

Suburb Statistics Report

Prepared on 18 Oct 2017

Christos Raptis
Mob: 0407 836 954
Ph: 08 8373 5358
Email: christos@raptisrealestate.com.au

Area Profile

The size of Magill is approximately 1 square kilometres.

It has 6 parks covering nearly 2% of total area.

The population of Magill in 2001 was 2,157 people.

By 2006 the population was 7,732 showing a population growth of 258.5% in the area during that time.

The predominant age group in Magill is 40-49 years.

Households in Magill are primarily single parents and are likely to be repaying \$800 - \$1000 per month on mortgage repayments.

In general, people in Magill work in a other occupation.

In 2001, 75.2% of the homes in Magill were owner-occupied compared with 66.6% in 2006.

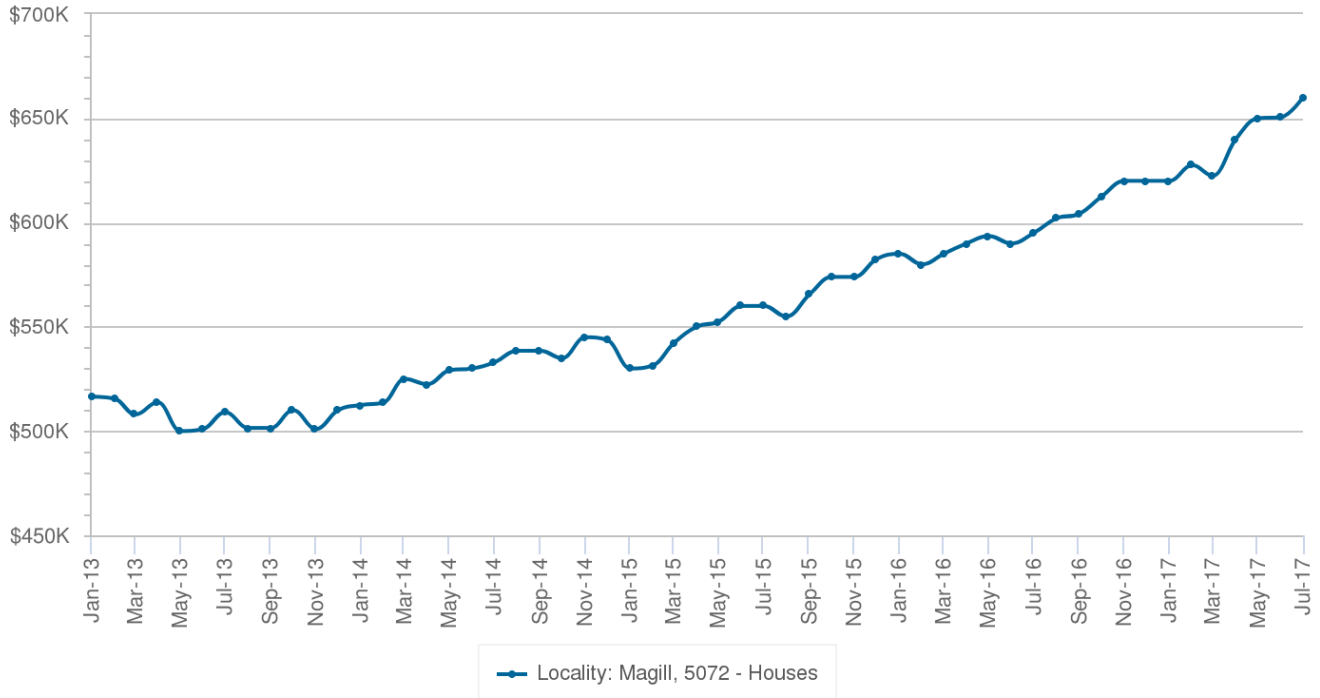
Currently the median sales price of houses in the area is \$660,000.

Median Sales Price

	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$516,500	\$512,500	\$530,000	\$585,000	\$620,000
February	\$515,550	\$513,750	\$531,500	\$580,000	\$627,500
March	\$508,000	\$525,000	\$542,125	\$585,000	\$622,500
April	\$513,750	\$522,500	\$550,000	\$590,000	\$640,000
May	\$500,000	\$529,140	\$552,500	\$593,500	\$650,000
June	\$501,000	\$530,000	\$560,000	\$590,000	\$650,500
July	\$509,000	\$533,000	\$560,000	\$595,000	\$660,000
August	\$501,500	\$538,500	\$555,000	\$602,000	n/a
September	\$501,500	\$538,500	\$565,500	\$604,250	n/a
October	\$510,000	\$535,000	\$573,925	\$612,500	n/a
November	\$501,000	\$545,000	\$573,925	\$620,000	n/a
December	\$510,000	\$543,625	\$582,500	\$620,000	n/a

Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Magill Median Price	Campbelltown Median Price
July 2017	\$660,000	\$550,000
June 2017	\$650,500	\$545,000
May 2017	\$650,000	\$545,000
April 2017	\$640,000	\$540,000
March 2017	\$622,500	\$545,000
February 2017	\$627,500	\$549,000
January 2017	\$620,000	\$545,000
December 2016	\$620,000	\$548,000
November 2016	\$620,000	\$550,000
October 2016	\$612,500	\$550,000
September 2016	\$604,250	\$550,000
August 2016	\$602,000	\$545,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Magill Median Price	Campbelltown Median Price
July 2017	\$385,000	\$405,000
June 2017	\$392,650	\$405,000
May 2017	\$385,000	\$404,500
April 2017	\$376,750	\$385,000
March 2017	\$380,000	\$384,750
February 2017	\$375,000	\$375,000
January 2017	\$375,000	\$370,000
December 2016	\$375,000	\$365,000
November 2016	\$375,000	\$365,000
October 2016	\$376,500	\$365,000
September 2016	\$375,000	\$362,500
August 2016	\$375,000	\$350,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Magill Median Price	Campbelltown Median Price
July 2017	\$390,000	\$320,000
June 2017	\$390,000	\$330,000
May 2017	\$385,000	\$330,500
April 2017	\$375,500	\$330,250
March 2017	\$366,000	\$332,750
February 2017	\$366,000	\$322,500
January 2017	\$366,000	\$325,750
December 2016	\$355,000	\$329,000
November 2016	\$347,800	\$330,000
October 2016	\$340,000	\$322,500
September 2016	\$335,000	\$322,500
August 2016	\$337,500	\$320,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

