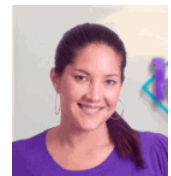


Suburb Statistics Report

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Area Profile

The size of Moana is approximately 2.6 square kilometres.

It has 7 parks covering nearly 26.1% of total area.

The population of Moana in 2011 was 2,624 people.

By 2016 the population was 2,648 showing a population growth of 0.9% in the area during that time.

The predominant age group in Moana is 50-59 years.

Households in Moana are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Moana work in a trades occupation.

In 2011, 72.8% of the homes in Moana were owner-occupied compared with 76.1% in 2016.

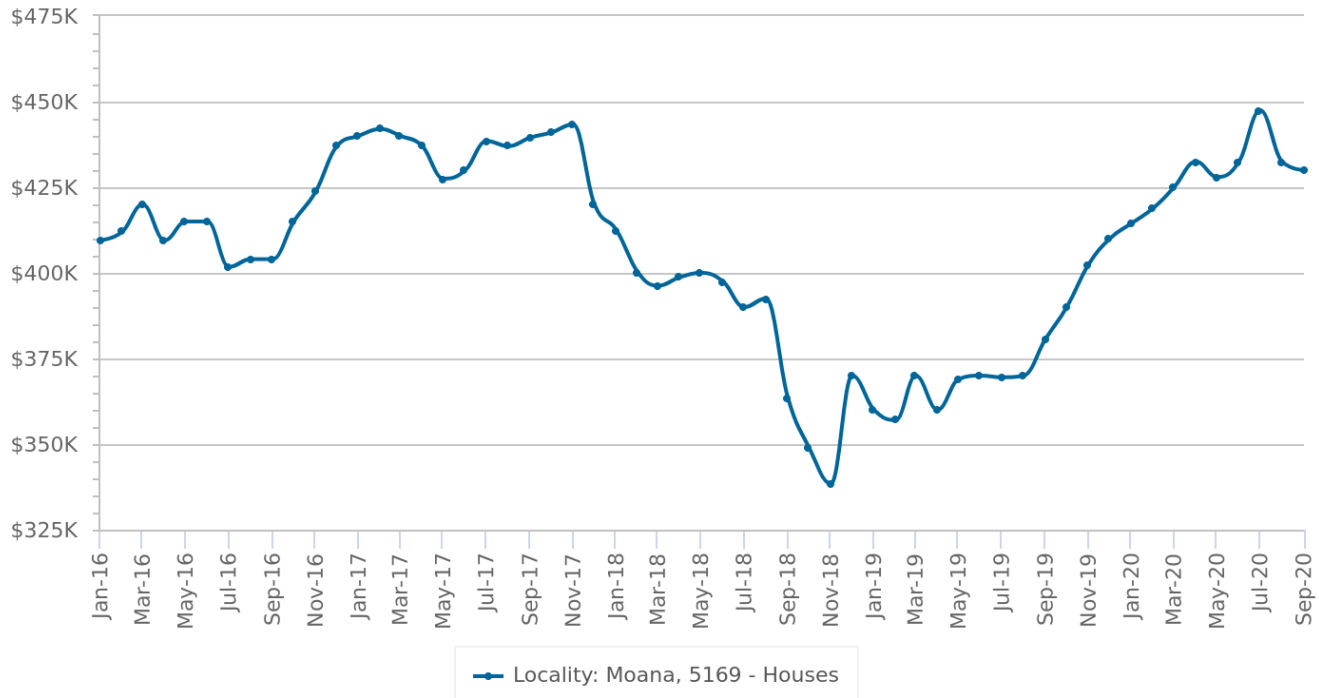
Currently the median sales price of houses in the area is \$430,000.

Median Sales Price

	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$409,500	\$440,000	\$412,500	\$360,000	\$414,500
February	\$412,000	\$442,000	\$400,000	\$357,000	\$419,000
March	\$420,000	\$440,000	\$396,250	\$370,000	\$425,000
April	\$409,500	\$437,000	\$398,750	\$360,000	\$432,500
May	\$415,000	\$427,500	\$400,000	\$369,000	\$428,000
June	\$415,000	\$430,000	\$397,500	\$370,000	\$432,500
July	\$401,750	\$438,500	\$390,000	\$369,500	\$447,500
August	\$404,000	\$437,000	\$392,500	\$370,000	\$432,500
September	\$404,000	\$439,500	\$363,500	\$380,750	\$430,000
October	\$415,000	\$441,000	\$349,000	\$390,000	n/a
November	\$423,750	\$443,333	\$338,500	\$402,500	n/a
December	\$437,000	\$420,000	\$370,000	\$410,000	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

