

Brisbane City

Suburb Profile

Demographic snapshot	Brisbane City*	Brisbane LGA*
Population 2009	9,142	1,052,458
Population 2008	9,093	1,027,847
Population growth rate 2008 to 2009	0.5%	2.4%
Proportion of people aged 65 years and over	4%	12%
Proportion of people aged 15 years and younger	5%	18%
Average age	29	34
Average weekly household income	1222.3	1156.9
Average weekly individual income	630	556
Average number of people per household	1.9	2.5

Source: ABS

* Within Brisbane City demographics are based on the City (Brisbane City) SSC.

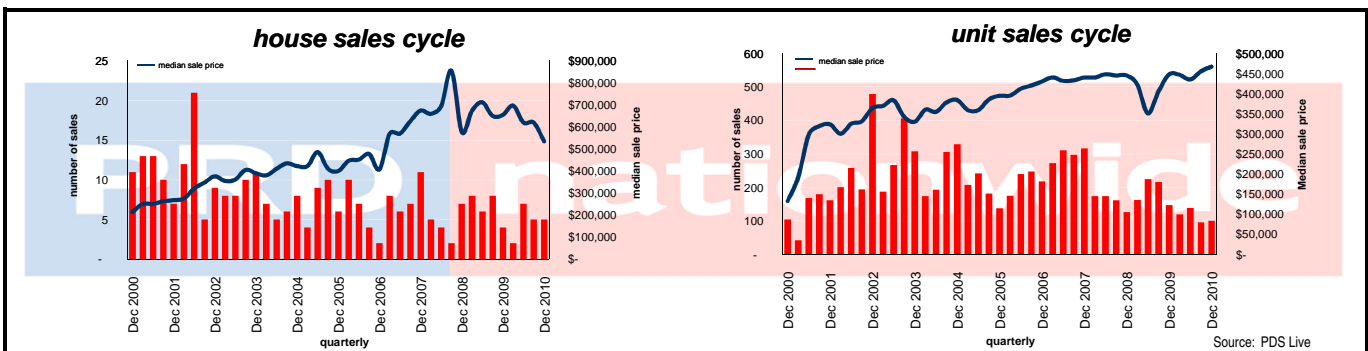
* Within Brisbane LGA demographics are based on the Brisbane LGA.

Sales Statistics	Brisbane City			Brisbane LGA	
	2005 (* half yr)	2010 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2010 (* half yr)
Houses					
Median price	\$400,000	\$535,000	6.0%	7.9%	\$540,000
Number of sales	16	10			6,477
Units					
Median price	\$394,500	\$467,000	3.4%	6.8%	\$415,000
Number of sales	320	197			2,571
Land					
Median price	na	\$0	na	7.5%	\$330,000
Number of sales	0	2			431

* Medians & number of sales based on six month period ending December 2010

Where less than 5 sales have been recorded during a period the median has been carried over from the previous period.

Source: PDS Live



Source: PDS Live

DEMOGRAPHICS	Brisbane City *	Brisbane LGA *
INCOME DISTRIBUTION		
Nil to \$499	20%	17%
\$500 to \$799	12%	16%
\$800 to \$1,199	17%	19%
\$1,200 to \$1,699	12%	15%
\$1,700 to \$2,499	14%	16%
\$2,500 plus	25%	16%
FAMILY TYPES		
Couple with kids	8%	30%
Couple without kids	30%	26%
Single parent	3%	11%
Other families	4%	2%
Non family households	55%	31%
0	0%	0%
DWELLING TYPE		
Separate house	11%	74%
Townhouse	1%	8%
Unit	84%	18%
Other	4%	1%
TYPE OF OWNERSHIP		
Fully owned	15%	31%
Being purchased	18%	33%
Rented	66%	35%
Other	0%	1%

Source: ABS Census of Population and Housing 2006

* Within Brisbane City demographics are based on the City (Brisbane City) SSC.

* Within Brisbane LGA demographics are based on the Brisbane LGA.

MEDIAN WEEKLY RENTS		
	Brisbane City	Brisbane LGA
3 br House	\$465	\$395
2 br Unit	\$285	\$370

TOTAL PROPERTY RETURNS		
	Brisbane City	Brisbane LGA
Houses		
Median price change pa	6.0%	7.9%
Rental return pa	4.5%	3.8%
GROSS PROPERTY RETURN	10.5%	11.7%
Units		
Median price change pa	3.4%	6.8%
Rental return pa	3.2%	4.6%
GROSS PROPERTY RETURN	6.6%	11.4%

Gross property return is not only measured by income received by rent, but also the increase in the value of the property. This is referred to as the capital gain and is added to the rental return above to give a total property return. Above figures are to be used as a guide only.

Sources: PDS Live, RP Data and ABS.

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