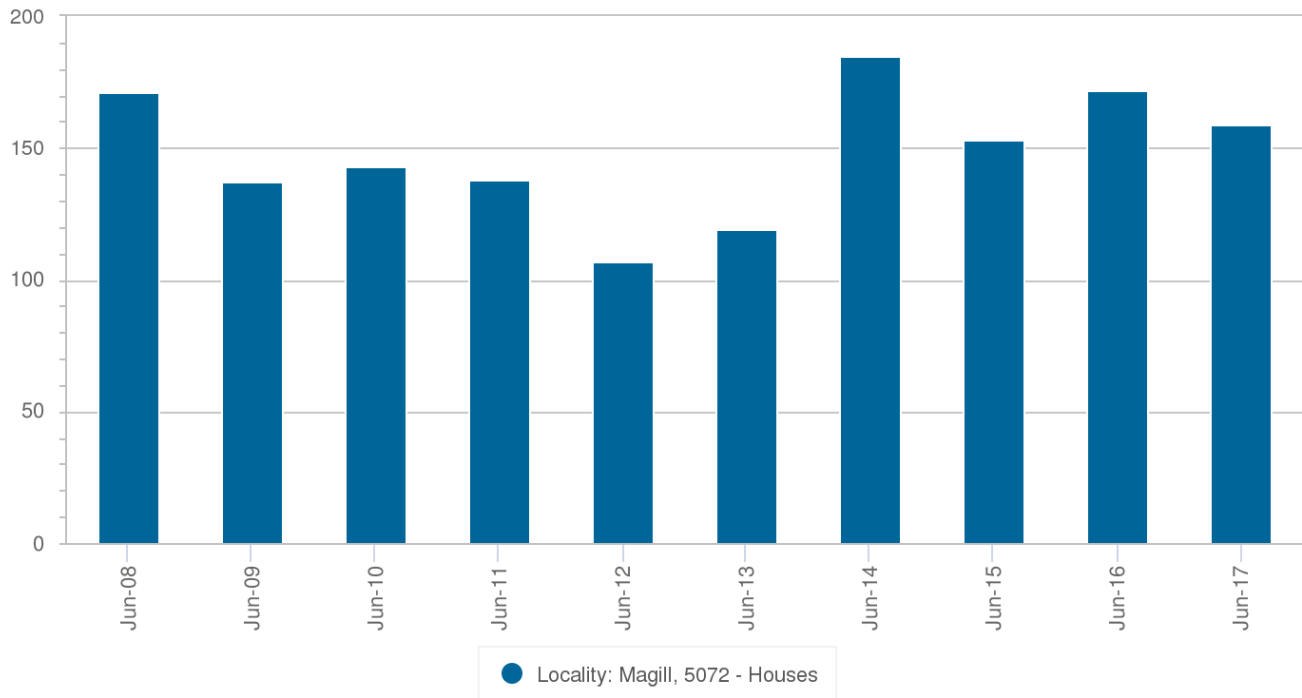
Sales Per Annum

Sales Per Annum (House)

Period Ending	Magill Number
Jun 2017	159
Jun 2016	172
Jun 2015	153
Jun 2014	185
Jun 2013	119
Jun 2012	107
Jun 2011	138
Jun 2010	143
Jun 2009	137
Jun 2008	171

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



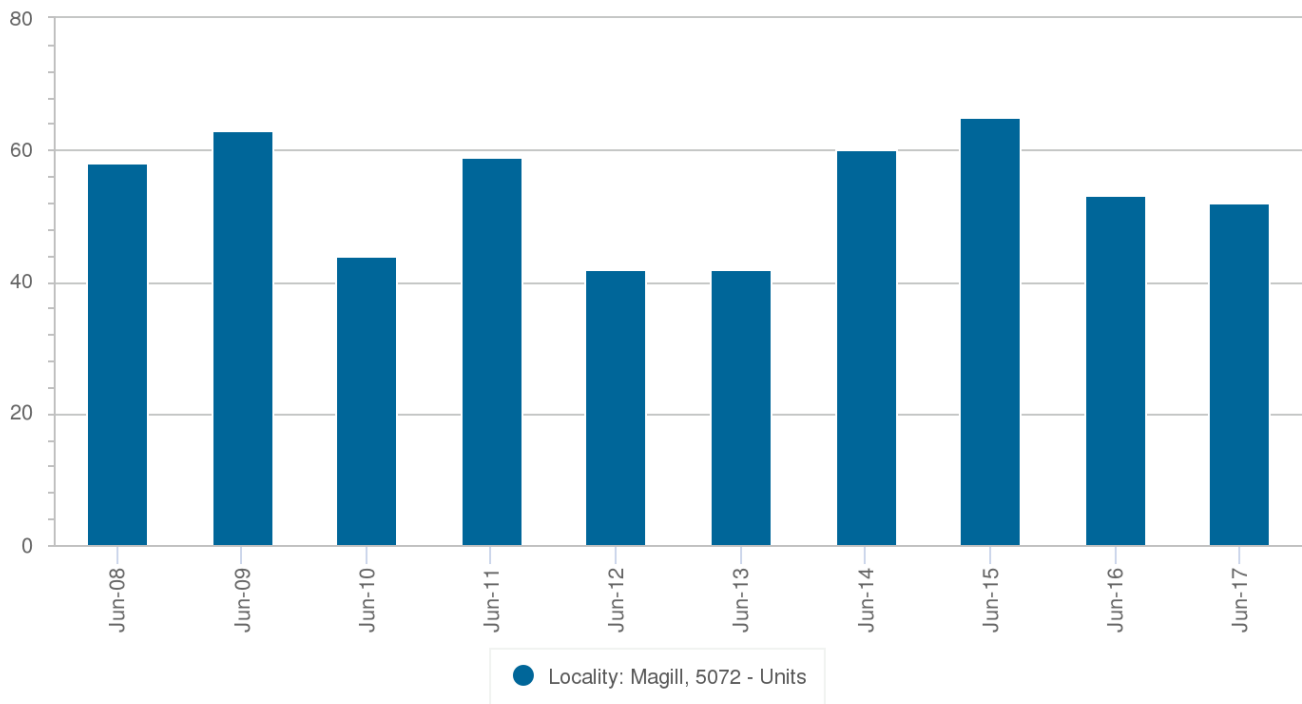
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Magill Number
Jun 2017	52
Jun 2016	53
Jun 2015	65
Jun 2014	60
Jun 2013	42
Jun 2012	42
Jun 2011	59
Jun 2010	44
Jun 2009	63
Jun 2008	58

