



THE
Property
COUCH

Top 10 Suburbs in Sydney in 2003 and What Happened to them in 2007? Houses and Units



Top 10 Suburbs by House



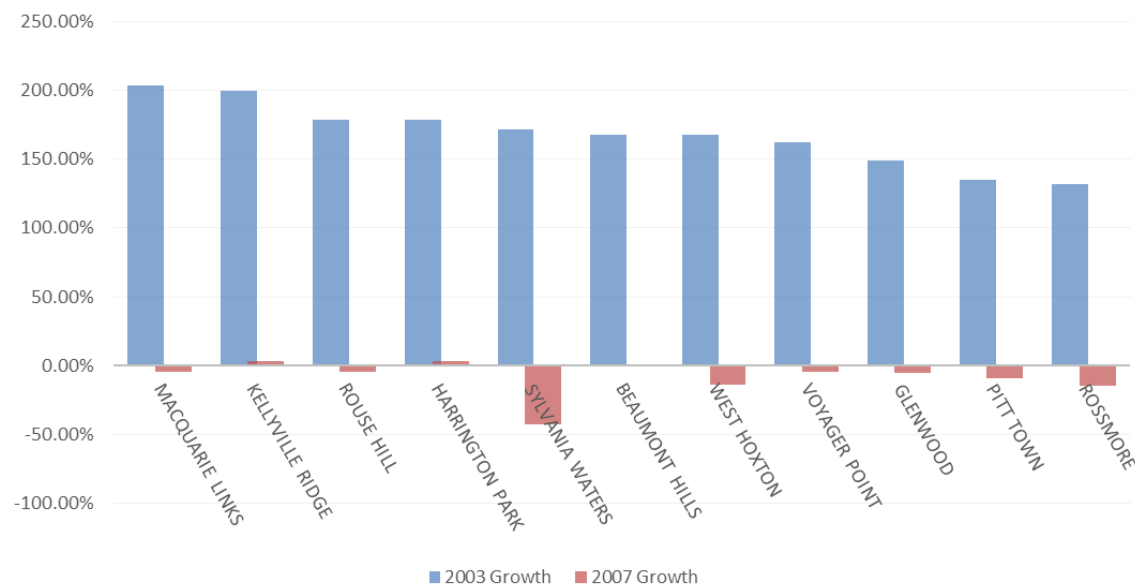
Sort		PostCode	Distance	Feb-01	Feb-04	2003 Cash	2003 Growth	2003 Avg Growth	Feb-04	Feb-07	2007 Cash	2007 Growth	2007 Avg Growth
Growth	MACQUARIE LINKS	2565	33.39	\$197,500	\$600,000	\$402,500	203.80%	44.83%	\$600,000	\$570,750	-\$29,250	-4.88%	-1.65%
	KELLYVILLE RIDGE	2155	32.39	\$155,000	\$465,000	\$310,000	200.00%	44.22%	\$465,000	\$479,725	\$14,725	3.17%	1.04%
	ROUSE HILL	2155	34.33	\$186,500	\$520,000	\$333,500	178.82%	40.75%	\$520,000	\$495,000	-\$25,000	-4.81%	-1.63%
	HARRINGTON PARK	2567	47.36	\$159,500	\$444,000	\$284,500	178.37%	40.67%	\$444,000	\$460,000	\$16,000	3.60%	1.19%
	SYLVANIA WATERS	2224	18.08	\$560,000	\$1,520,000	\$960,000	171.43%	39.49%	\$1,520,000	\$865,000	-\$655,000	-43.09%	-17.13%
	BEAUMONT HILLS	2155	31.13	\$207,000	\$555,000	\$348,000	168.12%	38.92%	\$555,000	\$552,000	-\$3,000	-0.54%	-0.18%
	WEST HOXTON	2171	35.13	\$182,500	\$489,000	\$306,500	167.95%	38.89%	\$489,000	\$420,000	-\$69,000	-14.11%	-4.94%
	VOYAGER POINT	2172	23.58	\$250,000	\$655,000	\$405,000	162.00%	37.86%	\$655,000	\$625,000	-\$30,000	-4.58%	-1.55%
	GLENWOOD	2768	29.4	\$199,000	\$495,000	\$296,000	148.74%	35.49%	\$495,000	\$470,000	-\$25,000	-5.05%	-1.71%
	PITT TOWN	2756	45.3	\$272,500	\$640,000	\$367,500	134.86%	32.92%	\$640,000	\$582,500	-\$57,500	-8.98%	-3.09%
