

Ulmarra

Suburb Profile



Pathway 2015

Demographic snapshot

	Ulmarra*	Clarence Valley LGA*
Population 2009	1,105	52,054
Population 2008	1,077	51,007
Population growth rate 2008 to 2009	2.6%	2.1%
Proportion of people aged 65 years and over	18%	19%
Proportion of people aged 15 years and younger	21%	20%
Average age	42	44
Average weekly household income	639.7	631
Average weekly individual income	306	333
Average number of people per household	2.6	2.4

Source: ABS

* Within Ulmarra demographics are based on the Ulmarra SSC.

* Within Clarence Valley LGA demographics are based on the Clarence Valley LGA.

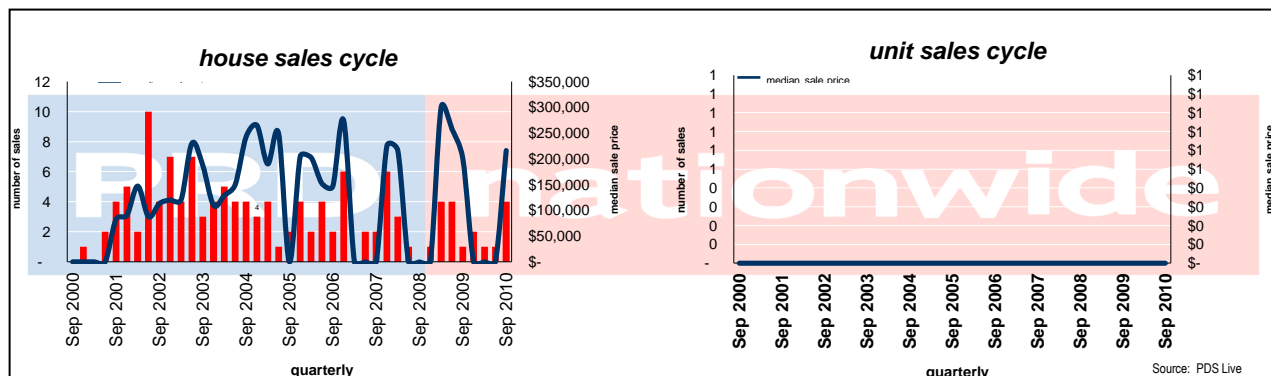
Sales Statistics

	Ulmarra			Clarence Valley LGA	
	2005 (* half yr)	2010 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2010 (* half yr)
Houses					
Median price	na	\$216,000	na	3.0%	\$290,000
Number of sales	3	5			397
Units					
Median price	na	\$0	na	3.6%	\$274,350
Number of sales	0	0			61
Land					
Median price	na	\$0	na	2.9%	\$156,000
Number of sales	1	2			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

	Ulmarra	Clarence Valley LGA
Houses		
Median price change pa	na	3.0%
Rental return pa	na	5.0%
GROSS PROPERTY RETURN	0.0%	8.0%
Units		
Median price change pa	na	3.6%
Rental return pa	na	4.7%
GROSS PROPERTY RETURN	0.0%	8.3%

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

	Ulmarra	Clarence Valley LGA
3 br House	na	\$280
2 br Unit	na	\$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

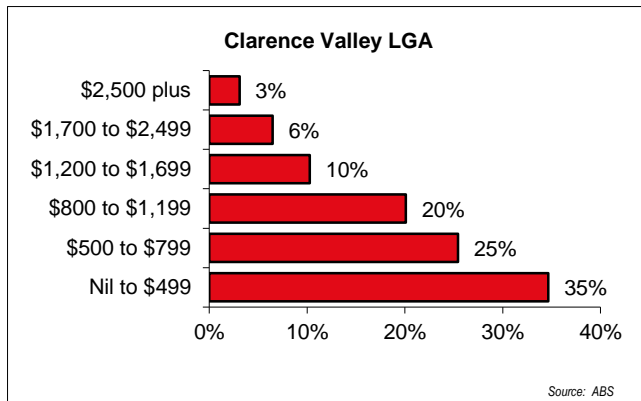
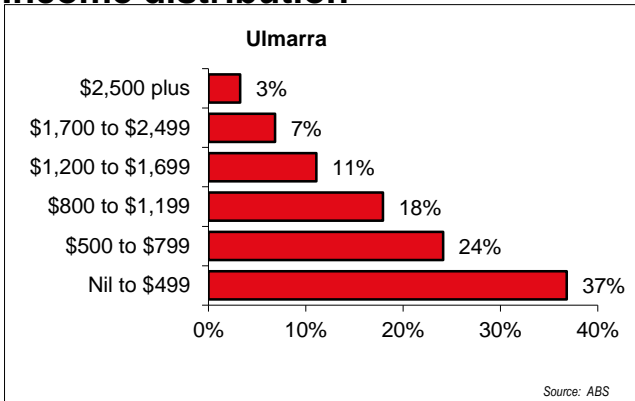
With compliments from Robbie Seymour - your home of property knowledge

