2.0	1.6

Residential Investment Property Returns: 3 Bedroom Houses %

	Syd	Mel	Bri	Ade	Per	Can	Hob	Dar
Annual Yield: Jun 10-11	2.6	2.4	3.3	3.2	3.5	3.6	3.7	4.2
Q'ly Return: Mar 11-Jun 11	0.7	6.0	-0.3	1.9	-2.3	0.3	3.4	3.7
Ann Return: Jun 10-11	5.0	7.8	-2.3	3.1	-2.8	4.5	4.8	-1.5
Average return 5 years: Jun 06 – Jun 11	6.7	11.9	10.2	11.3	9.9	11.2	10.1	15.2
Average return 10 years: Jun 01– Jun 11	9.0	10.8	14.8	15.2	15.0	14.7	16.4	15.8

Source REIA

220 Charman Road, CHELTENHAM 9884 1355
83 Balcombe Road, MENTONE 9584 2522
878 Nepean Highway, HAMPTON 9553 1822
507 Main Street, MORDIALLOC 9580 7377

Malcolms' Extensive Network Spans:

Aspendale - Aspendale Gardens – Beaumaris– Bentleigh - Bentleigh East - Black Rock – Brighton East
Chelsea – Cheltenham – Dingley – Edithvale - Hampton - Hampton East – Heatherton – Highett
McKinnon – Mentone - Moorabbin - Oakleigh South – Ormond – Parkdale - Patterson Lakes

Our members, directors, offices and employees do not give any warranty as to the accuracy, reliability or completeness of any information provided in this newsletter and shall not be liable for any loss or damage suffered as a result of anyone relying on information provided in this newsletter. We recommend that you seek advice from your financial, taxation and legal advisors before entering into financial or other transaction.

Median Weekly Family Income \$

Quarter	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	AUST
Jun 07	1,223	1,241	1,179	1,034	1,348	977	1,680	2,163	1,212
Jun 08	1,245	1,300	1,242	1,062	1,506	977	1,781	2,254	1,271
Jun 09	1,316	1,369	1,321	1,127	1,646	1,044	1,842	2,378	1,316
Jun 10	1,394	1,448	1,409	1,149	1,754	1,153	2,002	2,600	1,424
Jun 11	1,451	1,489	1,485	1,198	1,953	1,232	2,123	2,691	1,493
% Change:									
June 10 to June 11	4.08	2.83	5.39	4.26	11.34	6.85	6.04	3.50	4.84
June 07 to June 11	18.64	19.98	25.95	15.86	44.88	26.10	26.36	24.41	23.18

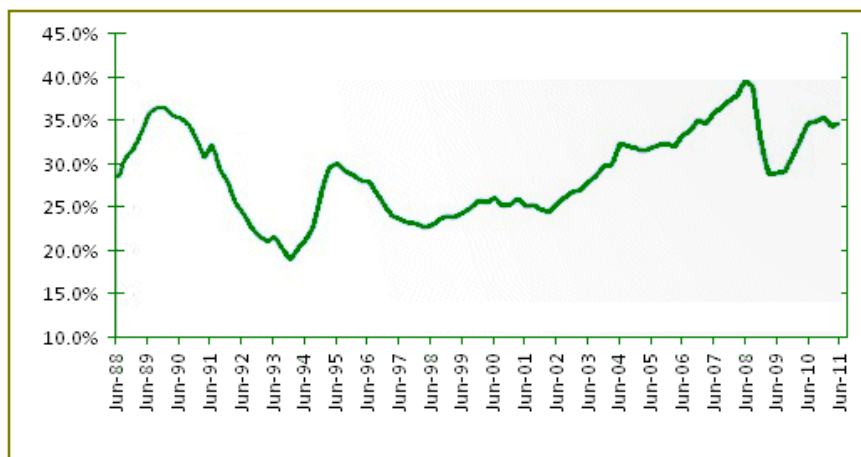
Average Monthly Loan Repayment

Quarter	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	AUST
Jun 07	2,018	1,847	1,875	1,485	1,975	1,420	1,625	1,920	1,880
Jun 08	2,301	2,158	2,194	1,770	2,274	1,556	1,945	2,262	2,177
Jun 09	1,775	1,621	1,705	1,367	1,849	1,231	1,771	1,787	1,775
Jun 10	2,293	2,144	2,085	1,711	2,189	1,498	2,054	2,030	2,135
Jun 11	2,431	2,274	2,121	1,791	2,217	1,575	2,099	2,189	2,237
% Change:									
June 10 to June 11	6.01	6.06	1.76	4.67	1.27	5.14	2.19	7.83	4.77
June 07 to June 11	20.46	23.11	13.12	20.60	12.25	10.91	29.16	14.01	18.98

Proportion of Family Income Needed to Meet Average Loan Repayment %

Quarter	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	AUST
Jun 07	38.1	34.3	36.7	33.1	33.8	33.6	22.3	20.5	35.8
Jun 08	42.6	38.3	40.8	38.4	34.8	36.7	25.2	23.2	39.5
Jun 09	31.1	27.3	29.8	28.0	25.9	27.2	22.2	17.3	28.9
Jun 10	38	34.2	34.1	34.4	28.8	30	23.7	18.0	34.6
Jun 11	38.7	35.2	33.0	34.5	26.2	29.5	22.8	18.8	34.6

Proportion of Family Income to Meet Average Loan Repayments - Aust %



Source REIA