	ROSSMORE	2557	41	\$517,000	\$1,200,000	\$683,000	132.11%	32.40%	\$1,200,000	\$1,020,000	-\$180,000	-15.00%	-5.27%
Cash	VAUCLUSE	2030	6.8	\$1,600,000	\$2,547,500	\$947,500	59.22%	16.77%	\$2,547,500	\$3,025,000	\$477,500	18.74%	5.89%
	BELLEVUE HILL	2023	4.87	\$1,500,000	\$2,390,000	\$890,000	59.33%	16.80%	\$2,390,000	\$2,875,000	\$485,000	20.29%	6.35%
	WOOLLAHRA	2025	3.25	\$805,000	\$1,608,500	\$803,500	99.81%	25.95%	\$1,608,500	\$1,600,000	-\$8,500	-0.53%	-0.18%
	DOVER HEIGHTS	2030	6.82	\$1,195,000	\$1,925,000	\$730,000	61.09%	17.23%	\$1,925,000	\$2,262,500	\$337,500	17.53%	5.53%
	KYLE BAY	2221	16.04	\$625,000	\$1,345,000	\$720,000	115.20%	29.11%	\$1,345,000	\$797,500	-\$547,500	-40.71%	-15.99%
	TAMARAMA	2026	6.56	\$1,435,000	\$2,150,000	\$715,000	49.83%	14.43%	\$2,150,000	\$1,800,000	-\$350,000	-16.28%	-5.75%
	ROSE BAY	2029	5.43	\$1,000,000	\$1,707,500	\$707,500	70.75%	19.52%	\$1,707,500	\$1,740,000	\$32,500	1.90%	0.63%
	CLAREVILLE	2107	28.99	\$790,000	\$1,475,000	\$685,000	86.71%	23.14%	\$1,475,000	\$1,487,500	\$12,500	0.85%	0.28%
	ROSSMORE	2557	41	\$517,000	\$1,200,000	\$683,000	132.11%	32.40%	\$1,200,000	\$1,020,000	-\$180,000	-15.00%	-5.27%
	BRONTE	2024	6.36	\$762,500	\$1,440,000	\$677,500	88.85%	23.61%	\$1,440,000	\$1,560,000	\$120,000	8.33%	2.70%
	BURRANEER	2230	21.24	\$772,500	\$1,445,000	\$672,500	87.06%	23.21%	\$1,445,000	\$1,415,000	-\$30,000	-2.08%	-0.70%

