

BLACKTOWN

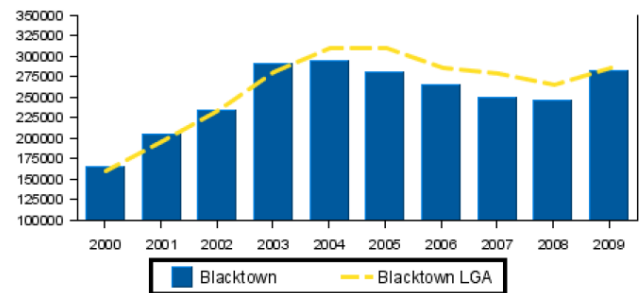
Location

- Prominent Location
- Close to Transport, shopping centre and hospital
- Short walk to Primary School, Preschools & child minding centres
- Blacktown is an established residential suburb with many parks and historic buildings



Capital Growth in Median Prices (Blacktown Market)

Median Sale Price (past 10 years)



Price Guide

- 1 Bedroom From **\$250,000**
- 2 Bedroom From **\$280,000**

Capital Growth in Median Prices

Period	Blacktown	Blacktown LGA
	% Change	% Change
2010	-2.4%	-1.2%
2009	15.0%	7.9%
2008	-2.0%	-5.0%
2007	-5.8%	-2.4%
2006	-5.3%	-7.7%



Rental forecast

- 1 Bedroom From **\$270** per week
- 2 Bedroom From **\$320** per week

Statutory Outgoings

Council \$250 p/q (approx) - Water \$121 p/q (approx) - Strata \$550 p/q (approx)