

LOGANLEA

Suburb Profile

PRD nationwide

Demographic snapshot	LOGANLEA*	QLD LA - LOGAN*
Population 2005	8,170	174,558
Population 2004	7,928	173,603
Population growth rate 2004 to 2005	3.1%	0.6%
Proportion of people aged 65 years and over	7%	6%
Proportion of people aged 15 years and younger	27%	26%
Average age	29	30
Average weekly household income	\$600-\$699	\$700-\$799
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	2.9	2.9

Source: ABS

* Within LOGANLEA demographics are based on the Statistical Local Area of Loganlea.

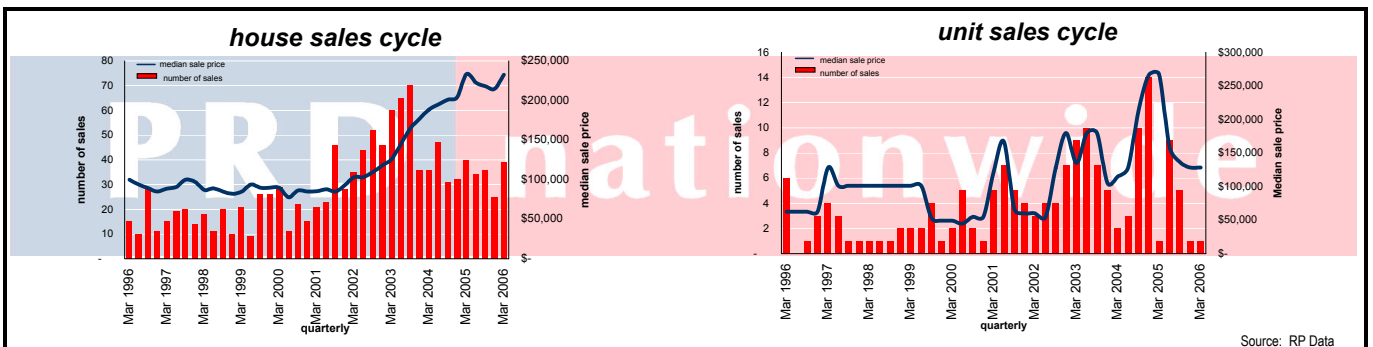
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	LOGANLEA			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	\$85,350	\$232,500	22.2%	17.3%	\$255,000
Number of sales	36	64			2,044
Units					
Median price	\$121,450	\$128,500	1.1%	16.2%	\$155,000
Number of sales	6	2			157
Land					
Median price	\$22,500	\$154,000	46.9%	20.1%	\$150,000
Number of sales	6	19			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	LOGANLEA *	QLD LA - LOGAN *
INCOME DISTRIBUTION		
nil to \$399	26%	21%
\$400 to \$799	34%	31%
\$800 to \$1,199	20%	22%
\$1,200 to \$1,499	9%	11%
\$1,500 to \$1,999	8%	10%
\$2,000 plus	3%	5%
HOUSEHOLD TYPES		
Couple with kids	51%	57%
Couple without kids	15%	16%
Single parent	23%	17%
Group household	1%	1%
Lone person	4%	3%
Other	6%	6%
DWELLING TYPE		
Separate house	88%	87%
Townhouse	8%	9%
Unit	4%	3%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	21%	28%
Being purchased	33%	37%
Rented	45%	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		
	LOGANLEA	QLD LA - LOGAN
3 br House	\$220	\$230
2 br Unit	\$155	\$170

Rental data for LOGANLEA is based on the Postal Area of 4131. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS	LOGANLEA	QLD LA - LOGAN
Houses		
Median price change pa	22.2%	17.3%
Rental return pa	4.9%	4.7%
GROSS PROPERTY RETURN	27.1%	22.0%
Units		
Median price change pa	1.1%	16.2%
Rental return pa	6.3%	5.7%
GROSS PROPERTY RETURN	7.4%	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 LOGANLEA is based on the Postal Area of 4131.

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

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