Source: Empower Wealth – RP Data (2015)

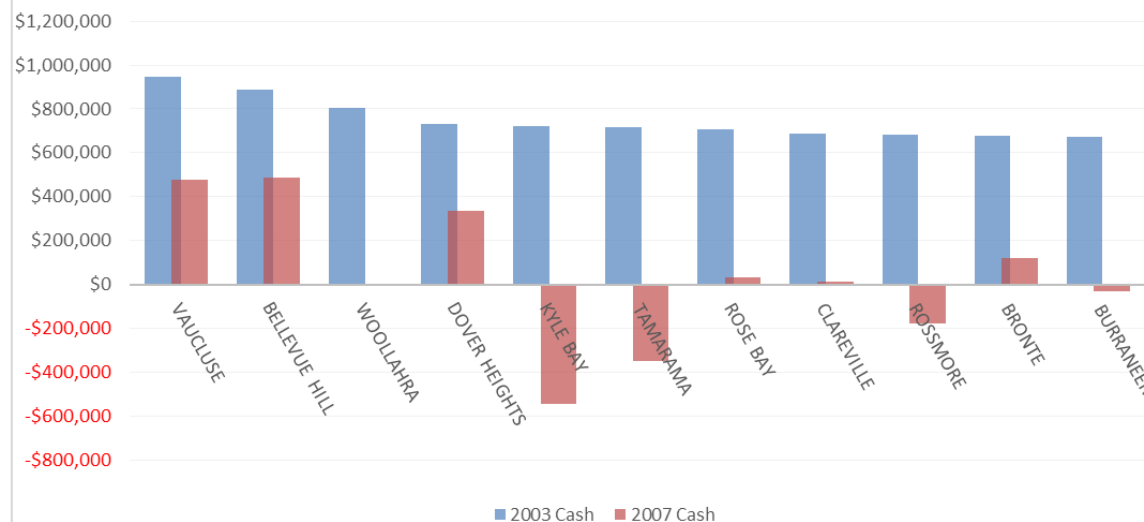
Top 10 Suburbs by House



Top 10 Growth suburbs by House in 2003 and 2007



Top 10 Cash back suburbs by House in 2003 and 2007



Source: Empower Wealth – RP Data (2015)

Top 10 Suburbs by Unit



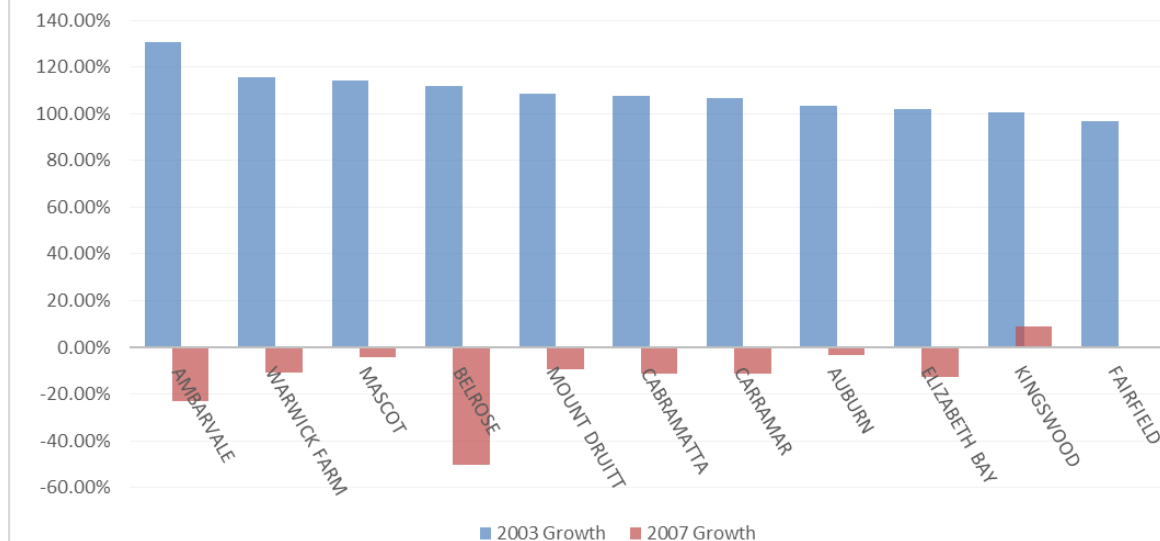
Sort	Suburb	PostCode	Distance	Feb-01	Feb-04	2003 Cash	2003 Growth	2003 Avg Growth	Feb-04	Feb-07	2007 Cash	2007 Growth	2007 Avg Growth
Growth	AMBARVALE	2560	44.16	\$104,000	\$240,000	\$136,000	130.77%	32.15%	\$240,000	\$185,000	-\$55,000	-22.92%	-8.31%
	WARWICK FARM	2170	25.8	\$95,000	\$205,000	\$110,000	115.79%	29.22%	\$205,000	\$183,000	-\$22,000	-10.73%	-3.71%
	MASCOT	2020	6.33	\$210,000	\$450,000	\$240,000	114.29%	28.92%	\$450,000	\$430,000	-\$20,000	-4.44%	-1.50%
	BELROSE	2085	14.93	\$274,000	\$580,000	\$306,000	111.68%	28.40%	\$580,000	\$287,500	-\$292,500	-50.43%	-20.86%
	MOUNT DRUITT	2770	37.97	\$114,995	\$239,900	\$124,905	108.62%	27.78%	\$239,900	\$217,500	-\$22,400	-9.34%	-3.21%
	CABRAMATTA	2166	25.07	\$92,500	\$192,000	\$99,500	107.57%	27.56%	\$192,000	\$170,000	-\$22,000	-11.46%	-3.98%
	CARRAMAR	2163	22.71	\$90,000	\$186,000	\$96,000	106.67%	27.38%	\$186,000	\$165,000	-\$21,000	-11.29%	-3.91%
	AUBURN	2144	16.6	\$147,000	\$299,000	\$152,000	103.40%	26.70%	\$299,000	\$289,000	-\$10,000	-3.34%	-1.13%
	ELIZABETH BAY	2011	2.01	\$230,000	\$465,000	\$235,000	102.17%	26.45%	\$465,000	\$405,000	-\$60,000	-12.90%	-4.50%
