

Demographic snapshot	CRESTMEAD*	QLD LA - LOGAN*
Population 2005	18,776	174,558
Population 2004	18,325	173,603
Population growth rate 2004 to 2005	2.5%	0.6%
Proportion of people aged 65 years and over	4%	6%
Proportion of people aged 15 years and younger	32%	26%
Average age	26	30
Average weekly household income	\$700-\$799	\$700-\$799
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	3.2	2.9

Source: ABS

* Within CRESTMEAD demographics are based on the Statistical Local Area of Marsden.

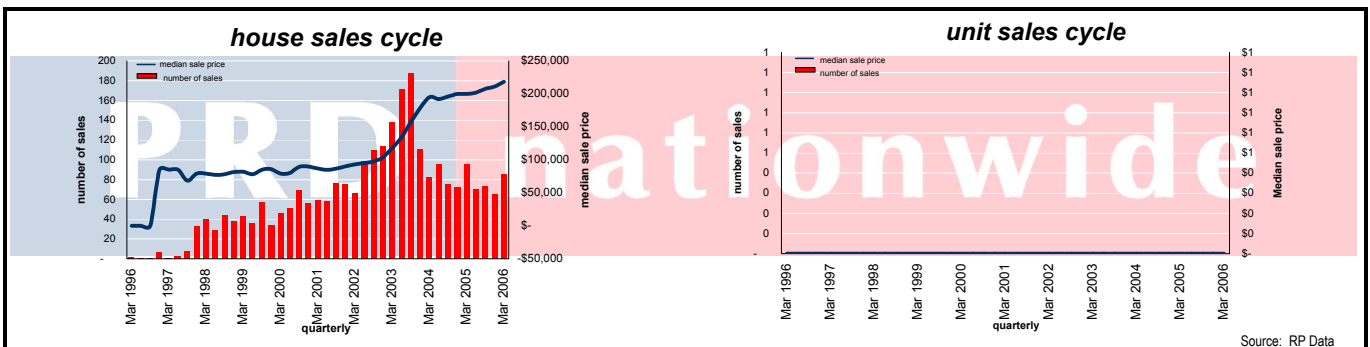
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	CRESTMEAD			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	\$86,900	\$218,500	20.3%	17.3%	\$255,000
Number of sales	115	150			2,044
Units					
Median price	\$0	\$0	na	16.2%	\$155,000
Number of sales	0	0			157
Land					
Median price	\$54,000	\$145,000	21.8%	20.1%	\$150,000
Number of sales	9	30			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



Source: RP Data

DEMOGRAPHICS	CRESTMEAD*	QLD LA - LOGAN*
INCOME DISTRIBUTION		
nil to \$399	20%	21%
\$400 to \$799	36%	31%
\$800 to \$1,199	25%	22%
\$1,200 to \$1,499	9%	11%
\$1,500 to \$1,999	7%	10%
\$2,000 plus	2%	5%
HOUSEHOLD TYPES		
Couple with kids	60%	57%
Couple without kids	12%	16%
Single parent	21%	17%
Group household	1%	1%
Lone person	2%	3%
Other	4%	6%
DWELLING TYPE		
Separate house	97%	87%
Townhouse	2%	9%
Unit	1%	3%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	18%	28%
Being purchased	42%	37%
Rented	38%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

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

	MEDIAN WEEKLY RENTS	
	CRESTMEAD	QLD LA - LOGAN
3 br House	\$220	\$230
2 br Unit	\$165	\$170

Rental data for CRESTMEAD is based on the Postal Area of 4132. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS	CRESTMEAD	QLD LA - LOGAN
Houses		
Median price change pa	20.3%	17.3%
Rental return pa	5.2%	4.7%
GROSS PROPERTY RETURN	25.5%	22.0%
Units		
Median price change pa	na	16.2%
Rental return pa	na	5.7%
GROSS PROPERTY RETURN	0.0%	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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Rental data for CRESTMEAD is based on the Postal Area of 4132.

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