

MEADOWBROOK

Suburb Profile

PRD nationwide

Demographic snapshot	MEADOWBROOK*	QLD LA - LOGAN*
Population 2004	7,916	173,331
Population 2003	7,441	171,482
Population growth rate 2003 to 2004	6.4%	1.1%
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 MEADOWBROOK demographics are based on the Statistical Local Area of Loganlea.

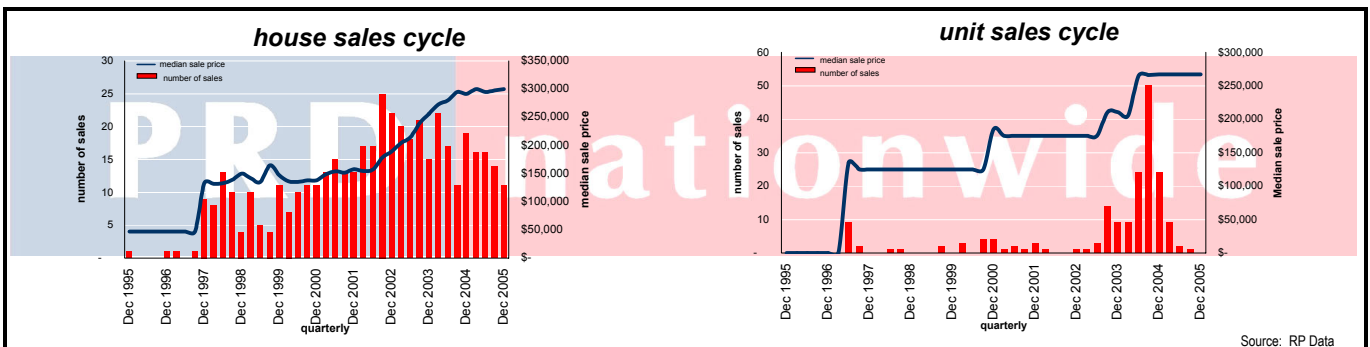
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	MEADOWBROOK			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	\$138,000	\$300,000	16.8%	17.2%	\$250,000
Number of sales	22	25			2,002
Units					
Median price	\$185,000	\$267,000	7.6%	16.6%	\$139,990
Number of sales	8	1			157
Land					
Median price	\$55,000	\$496,700	55.3%	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



DEMOGRAPHICS	MEADOWBROOK *	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		
	MEADOWBROOK	QLD LA - LOGAN
3 br House	\$240	\$230
2 br Unit	\$155	\$165

Rental data for MEADOWBROOK 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		
	MEADOWBROOK	QLD LA - LOGAN
Houses		
Median price change pa	16.8%	17.2%
Rental return pa	4.2%	4.8%
GROSS PROPERTY RETURN	21.0%	22.0%
Units		
Median price change pa	7.6%	16.6%
Rental return pa	3.0%	6.1%
GROSS PROPERTY RETURN	10.6%	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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