	KINGSWOOD	2747	46.75	\$107,125	\$215,000	\$107,875	100.70%	26.14%	\$215,000	\$233,750	\$18,750	8.72%	2.83%
	FAIRFIELD	2165	23.21	\$124,500	\$245,000	\$120,500	96.79%	25.31%	\$245,000	\$244,500	-\$500	-0.20%	-0.07%
Cash	BREAKFAST POINT	2137	9.73	\$400,000	\$710,000	\$310,000	77.50%	21.08%	\$710,000	\$660,000	-\$50,000	-7.04%	-2.40%
	BELROSE	2085	14.93	\$274,000	\$580,000	\$306,000	111.68%	28.40%	\$580,000	\$287,500	-\$292,500	-50.43%	-20.86%
	PYMBLE	2073	15.62	\$360,000	\$630,000	\$270,000	75.00%	20.51%	\$630,000	\$583,500	-\$46,500	-7.38%	-2.52%
	ST IVES	2075	16.54	\$442,000	\$710,000	\$268,000	60.63%	17.11%	\$710,000	\$710,000	\$0	0.00%	0.00%
	ROSE BAY	2029	5.43	\$417,500	\$682,500	\$265,000	63.47%	17.80%	\$682,500	\$609,000	-\$73,500	-10.77%	-3.73%
	GLEBE	2037	1.91	\$290,000	\$553,500	\$263,500	90.86%	24.04%	\$553,500	\$430,000	-\$123,500	-22.31%	-8.07%
	NORTH RYDE	2113	11.6	\$325,000	\$580,000	\$255,000	78.46%	21.30%	\$580,000	\$528,375	-\$51,625	-8.90%	-3.06%
	SOUTH COOGEE	2034	7.95	\$326,350	\$579,500	\$253,150	77.57%	21.09%	\$579,500	\$505,000	-\$74,500	-12.86%	-4.48%
	TAMARAMA	2026	6.56	\$450,500	\$695,000	\$244,500	54.27%	15.55%	\$695,000	\$790,000	\$95,000	13.67%	4.36%
	MASCOT	2020	6.33	\$210,000	\$450,000	\$240,000	114.29%	28.92%	\$450,000	\$430,000	-\$20,000	-4.44%	-1.50%
	ELIZABETH BAY	2011	2.01	\$230,000	\$465,000	\$235,000	102.17%	26.45%	\$465,000	\$405,000	-\$60,000	-12.90%	-4.50%