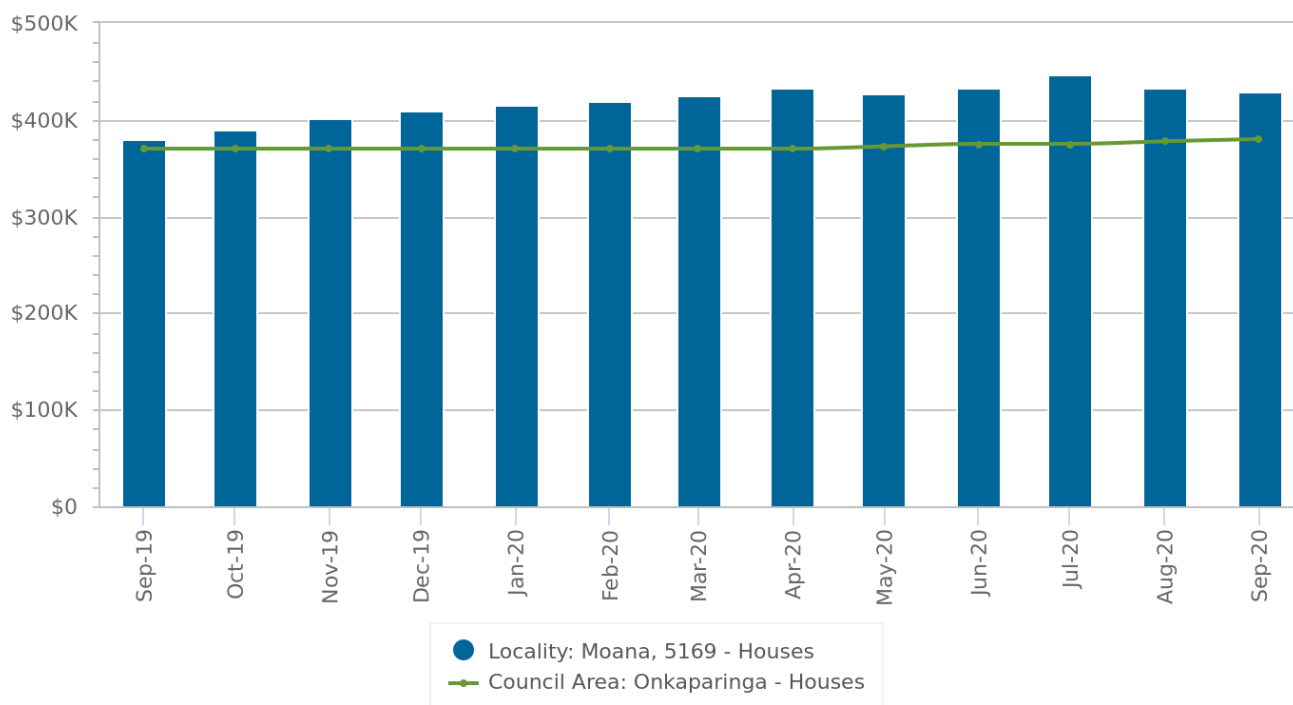
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Moana Median Price	Onkaparinga Median Price
September 2020	\$430,000	\$380,000
August 2020	\$432,500	\$377,750
July 2020	\$447,500	\$375,000
June 2020	\$432,500	\$375,000
May 2020	\$428,000	\$372,500
April 2020	\$432,500	\$370,000
March 2020	\$425,000	\$370,000
February 2020	\$419,000	\$370,000
January 2020	\$414,500	\$370,000
December 2019	\$410,000	\$370,000
November 2019	\$402,500	\$370,000
October 2019	\$390,000	\$370,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



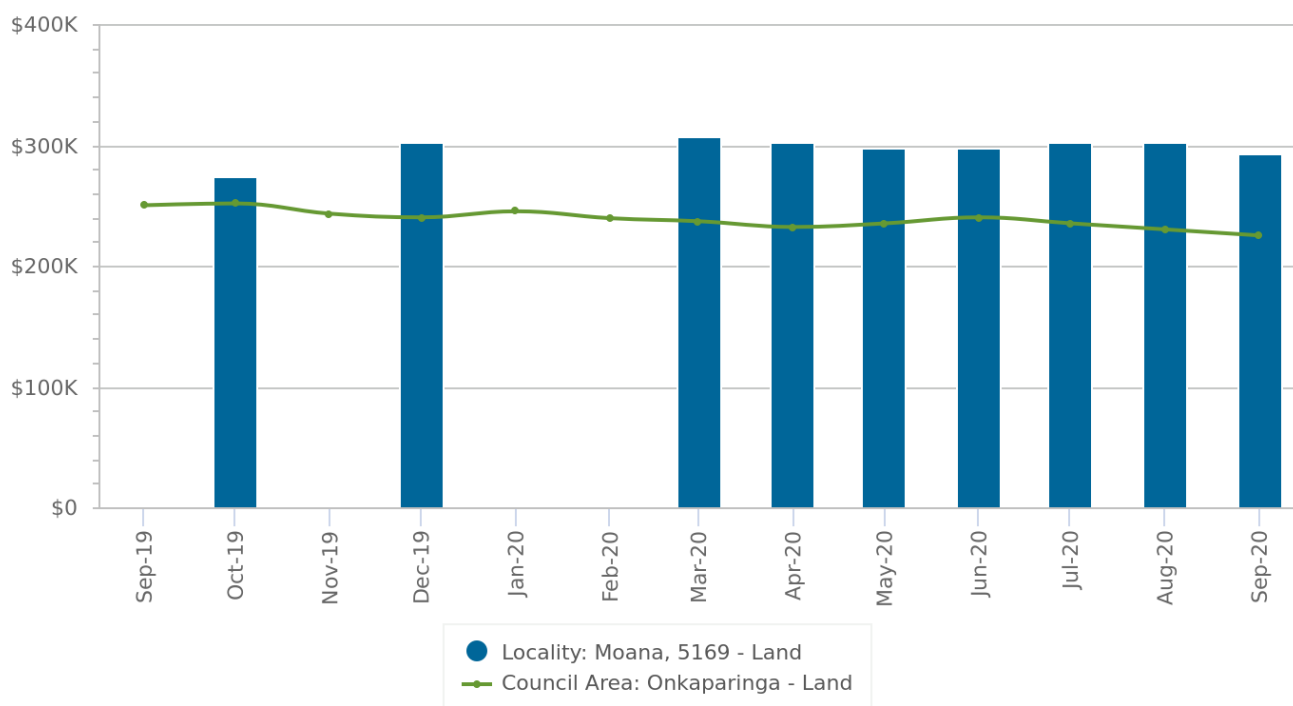
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Moana Median Price	Onkaparinga Median Price
September 2020	\$292,500	\$225,000
August 2020	\$302,250	\$230,000
July 2020	\$302,250	\$235,000
June 2020	\$297,000	\$240,000
May 2020	\$297,000	\$235,000
April 2020	\$302,250	\$232,000
March 2020	\$307,500	\$236,750
February 2020	n/a	\$239,250
January 2020	n/a	\$245,000
December 2019	\$302,250	\$240,000
November 2019	n/a	\$243,000
October 2019	\$274,250	\$251,500