PH: 0266429800

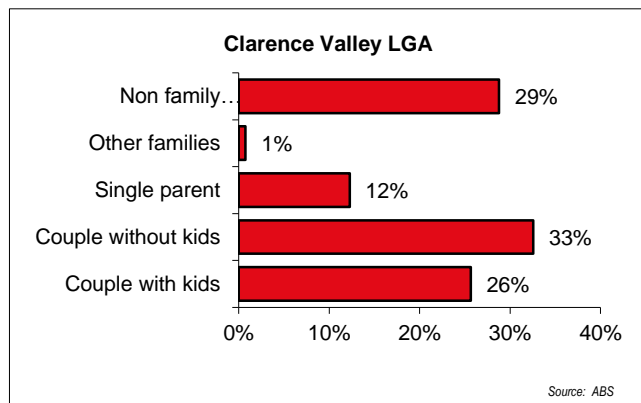
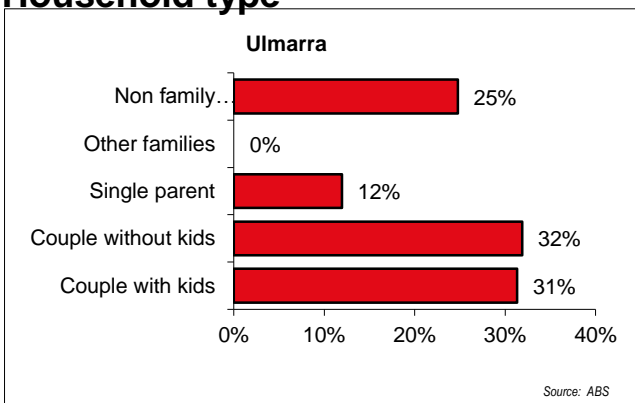
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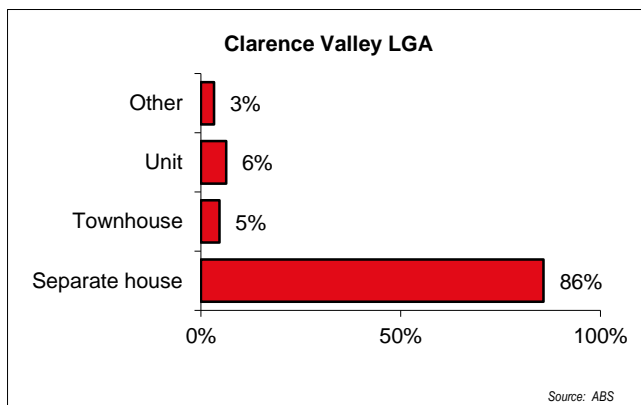
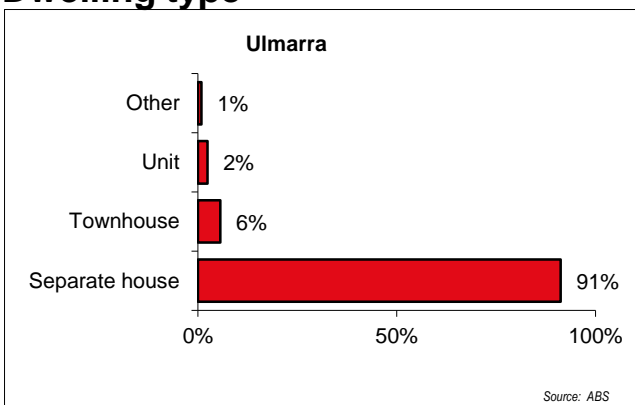
Income distribution



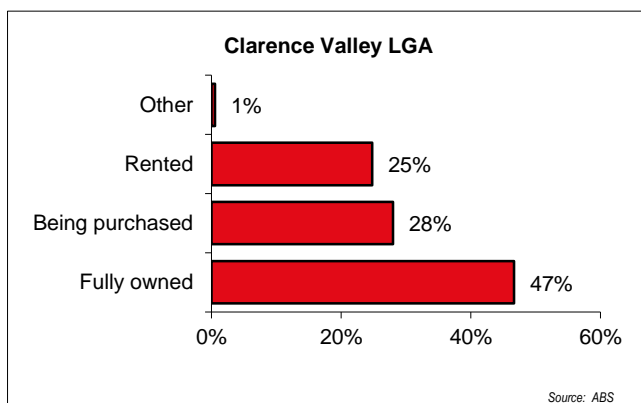
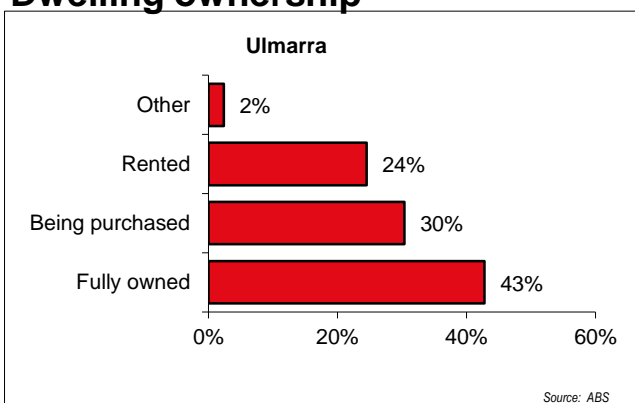
Household type



Dwelling type



Dwelling ownership



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