Source: Empower Wealth – RP Data (2015)

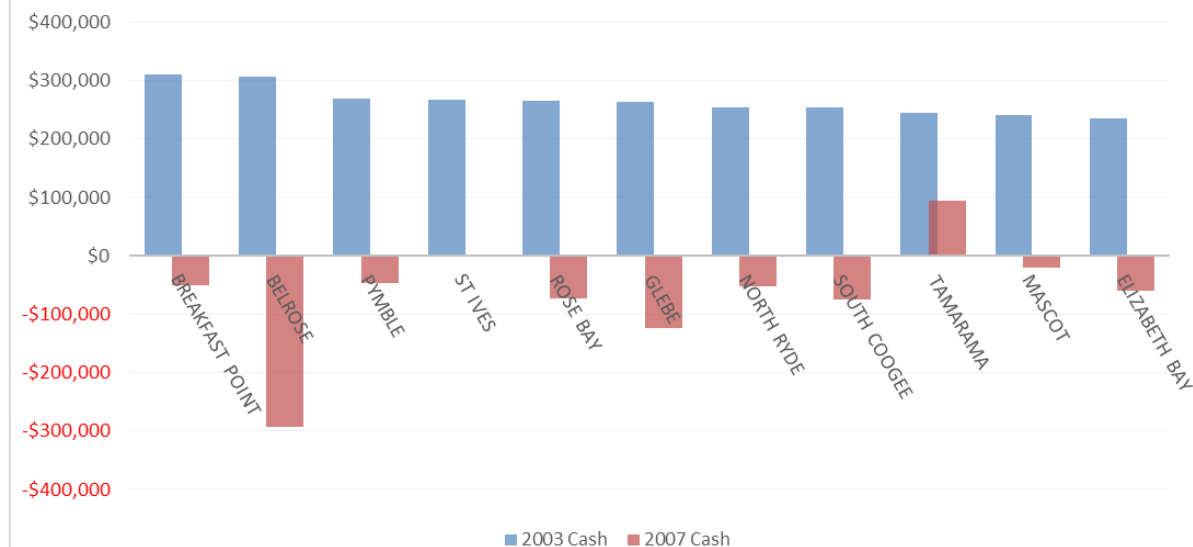
Top 10 Suburbs by Unit



Top 10 Growth suburbs by Unit in 2003 and 2007



Top 10 Cash back suburbs by Unit in 2003 and 2007



Source: Empower Wealth – RP Data (2015)

