

BROWNS PLAINS

Suburb Profile

PRD nationwide

Demographic snapshot	BROWNS PLAINS*	QLD LA - LOGAN*
Population 2005	28,601	174,558
Population 2004	28,700	173,603
Population growth rate 2004 to 2005	-0.3%	0.6%
Proportion of people aged 65 years and over	4%	6%
Proportion of people aged 15 years and younger	28%	26%
Average age	28	30
Average weekly household income	\$800-\$999	\$700-\$799
Average monthly home loan repayment	\$800-\$999	\$600-\$799
Average number of people per household	3.1	2.9

Source: ABS

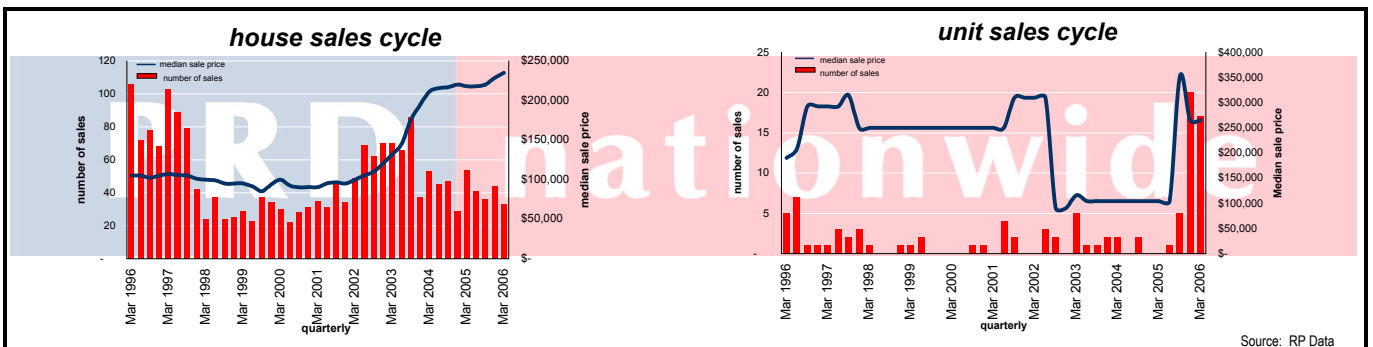
* Within BROWNS PLAINS demographics are based on the Statistical Local Area of Browns Plains.
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	BROWNS PLAINS			QLD LA - LOGAN	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$90,525	\$235,000	21.0%	17.3%	\$255,000
Number of sales	66	77			2,044
Units					
Median price	\$250,000	\$265,000	1.2%	16.2%	\$155,000
Number of sales	1	37			157
Land					
Median price	\$198,000	\$400,000	15.1%	20.1%	\$150,000
Number of sales	6	1			226

* Medians & number of sales based on six month period ending March 2006

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

Source: RP Data



DEMOGRAPHICS	BROWNS PLAINS *	QLD LA - LOGAN *
INCOME DISTRIBUTION		
nil to \$399	15%	21%
\$400 to \$799	30%	31%
\$800 to \$1,199	26%	22%
\$1,200 to \$1,499	14%	11%
\$1,500 to \$1,999	11%	10%
\$2,000 plus	5%	5%
HOUSEHOLD TYPES		
Couple with kids	62%	57%
Couple without kids	15%	16%
Single parent	15%	17%
Group household	1%	1%
Lone person	2%	3%
Other	4%	6%
DWELLING TYPE		
Separate house	96%	87%
Townhouse	2%	9%
Unit	2%	3%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	24%	28%
Being purchased	46%	37%
Rented	29%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

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MEDIAN WEEKLY RENTS		
	BROWNS PLAINS	QLD LA - LOGAN
3 br House	\$220	\$230
2 br Unit	na	\$170

Rental data for BROWNS PLAINS is based on the Postal Area of 4118. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS	BROWNS PLAINS	QLD LA - LOGAN
Houses		
Median price change pa	21.0%	17.3%
Rental return pa	4.9%	4.7%
GROSS PROPERTY RETURN	25.9%	22.0%
Units		
Median price change pa	1.2%	16.2%
Rental return pa	na	5.7%
GROSS PROPERTY RETURN	1.2%	21.9%

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.

Source: RP Data, ABS, RTA, NSW Dept. of Housing, REIA, Vic Office of Housing

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