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



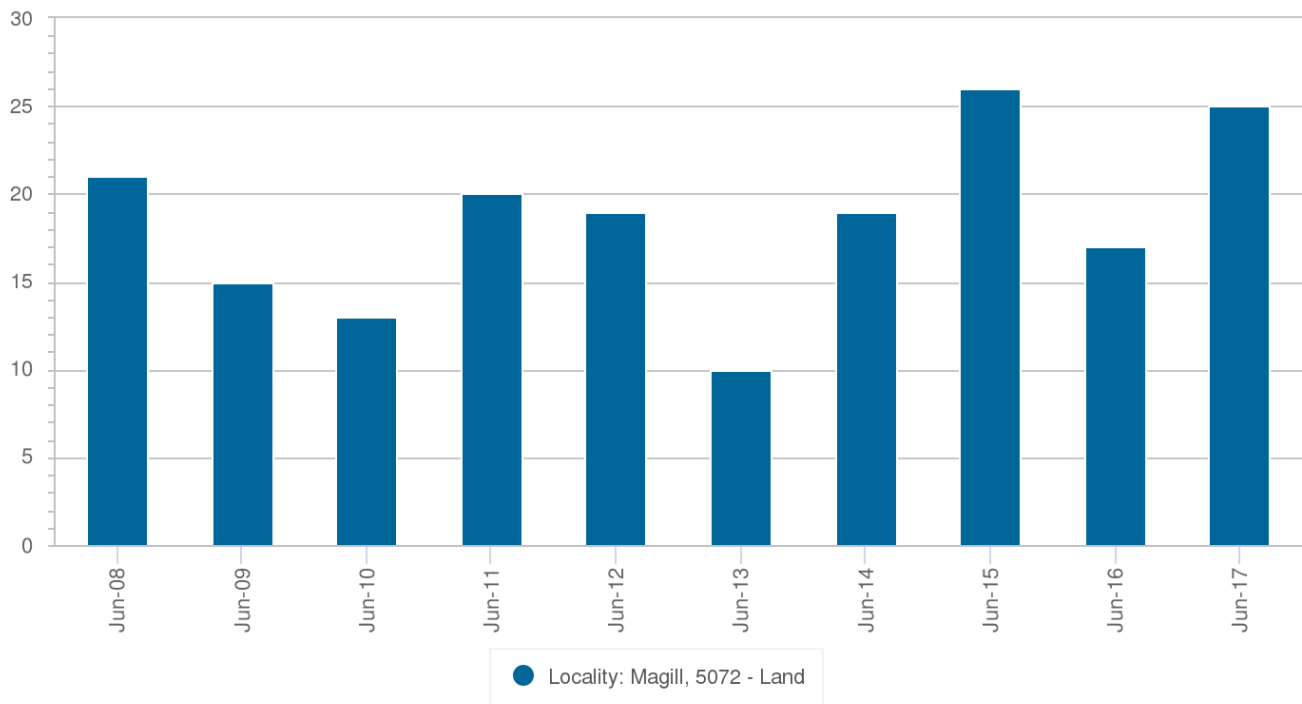
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Magill Number
Jun 2017	25
Jun 2016	17
Jun 2015	26
Jun 2014	19
Jun 2013	10
Jun 2012	19
Jun 2011	20
Jun 2010	13
Jun 2009	15
Jun 2008	21