Last 10 Suburbs by House



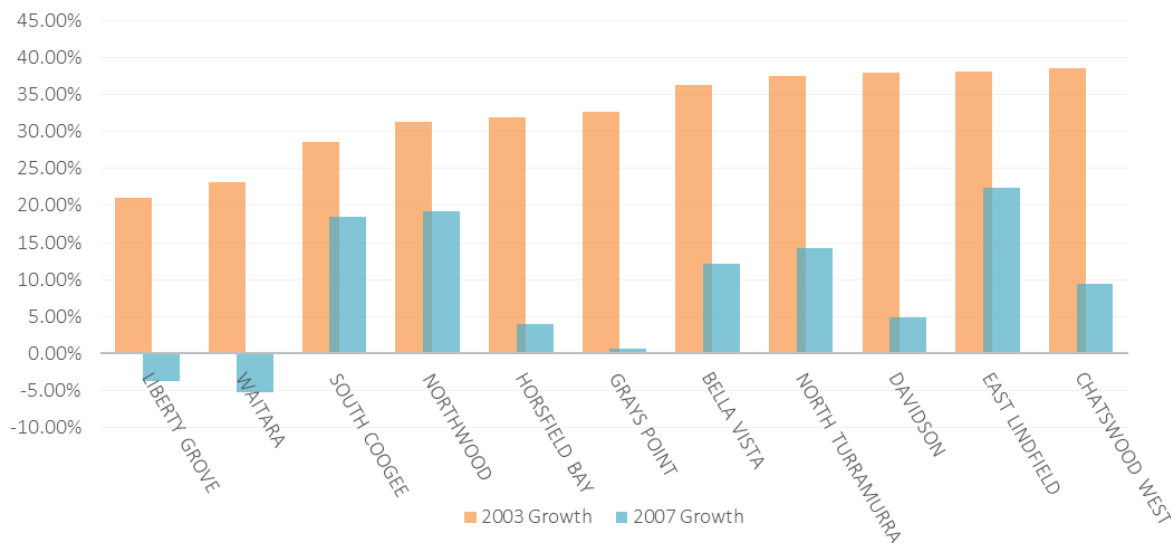
Sort	Suburb	PostCode	Distance	Feb-01	Feb-04	2003 Cash	2003 Growth	2003AvgGrowth	Feb-04	Feb-07	2007 Cash	2007 Growth	2007AvgGrowth
Growth	LIBERTY GROVE	2138	11.93	\$440,000	\$532,750	\$92,750	21.08%	6.58%	\$532,750	\$513,000	-\$19,750	-3.71%	-1.25%
	WAITARA	2077	20.42	\$518,000	\$637,500	\$119,500	23.07%	7.16%	\$637,500	\$604,000	-\$33,500	-5.25%	-1.78%
	SOUTH COOGEE	2034	7.95	\$797,500	\$1,025,000	\$227,500	28.53%	8.73%	\$1,025,000	\$1,215,000	\$190,000	18.54%	5.83%
	NORTHWOOD	2066	6.05	\$1,150,000	\$1,510,000	\$360,000	31.30%	9.50%	\$1,510,000	\$1,801,000	\$291,000	19.27%	6.05%
	HORSFIELD BAY	2256	43.62	\$306,000	\$403,750	\$97,750	31.94%	9.68%	\$403,750	\$420,000	\$16,250	4.02%	1.32%
	GRAYS POINT	2232	23.62	\$505,000	\$670,000	\$165,000	32.67%	9.88%	\$670,000	\$675,000	\$5,000	0.75%	0.25%
	BELLA VISTA	2153	27.07	\$455,000	\$620,000	\$165,000	36.26%	10.86%	\$620,000	\$695,000	\$75,000	12.10%	3.88%
	NORTH TURRAMURRA	2074	18.65	\$560,000	\$770,000	\$210,000	37.50%	11.20%	\$770,000	\$880,000	\$110,000	14.29%	4.55%
	DAVIDSON	2085	14.51	\$560,000	\$772,500	\$212,500	37.95%	11.32%	\$772,500	\$810,000	\$37,500	4.85%	1.59%
	EAST LINDFIELD	2070	11.98	\$710,000	\$980,000	\$270,000	38.03%	11.34%	\$980,000	\$1,200,000	\$220,000	22.45%	6.98%
	CHATSWOOD WEST	2067	9.61	\$530,000	\$734,000	\$204,000	38.49%	11.47%	\$734,000	\$803,250	\$69,250	9.43%	3.05%
Cash	HORSFIELD BAY	2256	43.62	\$306,000	\$403,750	\$97,750	31.94%	9.68%	\$403,750	\$420,000	\$16,250	4.02%	1.32%
	ENGLORIE PARK	2560	44.42	\$177,000	\$285,000	\$108,000	61.02%	17.21%	\$285,000	\$283,500	-\$1,500	-0.53%	-0.18%
	TREGEAR	2770	40.62	\$110,000	\$222,000	\$112,000	101.82%	26.37%	\$222,000	\$200,500	-\$21,500	-9.68%	-3.34%
	COLYTON	2760	38.86	\$167,750	\$280,300	\$112,550	67.09%	18.66%	\$280,300	\$275,000	-\$5,300	-1.89%	-0.63%
	SHALVEY	2770	40.43	\$130,500	\$243,500	\$113,000	86.59%	23.11%	\$243,500	\$220,000	-\$23,500	-9.65%	-3.33%
	BOW BOWING	2566	37.74	\$197,000	\$310,000	\$113,000	57.36%	16.31%	\$310,000	\$315,000	\$5,000	1.61%	0.53%
	WILLMOT	2770	41.67	\$107,000	\$220,000	\$113,000	105.61%	27.16%	\$220,000	\$196,000	-\$24,000	-10.91%	-3.78%
	EMERTON	2770	39.59	\$116,000	\$230,000	\$114,000	98.28%	25.63%	\$230,000	\$210,000	-\$20,000	-8.70%	-2.99%
	CLAREMONT MEADOWS	2747	43.63	\$200,000	\$314,500	\$114,500	57.25%	16.29%	\$314,500	\$322,500	\$8,000	2.54%	0.84%
	BIDWILL	2770	38.85	\$131,500	\$246,098	\$114,598	87.15%	23.23%	\$246,098	\$215,000	-\$31,098	-12.64%	-4.40%
	NORTH ST MARYS	2760	41.31	\$136,000	\$253,000	\$117,000	86.03%	22.99%	\$253,000	\$238,500	-\$14,500	-5.73%	-1.95%

Source: Empower Wealth – RP Data (2015)

