

REIV Test Accounts

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Hawthorn East

Demographic Report



small mixed use suburb in Melborne's inner east. Significant commercial centres line the east and west boundaries (Auburn Road and Burke Road respectively). The suburb has a highly educated population with a significant proportion (23%) of it's labour force employed in the finance, property and business sectors. The suburb also features the Swinburne Technical School, the head office of Coles-Myer Ltd and Anderson Park.

Hawthorn East is located 8 km east of the CBD. Hawthorn East is a

MEDIAN LOAN REPAYMENTS & INCOME

Monthly loan repayment

\$2,392.00

Weekly rent \$355.00

Weekly individual income

\$862.00

Weekly family income

\$2,558.00

Weekly household income \$1,832.00

SUBURB Hawthorn East MUNICIPALITY Boroondara **MEDIAN AGE**

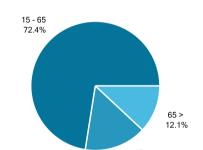
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DWELLING TYPE RENT VS. OWN POPULATION

House 41.6%

Semi Det 17.7%

Rent Pri 37.2% Other 0.3% Own 33% Rent Gov 1.8% Purch 27.6%



15.5%

Separate house

Flats 40.2%

2125

Semi-detached (row/terrace)

906

Flat, unit or apartment

2056

Other

24

Total

5111

Own

1643

Purchasing

1375

Rent government

90

Rent Private

1850

Other

16

Under 15 years

2033

15 - 65 years

65 years and over

1582

Total

13101

* Source: Australian Bureau of Statistics, Census 2011

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MEDIAN PRICE

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

Hawthorn East

HOUSE Median Price Current Median Price: \$2,637,000



UNIT Median Price Current Median Price: \$706,000



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CAPITAL GROWTH

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

Hawthorn East

HOUSE Median Price Quarter-by-quarter percentage change



UNIT Median Price Quarter-by-quarter percentage change