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



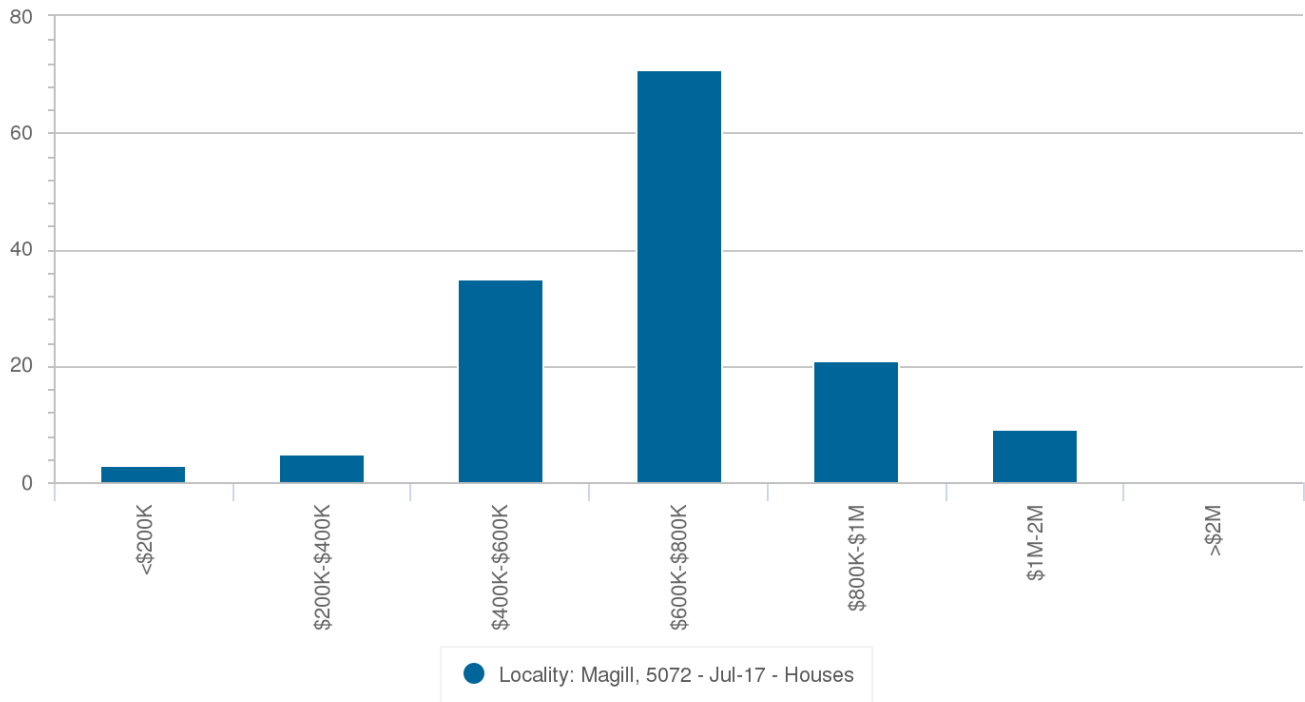
Sales By Price

Sales By Price - 12 months (House)

Price	Magill Number
<\$200K	3
\$200K-\$400K	5
\$400K-\$600K	35
\$600K-\$800K	71
\$800K-\$1M	21
\$1M-\$2M	9
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

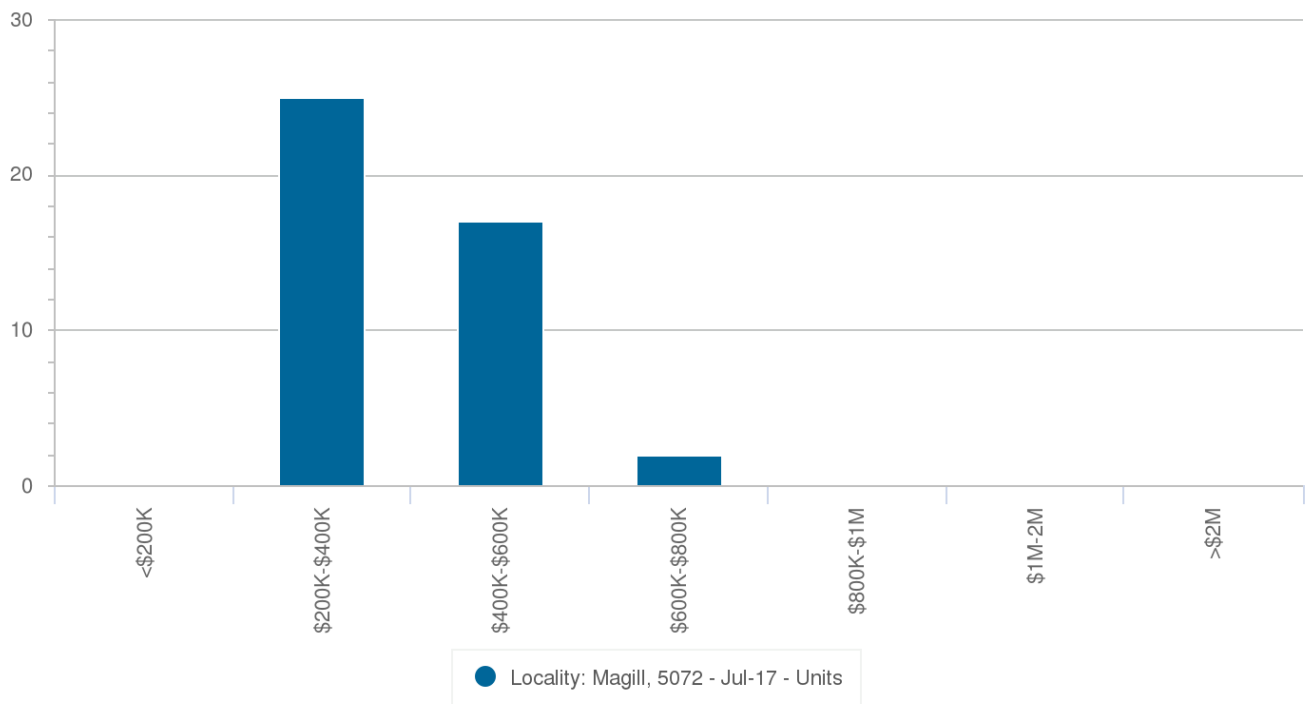


Sales By Price - 12 months (Unit)

Price	Magill Number
<\$200K	0
\$200K-\$400K	25
\$400K-\$600K	17
\$600K-\$800K	2
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

