

Demographic snapshot	GREENBANK*	QLD LA - BEAUDESERT*
Population 2005	31,810	60,800
Population 2004	31,022	59,485
Population growth rate 2004 to 2005	2.5%	2.2%
Proportion of people aged 65 years and over	5%	8%
Proportion of people aged 15 years and younger	26%	25%
Average age	33	34
Average weekly household income	\$800-\$999	\$800-\$999
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	3.2	2.9

Source: ABS

\* Within GREENBANK demographics are based on the Statistical Local Area of Beaudesert (S) - P.I.A.

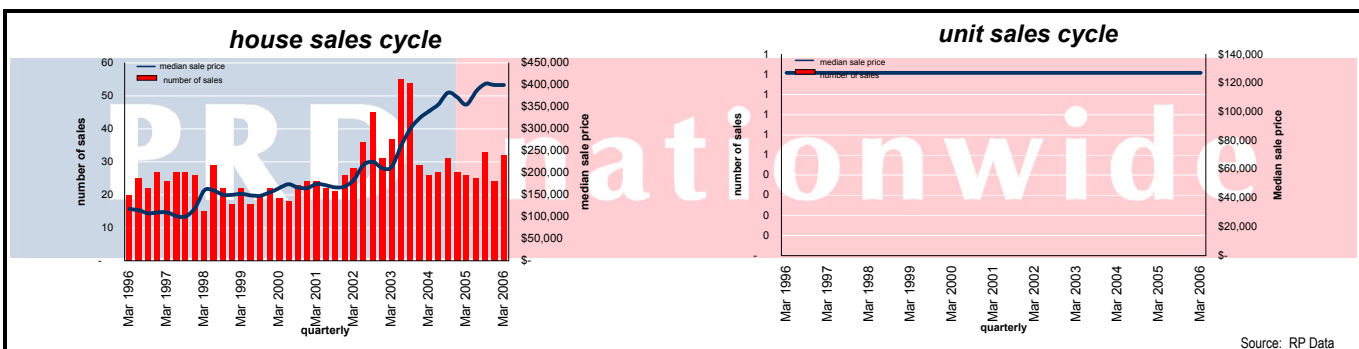
\* Within QLD LA - BEAUDESERT demographics are based on the Local Government Area of Beaudesert (S).

Sales Statistics	GREENBANK			QLD LA - BEAUDESERT	
	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	\$175,000	\$400,000	18.0%	18.4%	\$355,000
Number of sales	48	56			621
<b>Units</b>					
Median price	\$127,000	\$127,000	0.0%	-9.0%	\$74,750
Number of sales	0	0			20
<b>Land</b>					
Median price	\$79,500	\$172,000	16.7%	18.7%	\$148,500
Number of sales	18	13			332

\* 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	GREENBANK *	QLD LA - BEAUDESERT *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	13%	19%
\$400 to \$799	25%	29%
\$800 to \$1,199	27%	24%
\$1,200 to \$1,499	15%	12%
\$1,500 to \$1,999	14%	11%
\$2,000 plus	7%	5%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	68%	61%
Couple without kids	19%	22%
Single parent	8%	10%
Group household	0%	1%
Lone person	1%	2%
Other	3%	5%
<b>DWELLING TYPE</b>		
Separate house	97%	96%
Townhouse	1%	1%
Unit	1%	2%
Other	1%	2%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	31%	36%
Being purchased	56%	44%
Rented	11%	17%
Other	2%	3%

Source: ABS Census of Population and Housing 2001

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

MEDIAN WEEKLY RENTS		
	GREENBANK	QLD LA - BEAUDESERT
3 br House	\$220	\$250
2 br Unit	na	\$150

Rental data for GREENBANK is based on the Postal Area of 4124. Rental data for QLD LA - BEAUDESERT is based on the Local Government Area of Beaudesert (S).

TOTAL PROPERTY RETURNS		
	GREENBANK	QLD LA - BEAUDESERT
<b>Houses</b>		
Median price change pa	18.0%	18.4%
Rental return pa	2.9%	3.7%
GROSS PROPERTY RETURN	20.8%	22.1%
<b>Units</b>		
Median price change pa	0.0%	-9.0%
Rental return pa	na	10.4%
GROSS PROPERTY RETURN	0.0%	1.4%

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.

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

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Rental data for GREENBANK is based on the Postal Area of 4124.

Rental data for QLD LA - BEAUDESERT is based on the Local Government Area of Beaudesert (S).