

# LOGAN CENTRAL

## Suburb Profile

**PRD nationwide**

Demographic snapshot	LOGAN CENTRAL*	QLD LA - LOGAN*
Population 2005	18,266	174,558
Population 2004	18,305	173,603
Population growth rate 2004 to 2005	-0.2%	0.6%
Proportion of people aged 65 years and over	9%	6%
Proportion of people aged 15 years and younger	24%	26%
Average age	31	30
Average weekly household income	\$500-\$599	\$700-\$799
Average monthly home loan repayment	\$400-\$599	\$600-\$799
Average number of people per household	2.6	2.9

Source: ABS

\* Within LOGAN CENTRAL demographics are based on the Statistical Local Area of Woodridge.

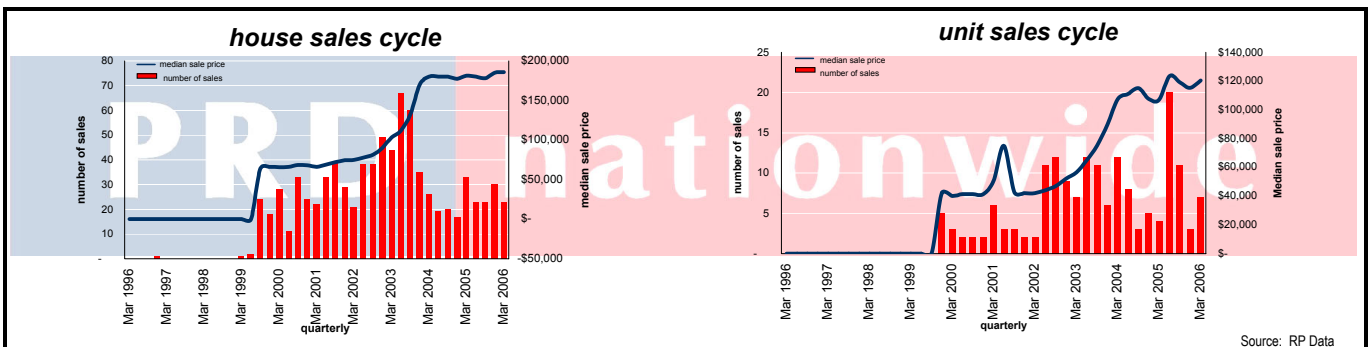
\* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	LOGAN CENTRAL			QLD LA - LOGAN	
	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	\$66,000	\$186,000	23.0%	17.3%	\$255,000
Number of sales	46	53			2,044
<b>Units</b>					
Median price	\$50,750	\$120,500	18.9%	16.2%	\$155,000
Number of sales	8	10			157
<b>Land</b>					
Median price	\$0	\$61,000	na	20.1%	\$150,000
Number of sales	0	2			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	LOGAN CENTRAL *	QLD LA - LOGAN *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	37%	21%
\$400 to \$799	36%	31%
\$800 to \$1,199	16%	22%
\$1,200 to \$1,499	6%	11%
\$1,500 to \$1,999	3%	10%
\$2,000 plus	1%	5%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	45%	57%
Couple without kids	15%	16%
Single parent	23%	17%
Group household	1%	1%
Lone person	4%	3%
Other	12%	6%
<b>DWELLING TYPE</b>		
Separate house	66%	87%
Townhouse	23%	9%
Unit	10%	3%
Other	0%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	24%	28%
Being purchased	21%	37%
Rented	53%	34%
Other	2%	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		
	LOGAN CENTRAL	QLD LA - LOGAN
3 br House	\$210	\$230
2 br Unit	\$165	\$170

Rental data for LOGAN CENTRAL is based on the Postal Area of 4114. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS	LOGAN CENTRAL	QLD LA - LOGAN
<b>Houses</b>		
Median price change pa	23.0%	17.3%
Rental return pa	5.9%	4.7%
GROSS PROPERTY RETURN	28.9%	22.0%
<b>Units</b>		
Median price change pa	18.9%	16.2%
Rental return pa	7.1%	5.7%
GROSS PROPERTY RETURN	26.0%	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 LOGAN CENTRAL is based on the Postal Area of 4114.

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

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