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

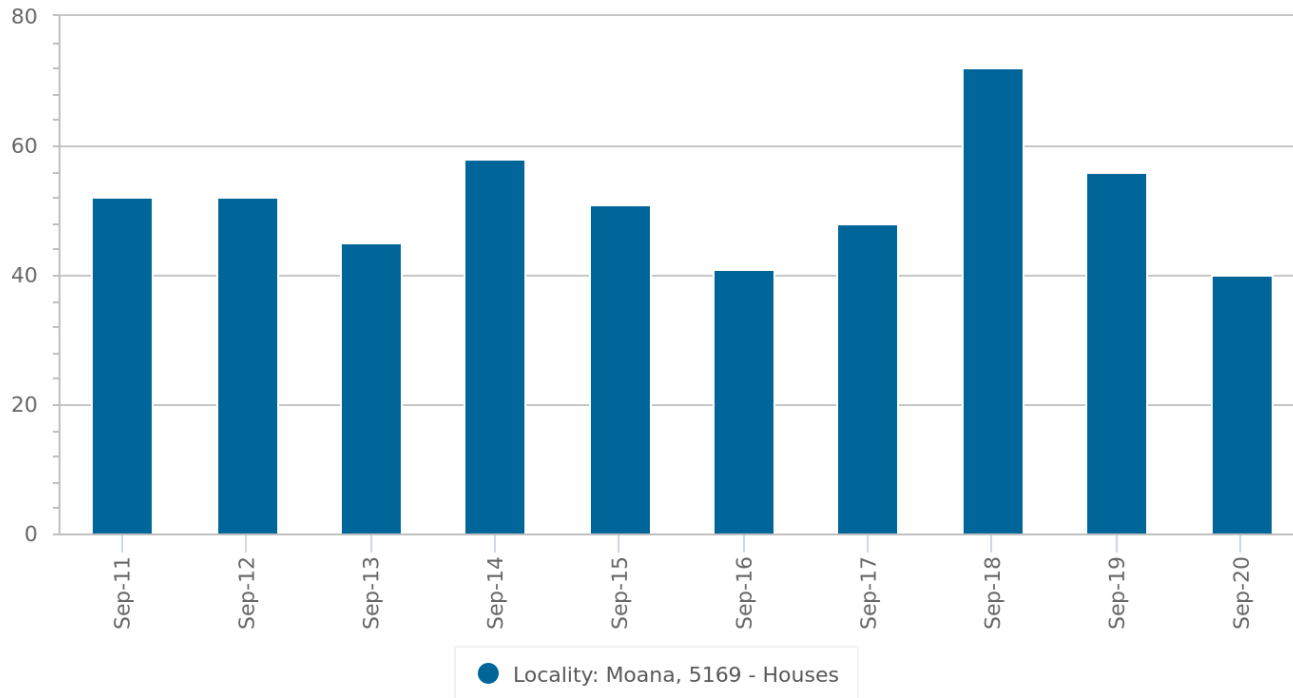
Sales Per Annum

Sales Per Annum (House)

Period Ending	Moana Number
Sep 2020	40
Sep 2019	56
Sep 2018	72
Sep 2017	48
Sep 2016	41
Sep 2015	51
Sep 2014	58
Sep 2013	45
Sep 2012	52
Sep 2011	52

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



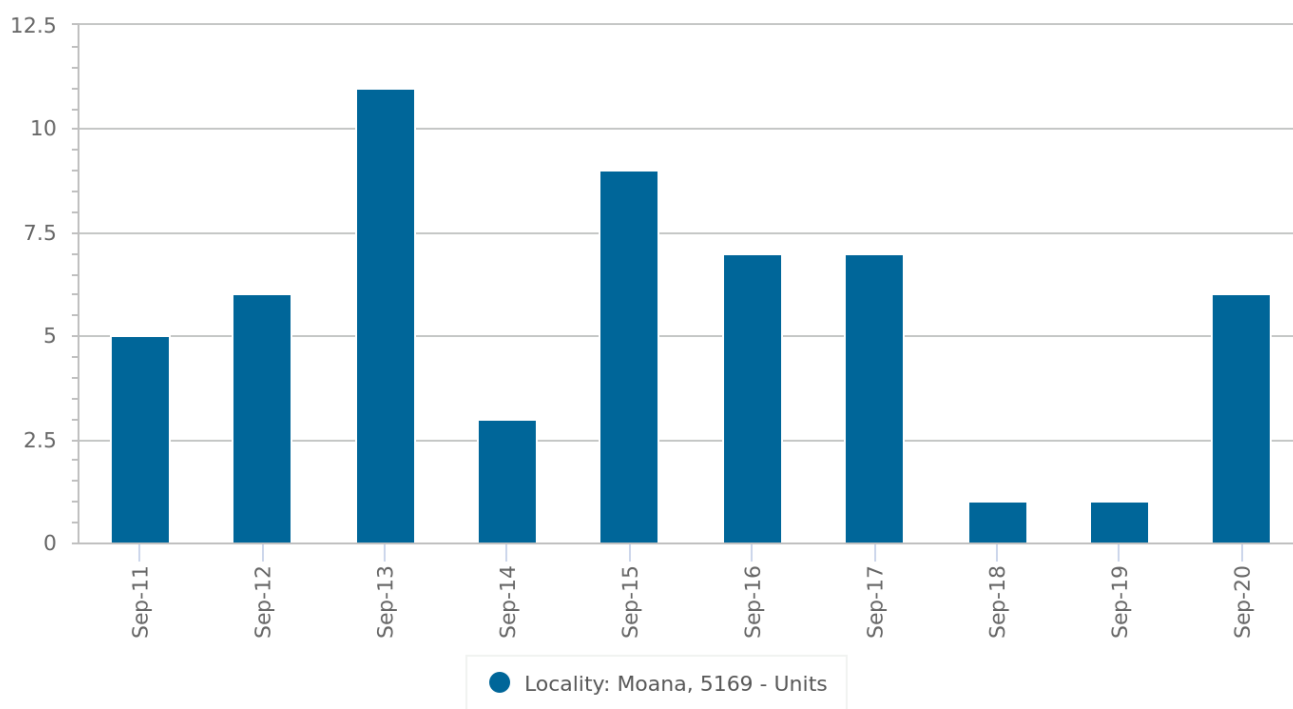
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Moana Number
Sep 2020	6
Sep 2019	1
Sep 2018	1
Sep 2017	7
Sep 2016	7
Sep 2015	9
Sep 2014	3
Sep 2013	11
Sep 2012	6
Sep 2011	5