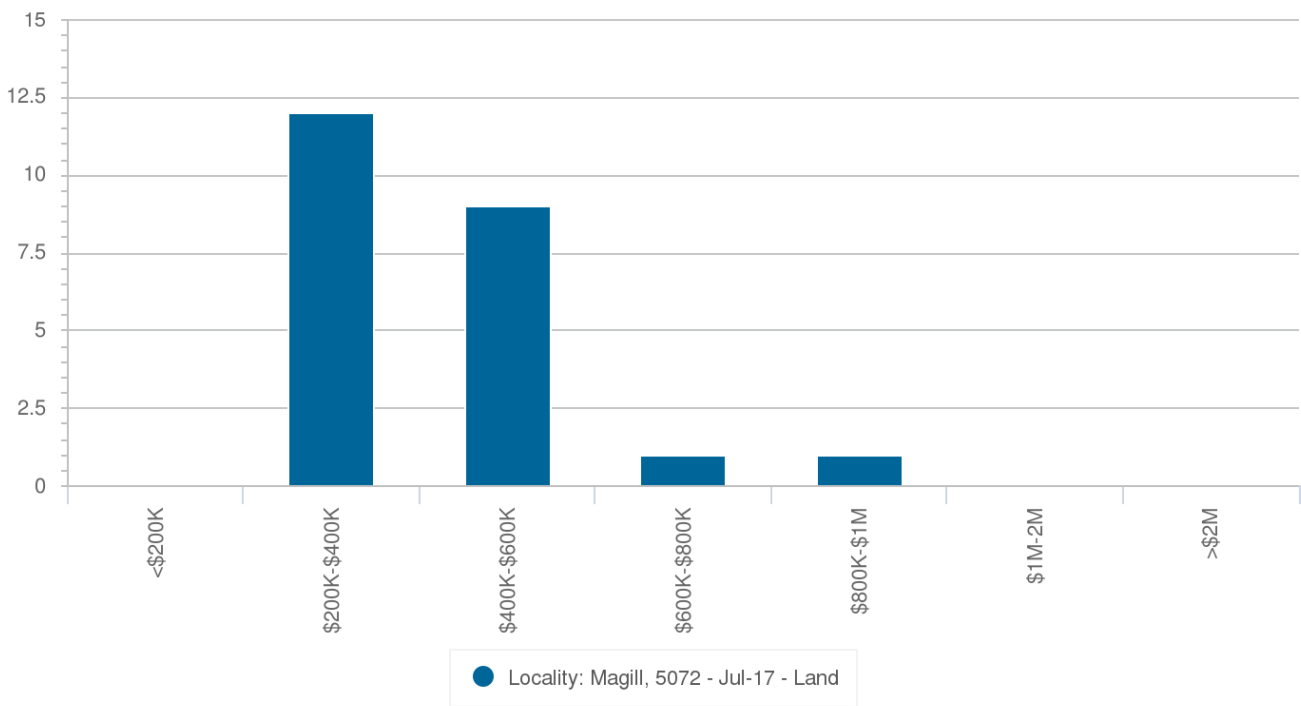


Sales By Price - 12 months (Land)

Price	Magill Number
<\$200K	0
\$200K-\$400K	12
\$400K-\$600K	9
\$600K-\$800K	1
\$800K-\$1M	1
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

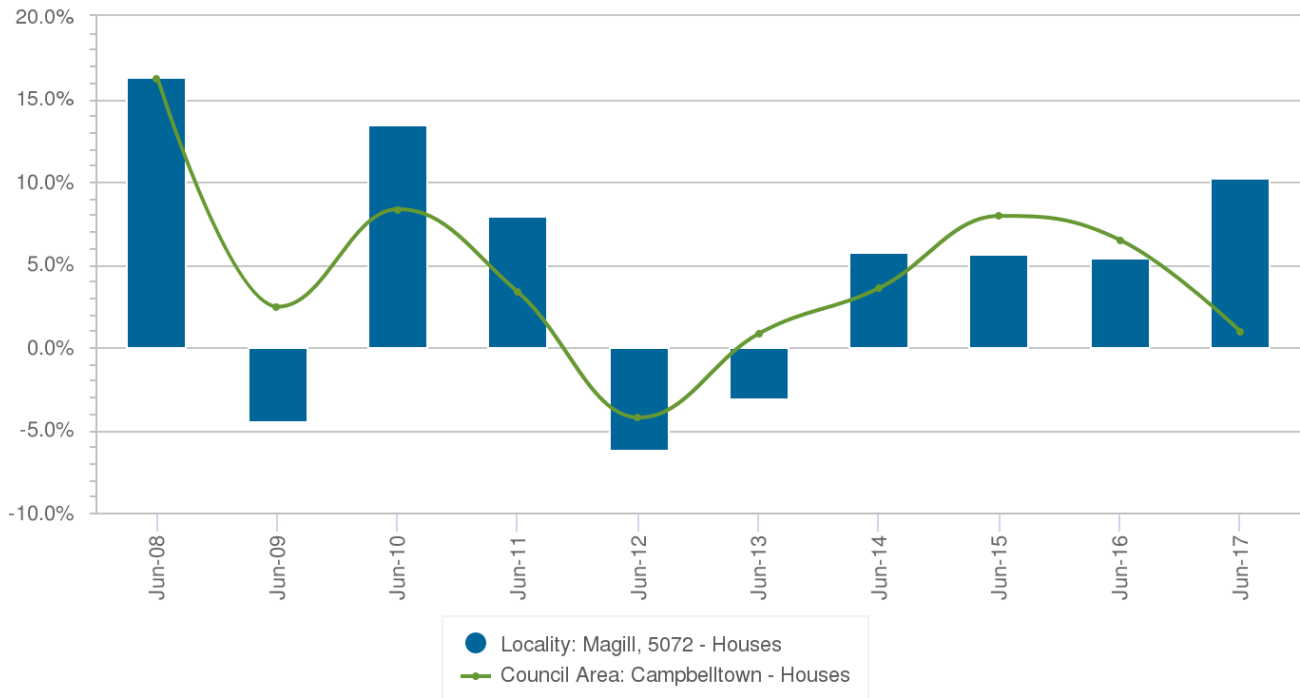
Change in Median Price

Change in Median Price (House)

Period	Magill % Change	Campbelltown % Change
Jun 2017	10.25%	0.93%
Jun 2016	5.36%	6.46%
Jun 2015	5.66%	7.93%
Jun 2014	5.79%	3.58%
Jun 2013	-3.09%	0.83%
Jun 2012	-6.17%	-4.26%
Jun 2011	7.93%	3.3%
Jun 2010	13.44%	8.33%
Jun 2009	-4.46%	2.44%
Jun 2008	16.3%	16.23%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