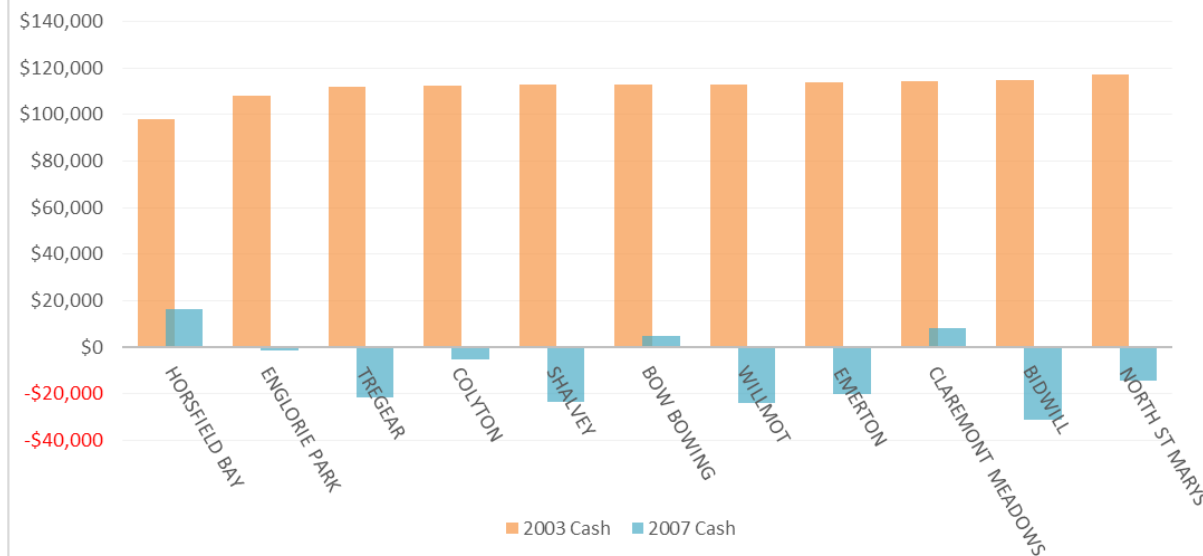
Last 10 Suburbs by House



Last 10 Growth suburbs by House in 2003 and 2007



Last 10 Cash back suburbs by House in 2003 and 2007



Source: Empower Wealth – RP Data (2015)