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



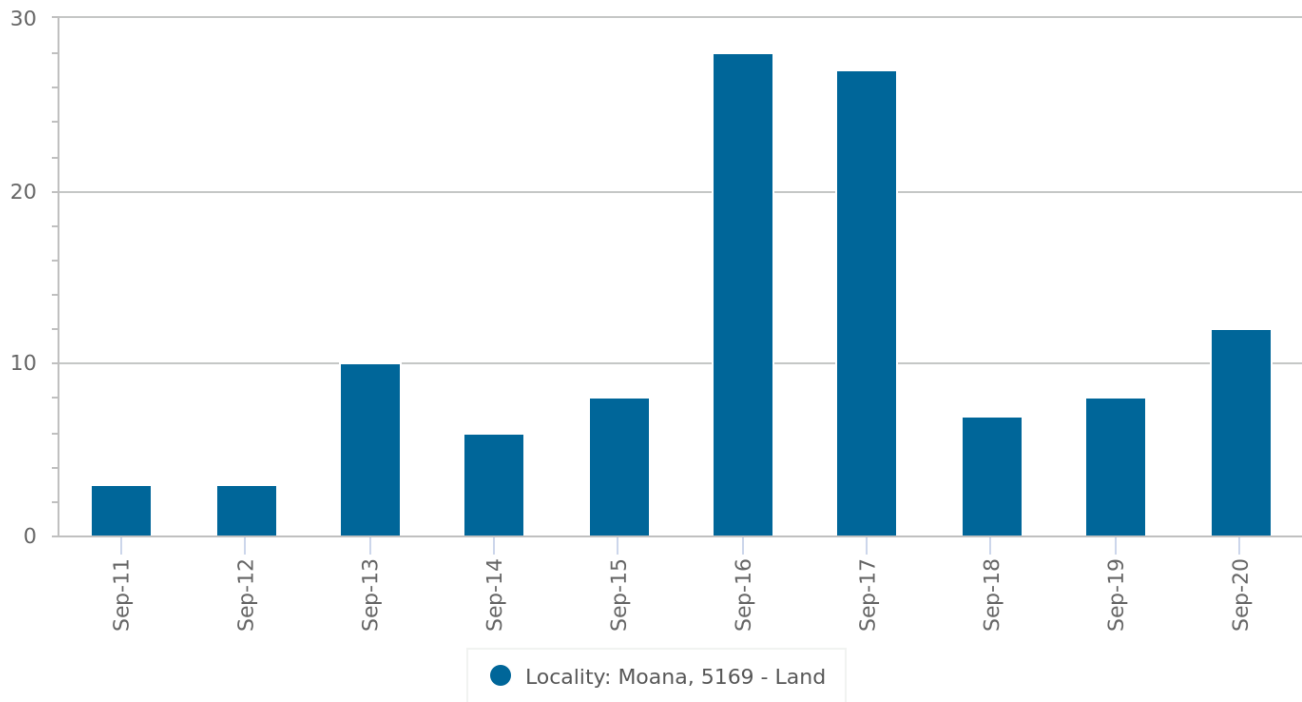
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Moana Number
Sep 2020	12
Sep 2019	8
Sep 2018	7
Sep 2017	27
Sep 2016	28
Sep 2015	8
Sep 2014	6
Sep 2013	10
Sep 2012	3
Sep 2011	3

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

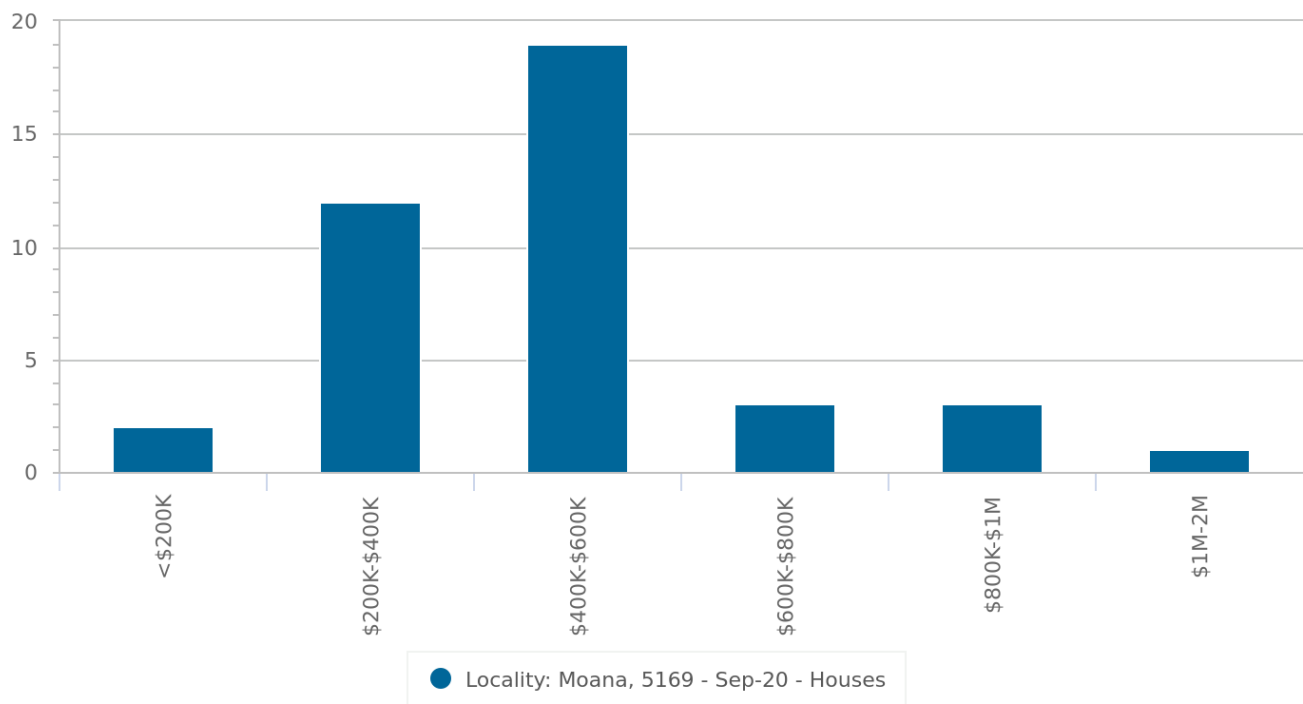
Sales By Price

Sales By Price - 12 months (House)

Price	Moana Number
<\$200K	2
\$200K-\$400K	12
\$400K-\$600K	19
\$600K-\$800K	3
\$800K-\$1M	3
\$1M-\$2M	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