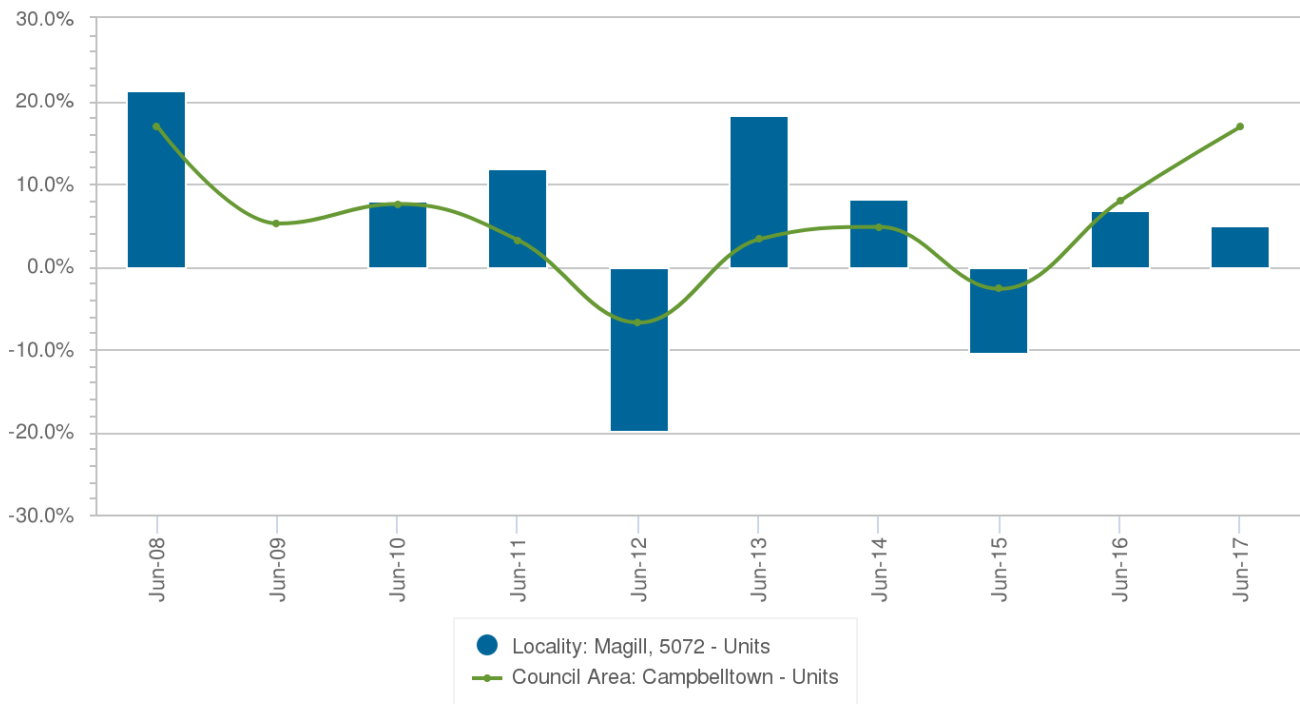
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Magill % Change	Campbelltown % Change
Jun 2017	4.99%	16.88%
Jun 2016	6.86%	7.94%
Jun 2015	-10.43%	-2.73%
Jun 2014	8.24%	4.76%
Jun 2013	18.36%	3.28%
Jun 2012	-19.84%	-6.8%
Jun 2011	11.91%	3.15%
Jun 2010	7.94%	7.54%
Jun 2009	0%	5.17%
Jun 2008	21.15%	16.88%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



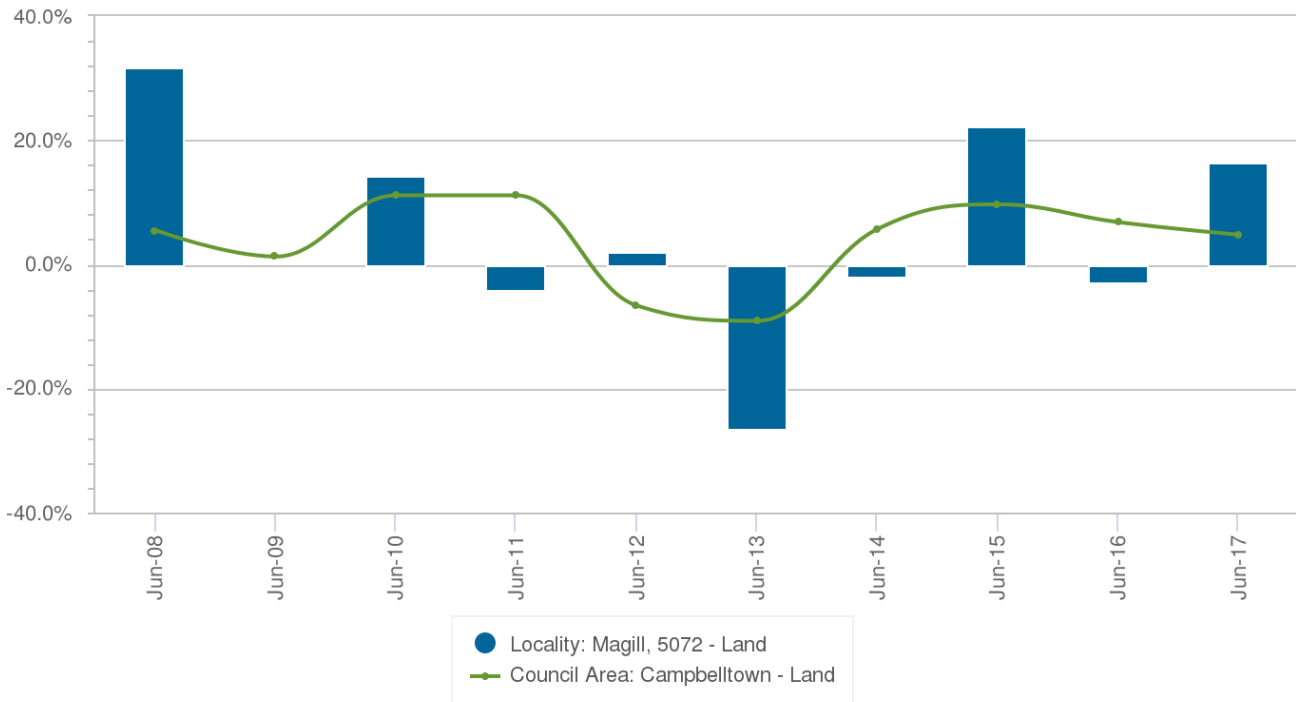
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Magill % Change	Campbelltown % Change
Jun 2017	16.42%	4.76%
Jun 2016	-2.9%	6.78%
Jun 2015	22.34%	9.67%
Jun 2014	-1.91%	5.7%
Jun 2013	-26.47%	-9.11%
Jun 2012	1.89%	-6.67%
Jun 2011	-4.06%	11.11%
Jun 2010	14.29%	11.11%
Jun 2009	0%	1.25%
Jun 2008	31.83%	5.49%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period



