

# DECEPTION BAY

## Suburb Profile

**PRD** nationwide

| Demographic snapshot                           | DECEPTION BAY* | QLD LA - CABOOLTURE* |
|--|----------------|----------------------|
| Population 2005                                | 20,727         | 131,166              |
| Population 2004                                | 19,603         | 126,928              |
| Population growth rate 2004 to 2005            | 5.7%           | 3.3%                 |
| Proportion of people aged 65 years and over    | 10%            | 13%                  |
| Proportion of people aged 15 years and younger | 27%            | 24%                  |
| Average age                                    | 32             | 35                   |
| Average weekly household income                | \$600-\$699    | \$600-\$699          |
| Average monthly home loan repayment            | \$600-\$799    | \$800-\$999          |
| Average number of people per household         | 2.8            | 2.8                  |

Source: ABS

\* Within DECEPTION BAY demographics are based on the Statistical Local Area of Deception Bay.

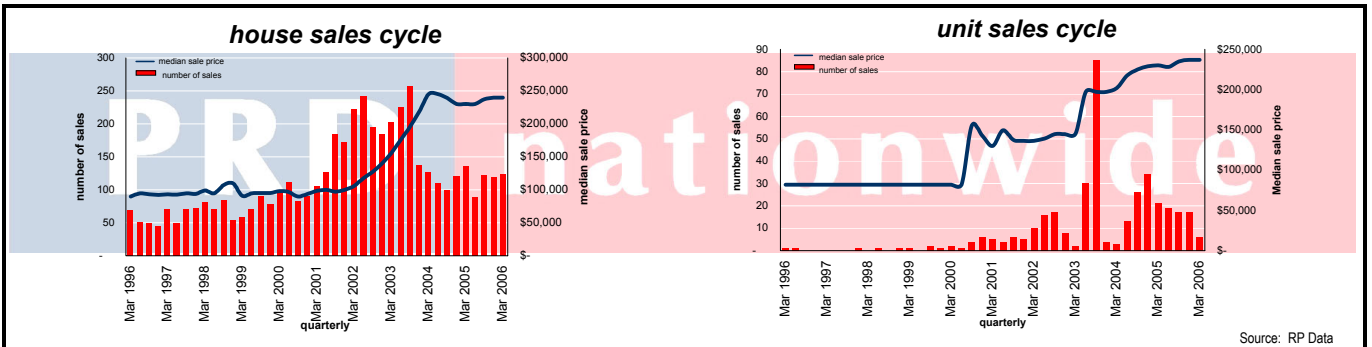
\* Within QLD LA - CABOOLTURE demographics are based on the Local Government Area of Caboolture (S).

| Sales Statistics | DECEPTION BAY    |                  |                              | QLD LA - CABOOLTURE          |                  |
|------------------|------------------|------------------|------------------------------|------------------------------|------------------|
|                  | 2001 (* half yr) | 2006 (* half yr) | Avg % growth pa over 5 years | Avg % growth pa over 5 years | 2006 (* half yr) |
| <b>Houses</b>    |                  |                  |                              |                              |                  |
| Median price     | \$98,500         | \$240,000        | 19.5%                        | 17.5%                        | \$285,000        |
| Number of sales  | 197              | 243              |                              |                              | 1,577            |
| <b>Units</b>     |                  |                  |                              |                              |                  |
| Median price     | \$129,950        | \$237,000        | 12.8%                        | 13.6%                        | \$237,000        |
| Number of sales  | 11               | 23               |                              |                              | 165              |
| <b>Land</b>      |                  |                  |                              |                              |                  |
| Median price     | \$50,990         | \$170,000        | 27.2%                        | 23.1%                        | \$168,500        |
| Number of sales  | 38               | 20               |                              |                              | 469              |

\* 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               | DECEPTION BAY * | QLD LA - CABOOLTURE * |
|----------------------------|-----------------|-----------------------|
| <b>INCOME DISTRIBUTION</b> |                 |                       |
| nil to \$399               | 29%             | 27%                   |
| \$400 to \$799             | 35%             | 33%                   |
| \$800 to \$1,199           | 20%             | 20%                   |
| \$1,200 to \$1,499         | 7%              | 9%                    |
| \$1,500 to \$1,999         | 6%              | 8%                    |
| \$2,000 plus               | 3%              | 4%                    |
| <b>HOUSEHOLD TYPES</b>     |                 |                       |
| Couple with kids           | 54%             | 54%                   |
| Couple without kids        | 18%             | 22%                   |
| Single parent              | 19%             | 14%                   |
| Group household            | 0%              | 1%                    |
| Lone person                | 2%              | 2%                    |
| Other                      | 7%              | 7%                    |
| <b>DWELLING TYPE</b>       |                 |                       |
| Separate house             | 95%             | 88%                   |
| Townhouse                  | 1%              | 6%                    |
| Unit                       | 2%              | 4%                    |
| Other                      | 2%              | 3%                    |
| <b>TYPE OF OWNERSHIP</b>   |                 |                       |
| Fully owned                | 32%             | 37%                   |
| Being purchased            | 33%             | 34%                   |
| Rented                     | 34%             | 27%                   |
| Other                      | 2%              | 2%                    |

Source: ABS Census of Population and Housing 2001

\* Within DECEPTION BAY demographics are based on the Statistical Local Area of Deception Bay.

\* Within QLD LA - CABOOLTURE demographics are based on the Local Government Area of Caboolture (S).

|            | DECEPTION BAY | QLD LA - CABOOLTURE |
|------------|---------------|---------------------|
| 3 br House | \$210         | \$220               |
| 2 br Unit  | \$190         | \$175               |

Rental data for DECEPTION BAY is based on the Postal Area of 4508. Rental data for QLD LA - CABOOLTURE is based on the Local Government Area of Caboolture (S).

| TOTAL PROPERTY RETURNS | DECEPTION BAY | QLD LA - CABOOLTURE |
|------------------------|---------------|---------------------|
| <b>Houses</b>          |               |                     |
| Median price change pa | 19.5%         | 17.5%               |
| Rental return pa       | 4.6%          | 4.0%                |
| GROSS PROPERTY RETURN  | 24.0%         | 21.6%               |
| <b>Units</b>           |               |                     |
| Median price change pa | 12.8%         | 13.6%               |
| Rental return pa       | 4.2%          | 3.8%                |
| GROSS PROPERTY RETURN  | 16.9%         | 17.5%               |

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 QLD LA - CABOOLTURE is based on the Local Government Area of Caboolture (S).

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