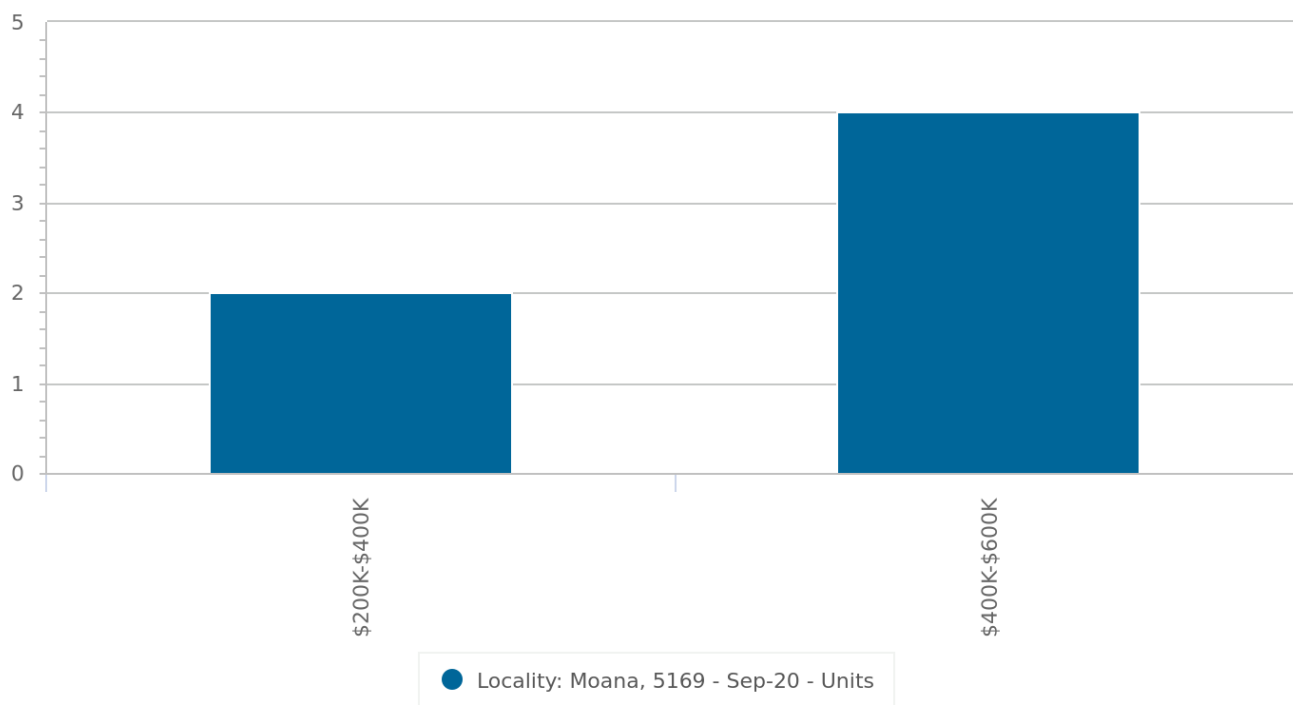
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Moana Number
\$200K-\$400K	2
\$400K-\$600K	4

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



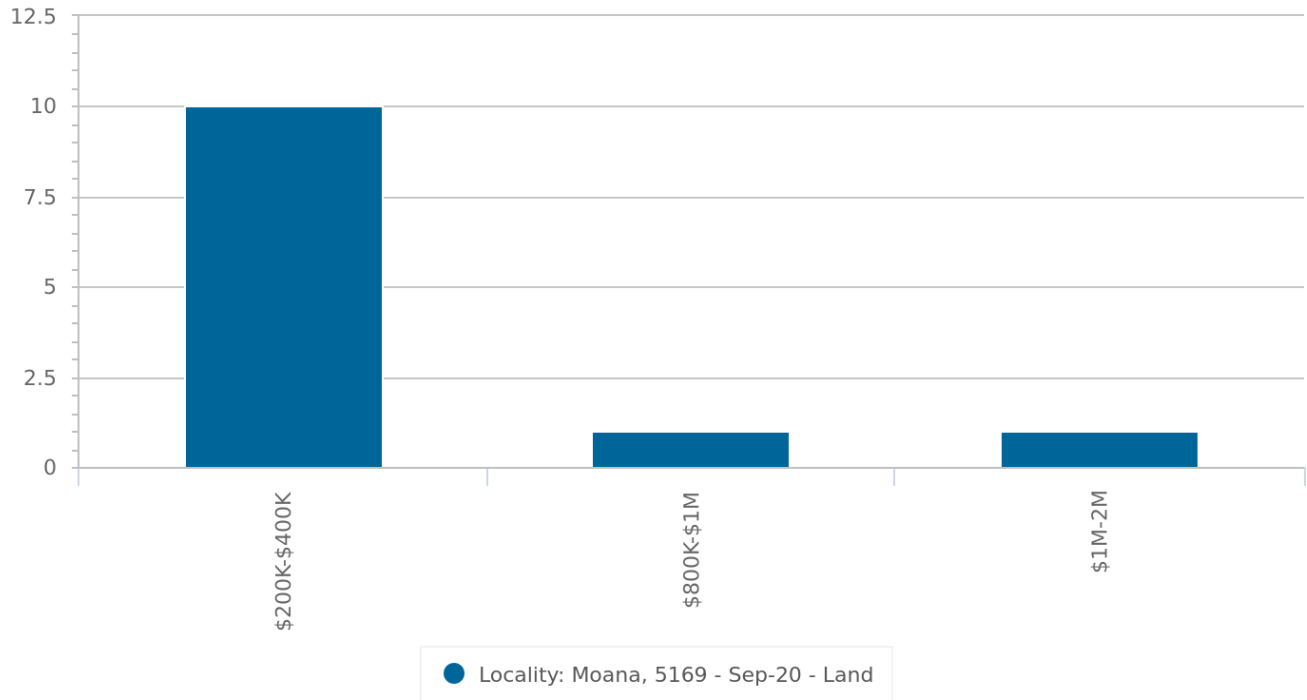
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Moana Number
\$200K-\$400K	10
\$800K-\$1M	1
\$1M-\$2M	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