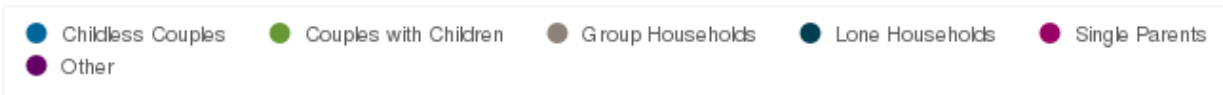
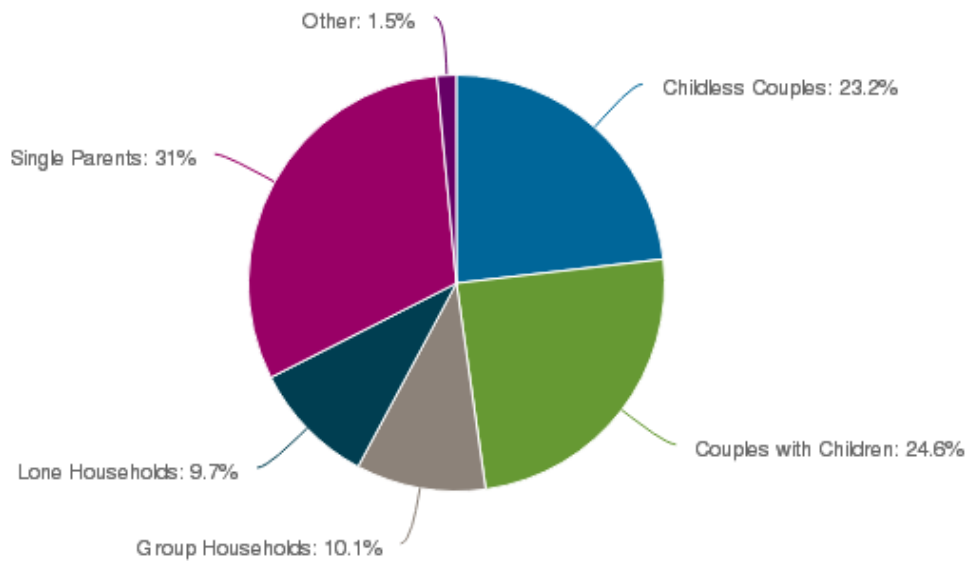
Household

Household Structure

Type	Percent
Single Parents	31.0
Couples with Children	24.6
Childless Couples	23.2
Group Households	10.1
Lone Households	9.7
Other	1.5

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Structure



Statistics are provided by the Australian Bureau of Statistics (ABS)

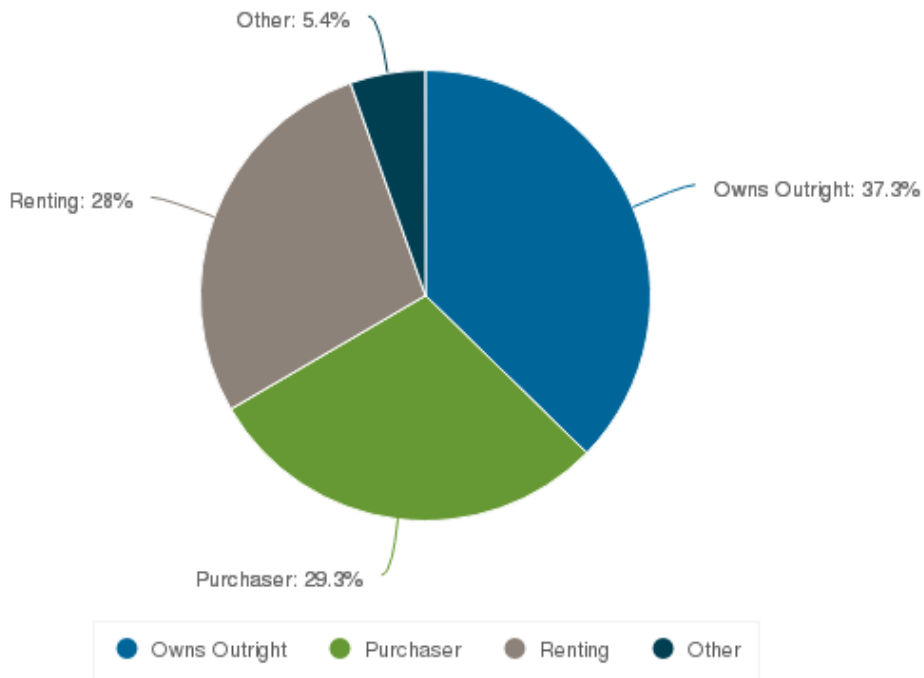


Household Occupancy

Type	Percent
Owns Outright	37.3
Purchaser	29.3
Renting	28.0
Other	5.4

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy



Statistics are provided by the Australian Bureau of Statistics (ABS)