Last 10 Suburbs by Unit



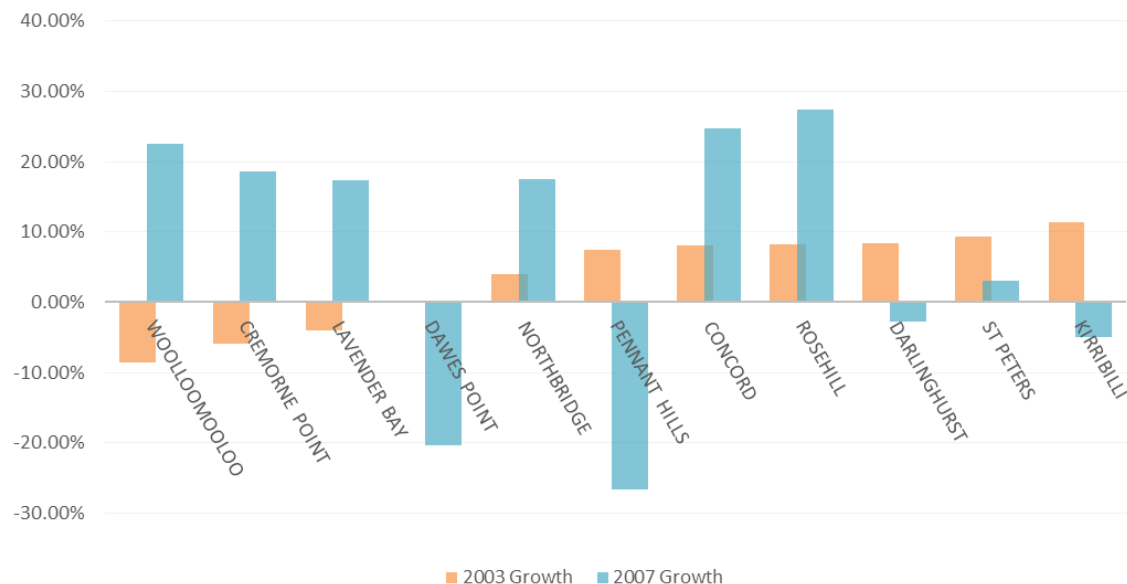
Sort	Suburb	PostCode	Distance	Feb-01	Feb-04	2003 Cash	2003 Growth	2003AvgGrowth	Feb-04	Feb-07	2007 Cash	2007 Growth	2007AvgGrowth
Growth	WOOLLOOMOOLOO	2011	1.32	\$399,000	\$365,000	-\$34,000	-8.52%	-2.93%	\$365,000	\$447,500	\$82,500	22.60%	7.03%
	CREMORNE POINT	2090	3.65	\$715,000	\$672,500	-\$42,500	-5.94%	-2.02%	\$672,500	\$797,500	\$125,000	18.59%	5.85%
	LAVENDER BAY	2060	3.41	\$474,000	\$455,000	-\$19,000	-4.01%	-1.35%	\$455,000	\$534,000	\$79,000	17.36%	5.48%
	DAWES POINT	2000	2.19	\$1,597,500	\$1,600,000	\$2,500	0.16%	0.05%	\$1,600,000	\$1,275,000	-\$325,000	-20.31%	-7.29%
	NORTHBRIDGE	2063	6.9	\$437,500	\$455,000	\$17,500	4.00%	1.32%	\$455,000	\$535,000	\$80,000	17.58%	5.55%
	PENNANT HILLS	2120	19.57	\$349,000	\$375,000	\$26,000	7.45%	2.42%	\$375,000	\$275,000	-\$100,000	-26.67%	-9.82%
	CONCORD	2137	9.78	\$356,000	\$385,000	\$29,000	8.15%	2.64%	\$385,000	\$480,000	\$95,000	24.68%	7.63%
	ROSEHILL	2142	18.04	\$217,000	\$235,000	\$18,000	8.29%	2.69%	\$235,000	\$299,250	\$64,250	27.34%	8.39%
	DARLINGHURST	2010	1.34	\$360,000	\$390,000	\$30,000	8.33%	2.70%	\$390,000	\$379,000	-\$11,000	-2.82%	-0.95%
	ST PETERS	2044	4.95	\$355,000	\$388,000	\$33,000	9.30%	3.01%	\$388,000	\$400,000	\$12,000	3.09%	1.02%
Cash	KIRIRIBILLI	2061	2.96	\$538,500	\$600,000	\$61,500	11.42%	3.67%	\$600,000	\$570,000	-\$30,000	-5.00%	-1.70%
	CREMORNE POINT	2090	3.65	\$715,000	\$672,500	-\$42,500	-5.94%	-2.02%	\$672,500	\$797,500	\$125,000	18.59%	5.85%
	WOOLLOOMOOLOO	2011	1.32	\$399,000	\$365,000	-\$34,000	-8.52%	-2.93%	\$365,000	\$447,500	\$82,500	22.60%	7.03%
	LAVENDER BAY	2060	3.41	\$474,000	\$455,000	-\$19,000	-4.01%	-1.35%	\$455,000	\$534,000	\$79,000	17.36%	5.48%
	DAWES POINT	2000	2.19	\$1,597,500	\$1,600,000	\$2,500	0.16%	0.05%	\$1,600,000	\$1,275,000	-\$325,000	-20.31%	-7.29%
	NORTHBRIDGE	2063	6.9	\$437,500	\$455,000	\$17,500	4.00%	1.32%	\$455,000	\$535,000	\$80,000	17.58%	5.55%
	ROSEHILL	2142	18.04	\$217,000	\$235,000	\$18,000	8.29%	2.69%	\$235,000	\$299,250	\$64,250	27.34%	8.39%
	PENNANT HILLS	2120	19.57	\$349,000	\$375,000	\$26,000	7.45%	2.42%	\$375,000	\$275,000	-\$100,000	-26.67%	-9.82%
	CONCORD	2137	9.78	\$356,000	\$385,000	\$29,000	8.15%	2.64%	\$385,000	\$480,000	\$95,000	24.68%	7.63%
	DARLINGHURST	2010	1.34	\$360,000	\$390,000	\$30,000	8.33%	2.70%	\$390,000	\$379,000	-\$11,000	-2.82%	-0.95%
	ST PETERS	2044	4.95	\$355,000	\$388,000	\$33,000	9.30%	3.01%	\$388,000	\$400,000	\$12,000	3.09%	1.02%
	CROMER	2099	16.17	\$347,500	\$393,000	\$45,500	13.09%	4.19%	\$393,000	\$417,000	\$24,000	6.11%	2.00%

Source: Empower Wealth – RP Data (2015)

Last 10 Suburbs by Unit



Last 10 Growth suburbs by Unit in 2003 and 2007



Last 10 Cash back suburbs by Unit in 2003 and 2007



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Disclaimer



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