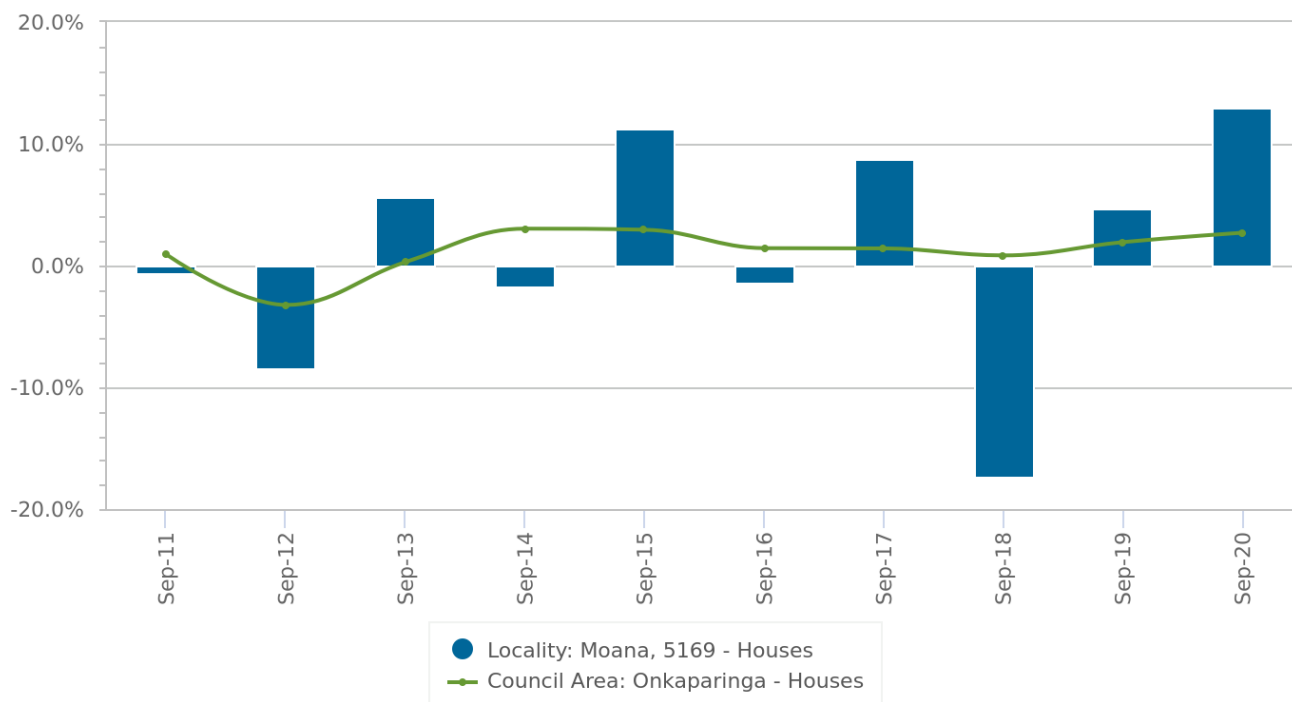
Change in Median Price

Change in Median Price (House)

Period	Moana % Change	Onkaparinga % Change
Sep 2020	12.93%	2.7%
Sep 2019	4.75%	1.93%
Sep 2018	-17.29%	0.83%
Sep 2017	8.79%	1.41%
Sep 2016	-1.46%	1.43%
Sep 2015	11.26%	2.94%
Sep 2014	-1.73%	3.03%
Sep 2013	5.63%	0.3%
Sep 2012	-8.39%	-3.24%
Sep 2011	-0.64%	0.89%

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	Moana % Change	Onkaparinga % Change
Sep 2019	0%	-4.62%
Sep 2018	0%	0.38%
Sep 2017	0%	2.72%
Sep 2016	0%	2.39%
Sep 2015	0%	5.02%
Sep 2014	0%	-4.4%
Sep 2013	0%	5.04%
Sep 2012	0%	-4.8%
Sep 2011	0%	-0.99%
Sep 2010	0%	0%

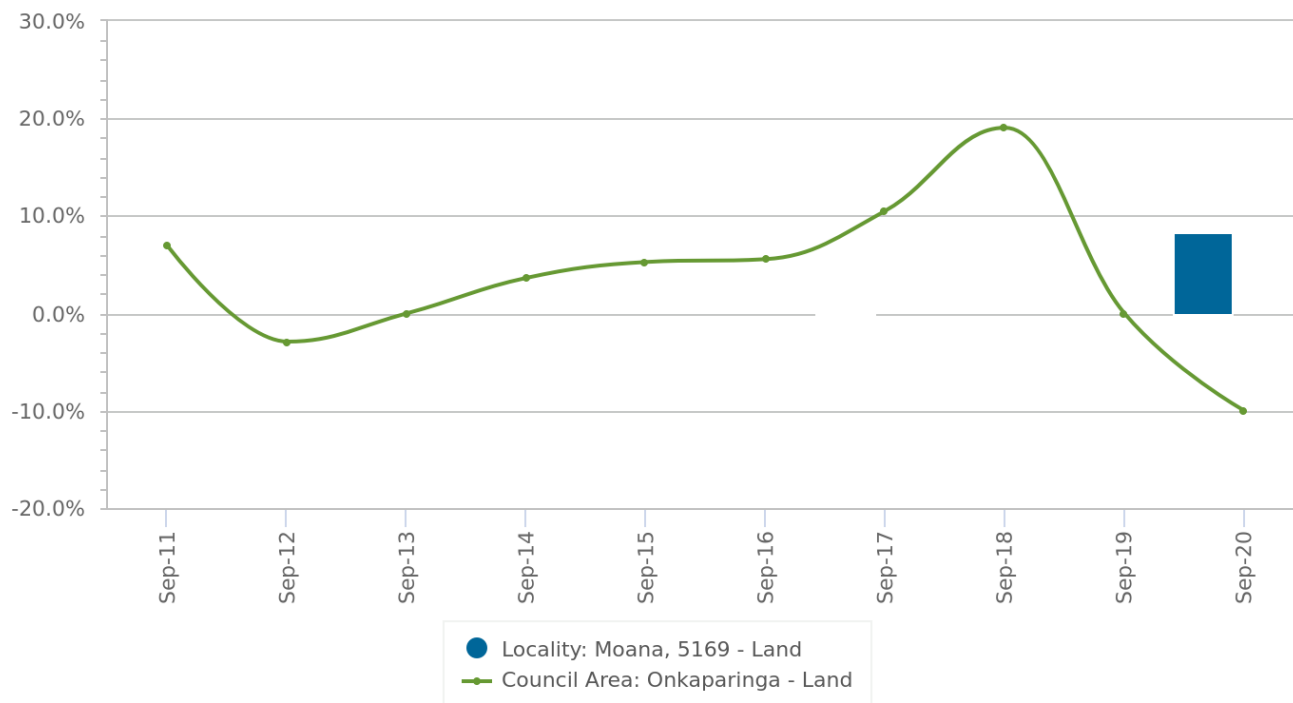
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Moana % Change	Onkaparinga % Change
May 2020	8.3%	-10%
May 2019	0%	0%
May 2018	0%	19.05%
May 2017	0.02%	10.53%
May 2016	0%	5.56%
May 2015	0%	5.26%
May 2014	0%	3.64%
May 2013	0%	0%
May 2012	0%	-2.91%
May 2011	0%	6.89%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