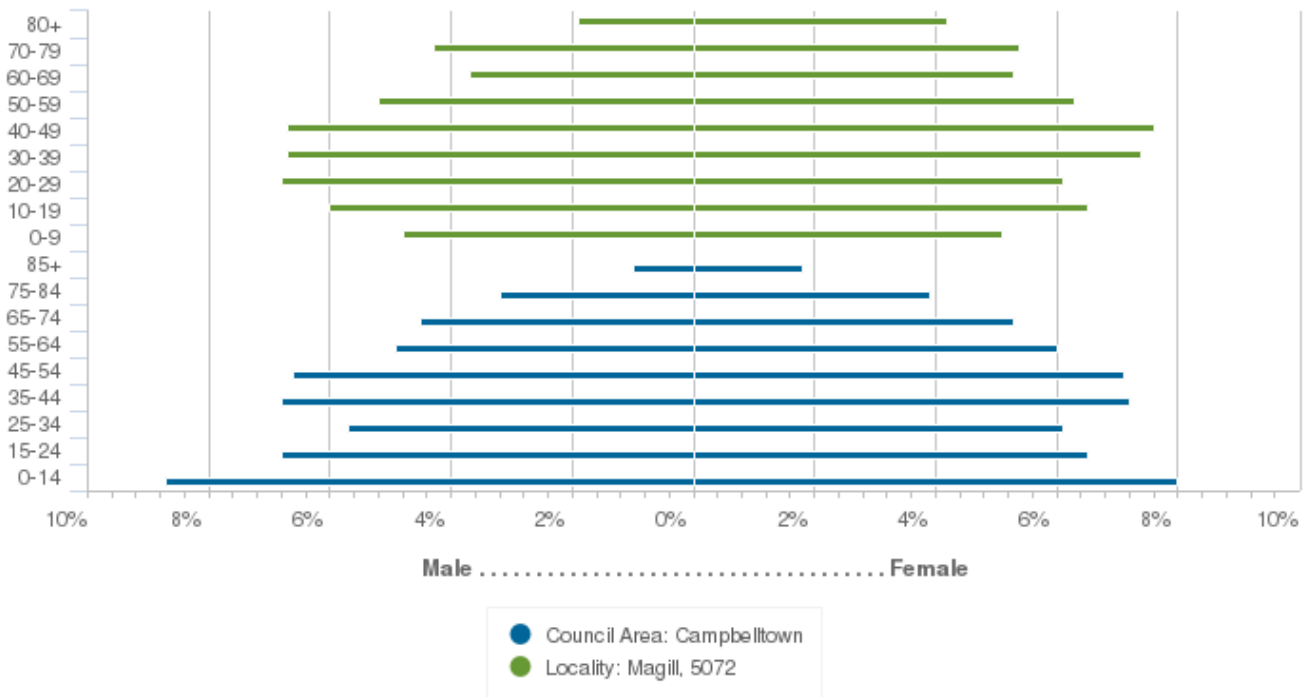
Age Sex Ratio

Age Sex Ratio

Age Group	Magill		Campbelltown	
	Male %	Female %	Male %	Female %
0-9	4.8	5.1	8.7	8.0
10-19	6.0	6.5	6.8	6.5
20-29	6.8	6.1	5.7	6.1
30-39	6.7	7.4	6.8	7.2
40-49	6.7	7.6	6.6	7.1
50-59	5.2	6.3	4.9	6.0
60-69	3.7	5.3	4.5	5.3
70-79	4.3	5.4	3.2	3.9
80+	1.9	4.2	1.0	1.8

Statistics are provided by the Australian Bureau of Statistics (ABS)

Age Sex Ratio



Statistics are provided by the Australian Bureau of Statistics (ABS)

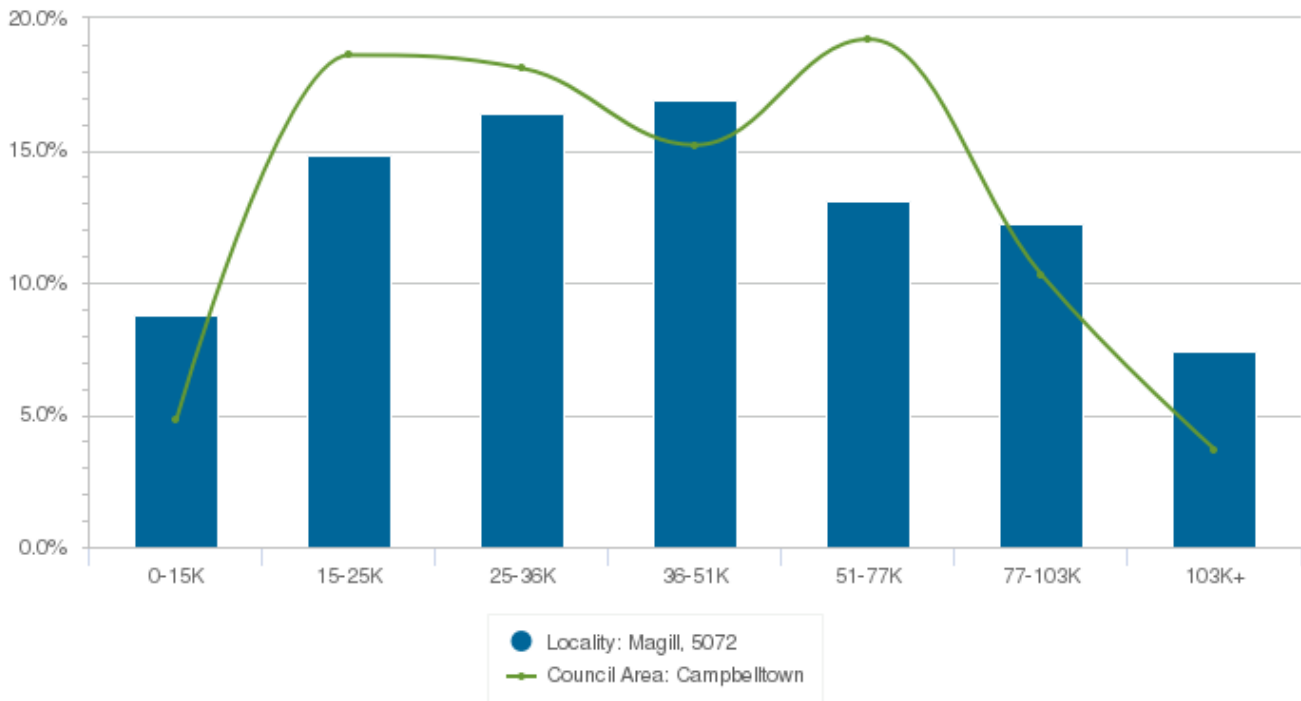
Household Income

Household Income

Income Range	Magill %	Campbelltown %
0-15K	8.8	4.8
15-25K	14.8	18.6
25-36K	16.4	18.1
36-51K	16.9	15.2
51-77K	13.1	19.2
77-103K	12.2	10.3
103K+	7.4	3.7

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income



Statistics are provided by the Australian Bureau of Statistics (ABS)

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© 2017 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.