

FACT SHEET »

RESIDENTIAL PROPERTY

Affordable housing is more important to Australians today than ever before. Discover a growing regional city that matches an affordable property market with opportunities and a friendly lifestyle.

The most affordable place to buy a home

In 2009, Dubbo was named NSW's most affordable city to purchase a house in a report from the Residential Development Council and RP Data statistics.

A city's affordability was calculated by comparing the average household income with the median house price, calculated against the percentage of income that would be spent on mortgage repayments.

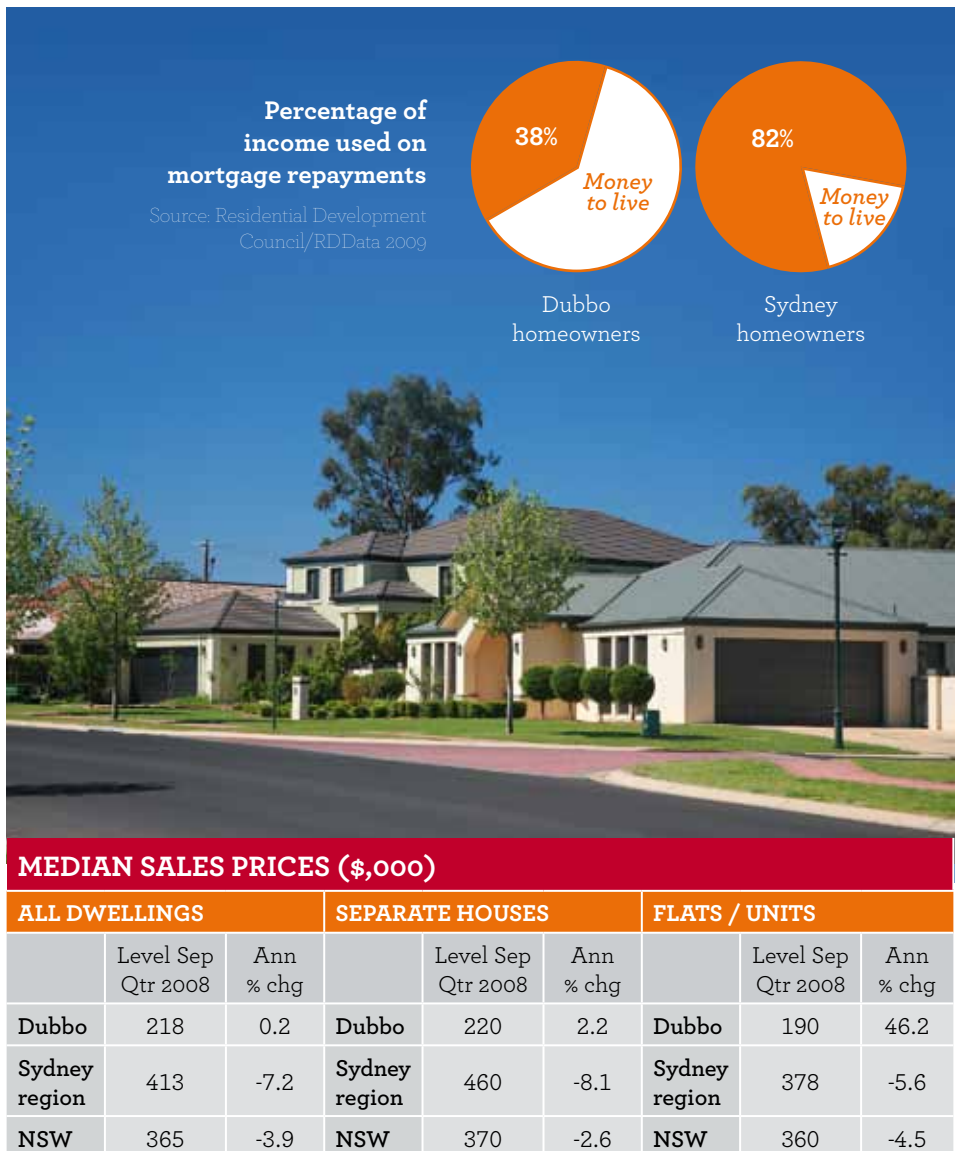
On average 38% of income for Dubbo residents is spent on their mortgage, compared with 82% of residents living in Sydney, leaving Dubbo homeowners with a lot more money to live.

Live the Australian dream

In September 2008 average median housing prices were \$220,000 while median unit prices are about \$190,000. The average median housing price in Sydney is more than double that of Dubbo.

Purchasing property is also a solid investment decision. In the quarter to September 2008 the City's housing market enjoyed a 2.2% increase, compared to declines in Sydney (-8.1) and NSW (-2.6).

With prices starting at \$400,000, the 'upper end' of the housing market is well catered for. Security estates, riverfront homes and secluded allotments in picturesque areas are available at prices unheard of in the metropolitan cities.



Source: NSW Dept of Housing, 2008

Dubbo gives you time to do more of the things you want – the things that make you happy.

Great rental options as well

The City was also named as one of the most affordable places to rent a home. In December 2008 the median weekly rent for a three bedroom house in Dubbo was \$240 and a two bedroom unit was \$150.

Land values and availability

There is an abundance of land available in picturesque, tree-lined estates – some with quaint water features and lush green parks. The average land value for a single dwelling residential site in Dubbo was \$82,900 in 2008.

On average land prices range from \$82,000 to \$160,000, depending on allotment size and location. There are several exciting residential developments progressing in the city to cater for the City's growing population.

Source: NSW Dept of Housing



Agencies in Dubbo include:

Kintyre Country Living

2 Glenabbey Drive

p (02) 6884 2500

e admin@KintyreDubbo.com.au

w www.KintyreDubbo.com.au

Raine & Horne Dubbo

Cnr Cobra & Macquarie Streets

p (02) 6882 1755

e peter@rhDubbo.com.au

w rhDubbo.com.au

Bob Berry Real Estate

56 Talbragar Street

p (02) 6882 6822

e bberry@bobberry.com.au

w www.bobberry.com.au

Western Plains Real Estate

264 Macquarie Street

p (02) 6881 8333

e wpre@wpre.com.au

w www.wpre.com.au

Southlands Developments

PO Box 151, Dubbo

p (02) 6884 6878

e mstanford@sldevelopments.com.au

w www.sldevelopments.com.au

Mark Dunworth, Vision Plan

Cnr Brisbane & Bultje Streets

p (02) 6885 5155

e mark.dunworth@visionplan.com.au

w www.visionplan.com.au

Affordable property and rental markets are just some of the great benefits of living in Dubbo

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