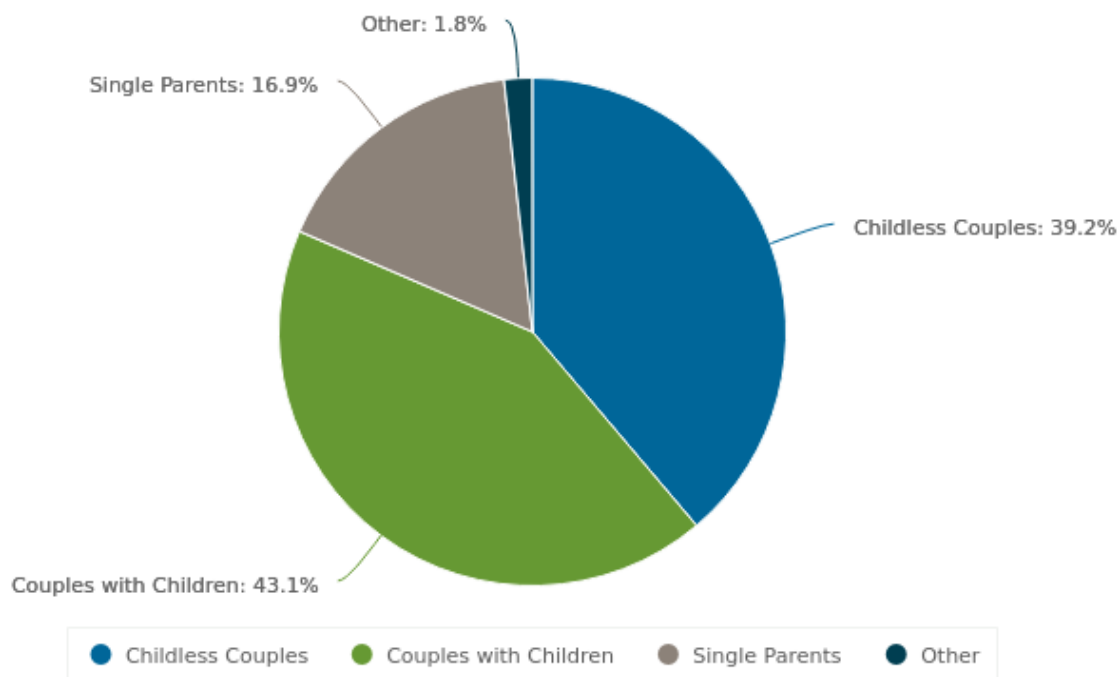
Household

Household Structure

Type	Percent
Couples with Children	43.1
Childless Couples	39.2
Single Parents	16.9
Other	1.8

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

Household Structure



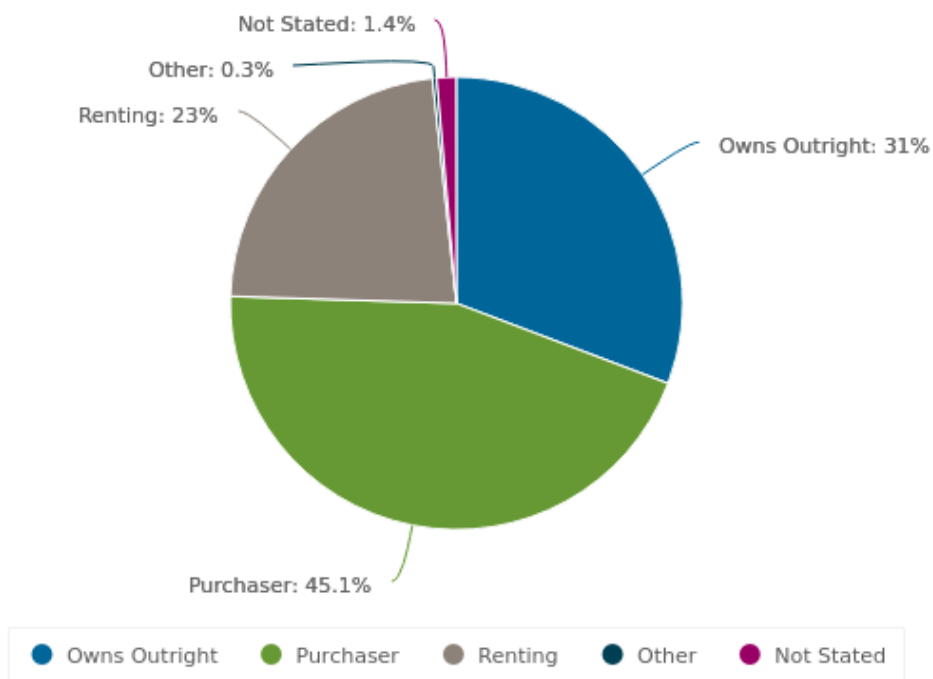
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	45.1
Owns Outright	31.0
Renting	23.0
Not Stated	1.4
Other	0.3

