

DAISY HILL

Suburb Profile

PRD nationwide

Demographic snapshot	DAISY HILL*	QLD LA - LOGAN*
Population 2004	4,460	173,331
Population 2003	4,456	171,482
Population growth rate 2003 to 2004	0.1%	1.1%
Proportion of people aged 65 years and over	5%	6%
Proportion of people aged 15 years and younger	24%	26%
Average age	32	30
Average weekly household income	\$1,000-\$1,199	\$700-\$799
Average monthly home loan repayment	\$800-\$999	\$600-\$799
Average number of people per household	3.0	2.9

Source: ABS

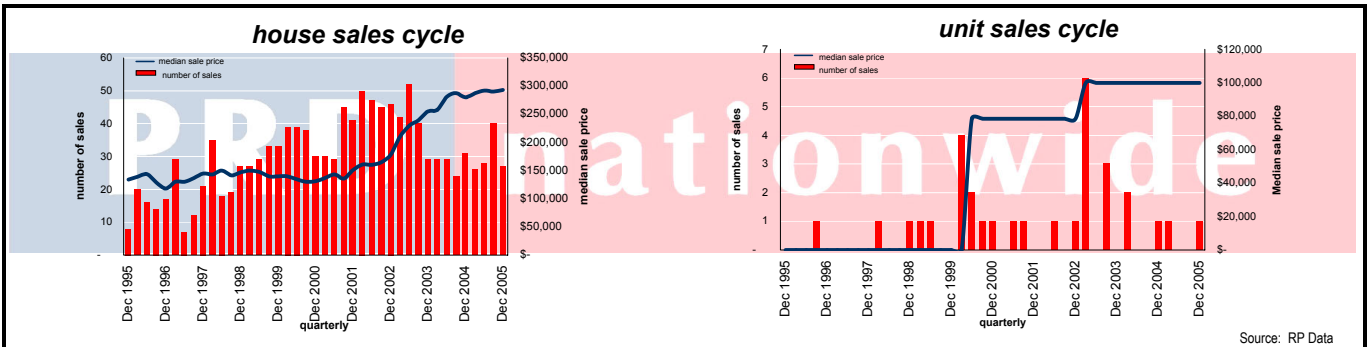
* Within DAISY HILL demographics are based on the Statistical Local Area of Daisy Hill-Priestdale.
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	DAISY HILL			QLD LA - LOGAN	
	2000 (* half yr)	2005 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2005 (* half yr)
Houses					
Median price	\$131,275	\$293,000	17.4%	17.2%	\$250,000
Number of sales	68	67			2,002
Units					
Median price	\$78,500	\$100,000	5.0%	16.6%	\$139,990
Number of sales	2	1			157
Land					
Median price	\$85,000	\$141,750	10.8%	18.4%	\$158,000
Number of sales	3	1			241

* Medians & number of sales based on six month period ending December 2005

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	DAISY HILL *	QLD LA - LOGAN *
INCOME DISTRIBUTION		
nil to \$399	14%	21%
\$400 to \$799	24%	31%
\$800 to \$1,199	21%	22%
\$1,200 to \$1,499	13%	11%
\$1,500 to \$1,999	16%	10%
\$2,000 plus	12%	5%
HOUSEHOLD TYPES		
Couple with kids	65%	57%
Couple without kids	16%	16%
Single parent	12%	17%
Group household	0%	1%
Lone person	2%	3%
Other	5%	6%
DWELLING TYPE		
Separate house	88%	87%
Townhouse	7%	9%
Unit	5%	3%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	36%	28%
Being purchased	38%	37%
Rented	25%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

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MEDIAN WEEKLY RENTS		
	DAISY HILL	QLD LA - LOGAN
3 br House	\$245	\$230
2 br Unit	\$185	\$165

Rental data for DAISY HILL is based on the Postal Area of 4127. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS	DAISY HILL	QLD LA - LOGAN
Houses		
Median price change pa	17.4%	17.2%
Rental return pa	4.3%	4.8%
GROSS PROPERTY RETURN	21.8%	22.0%
Units		
Median price change pa	5.0%	16.6%
Rental return pa	9.6%	6.1%
GROSS PROPERTY RETURN	14.6%	22.7%

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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