

# Clarence Valley LGA

## Suburb Profile



Pathway 2015

### Demographic snapshot

	Clarence Valley LGA*	Clarence Valley LGA*
Population 2009	52,054	52,054
Population 2008	51,007	51,007
Population growth rate 2008 to 2009	2.1%	2.1%
Proportion of people aged 65 years and over	19%	19%
Proportion of people aged 15 years and younger	20%	20%
Average age	44	44
Average weekly household income	631	631
Average weekly individual income	333	333
Average number of people per household	2.4	2.4

Source: ABS

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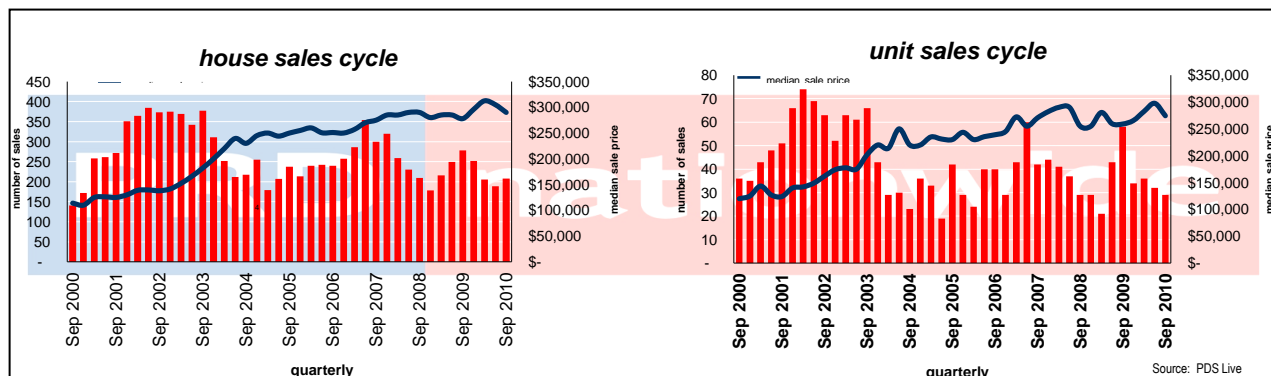
### Sales Statistics

	Clarence Valley LGA			Clarence Valley LGA	
	2005 (* half yr)	2010 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2010 (* half yr)
<b>Houses</b>					
Median price	\$250,000	\$290,000	3.0%	3.0%	\$290,000
Number of sales	444	397			397
<b>Units</b>					
Median price	\$230,000	\$274,350	3.6%	3.6%	\$274,350
Number of sales	61	61			61
<b>Land</b>					
Median price	\$135,000	\$156,000	2.9%	2.9%	\$156,000
Number of sales	179	258			129

\* Medians & number of sales based on six month period ending September 2010

Where less than 5 sales have been recorded during a period the median has been carried over from the previous period.

Source: PDS Live



### Total property returns

	Clarence Valley LGA	Clarence Valley LGA
<b>Houses</b>		
Median price change pa	3.0%	3.0%
Rental return pa	5.0%	5.0%
<b>GROSS PROPERTY RETURN</b>	<b>8.0%</b>	<b>8.0%</b>
<b>Units</b>		
Median price change pa	3.6%	3.6%
Rental return pa	4.7%	4.7%
<b>GROSS PROPERTY RETURN</b>	<b>8.3%</b>	<b>8.3%</b>

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

	Clarence Valley LGA	Clarence Valley LGA
<b>3 br House</b>	\$280	\$280
<b>2 br Unit</b>	\$250	\$250

Sources: PDS, RP Data and ABS. For use with written permission only. This information has been carefully compiled and is not intended to be treated as a warranty or promise as to the correctness of the information. Interested parties should undertake independent enquiries and investigations to satisfy themselves that any details herein are true and correct. All other responsibilities disclaimed. Copyright © 2011

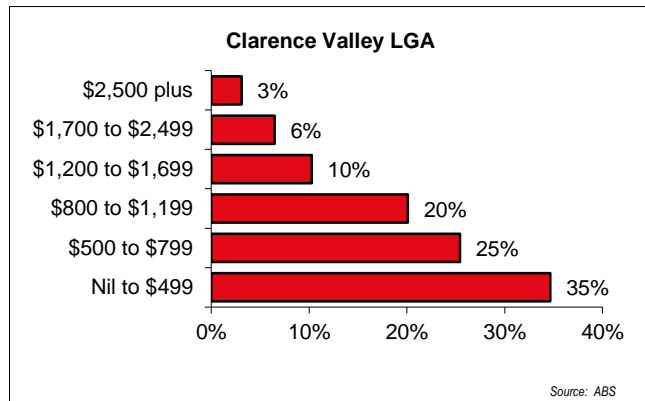
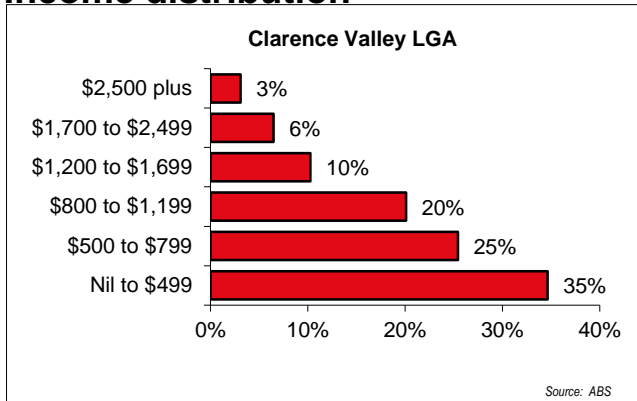
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Suburb Profile