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

Household Occupancy



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

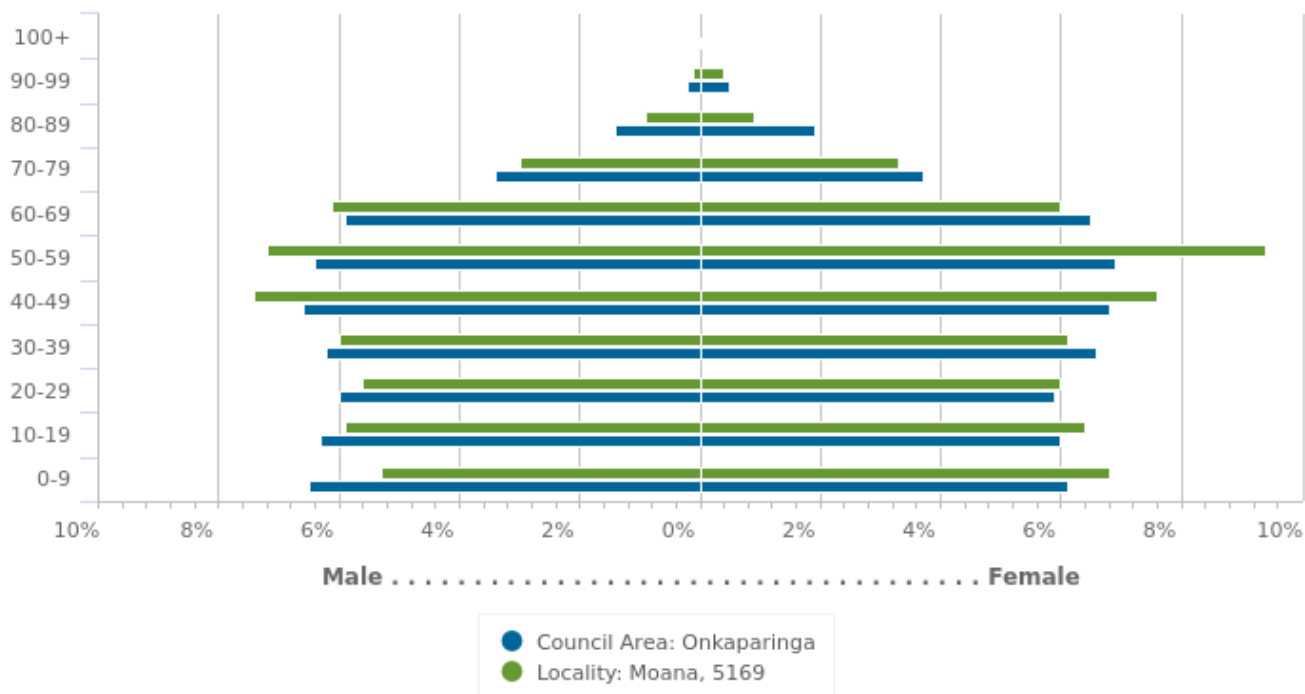
Age Sex Ratio

Age Sex Ratio

Age Group	Moana		Onkaparinga	
	Male %	Female %	Male %	Female %
0-9	5.3	6.8	6.5	6.1
10-19	5.9	6.4	6.3	6.0
20-29	5.6	6.0	6.0	5.9
30-39	6.0	6.1	6.2	6.6
40-49	7.4	7.6	6.6	6.8
50-59	7.2	9.4	6.4	6.9
60-69	6.1	6.0	5.9	6.5
70-79	3.0	3.3	3.4	3.7
80-89	0.9	0.9	1.4	1.9
90-99	0.1	0.4	0.2	0.5
100+	n/a	n/a	0.0	0.0

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

Age Sex Ratio



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

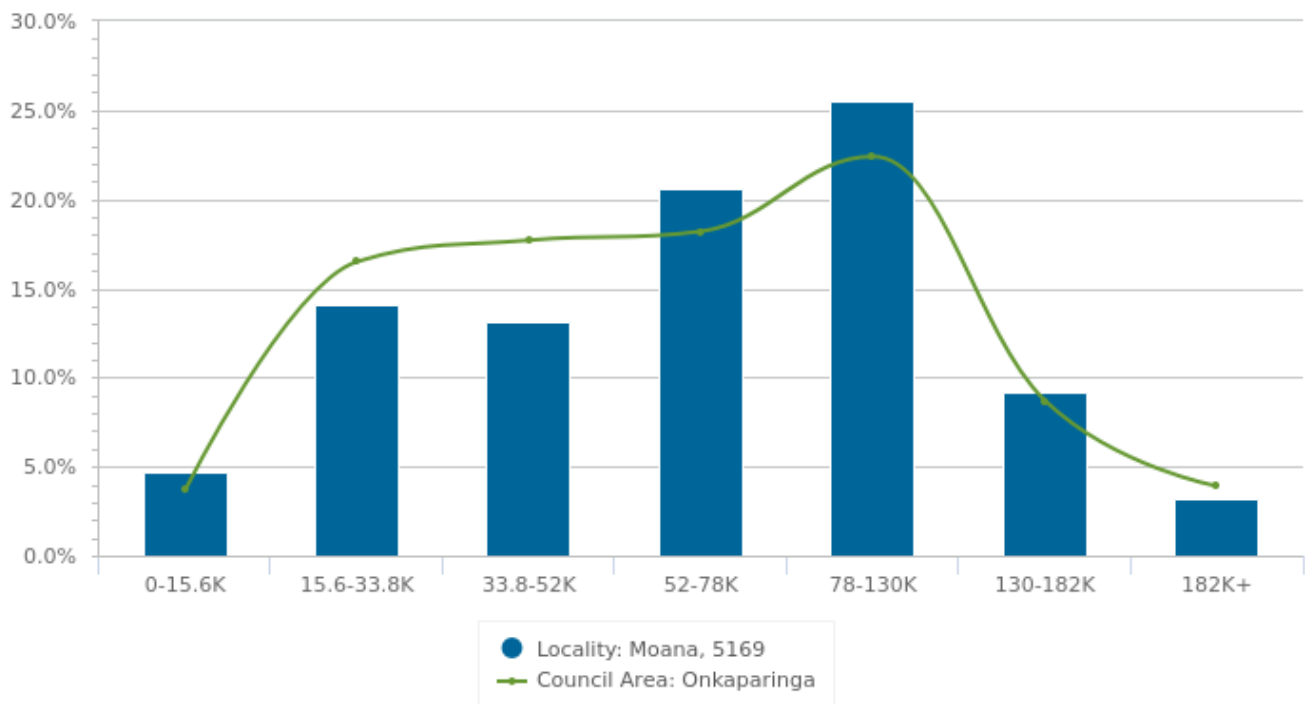
Household Income

Household Income

Income Range	Moana %	Onkaparinga %
0-15.6K	4.7	3.7
15.6-33.8K	14.1	16.5
33.8-52K	13.1	17.7
52-78K	20.6	18.2
78-130K	25.5	22.4
130-182K	9.2	8.7
182K+	3.2	3.9

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

Household Income



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

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