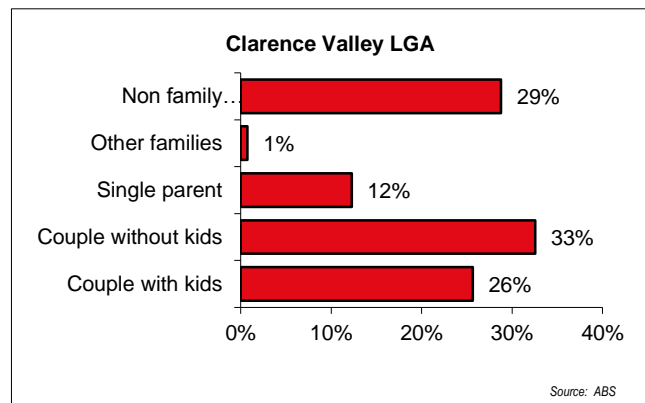
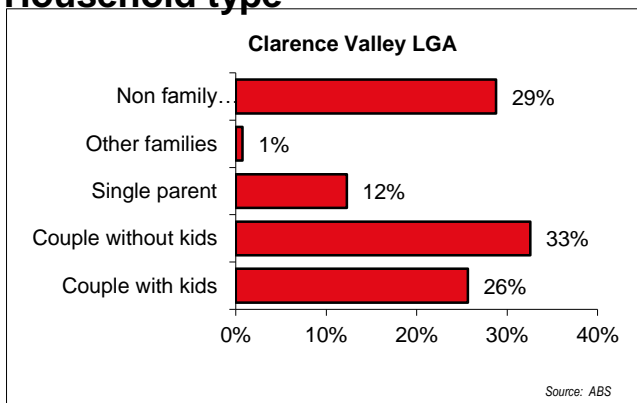


Pathway 2015

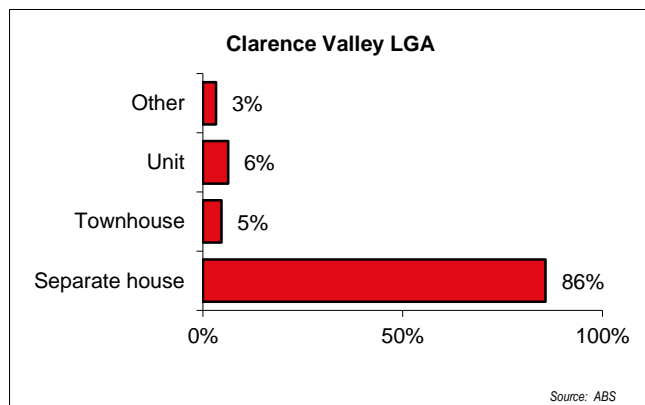
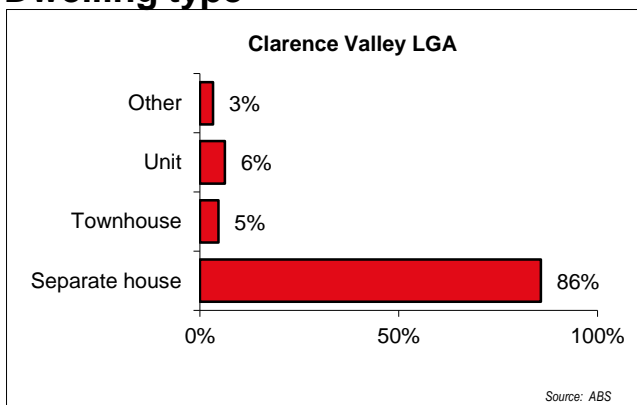
## Income distribution



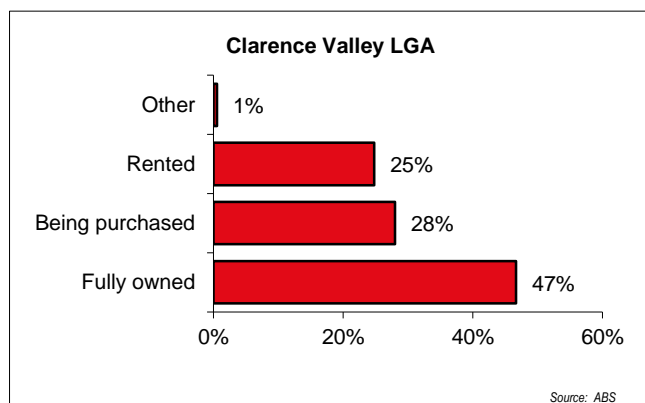
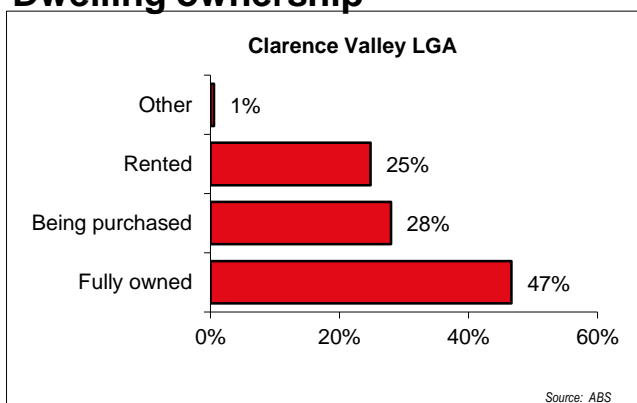
## Household type



## Dwelling type



## Dwelling ownership



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