

# MOUNT COTTON

## Suburb Profile

**PRD nationwide**

Demographic snapshot	MOUNT COTTON*	QLD LA - REDLAND*
Population 2004	4,935	127,777
Population 2003	4,731	124,824
Population growth rate 2003 to 2004	4.3%	2.4%
Proportion of people aged 65 years and over	5%	11%
Proportion of people aged 15 years and younger	25%	23%
Average age	32	36
Average weekly household income	\$1,000-\$1,199	\$800-\$999
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	3.1	2.8

Source: ABS

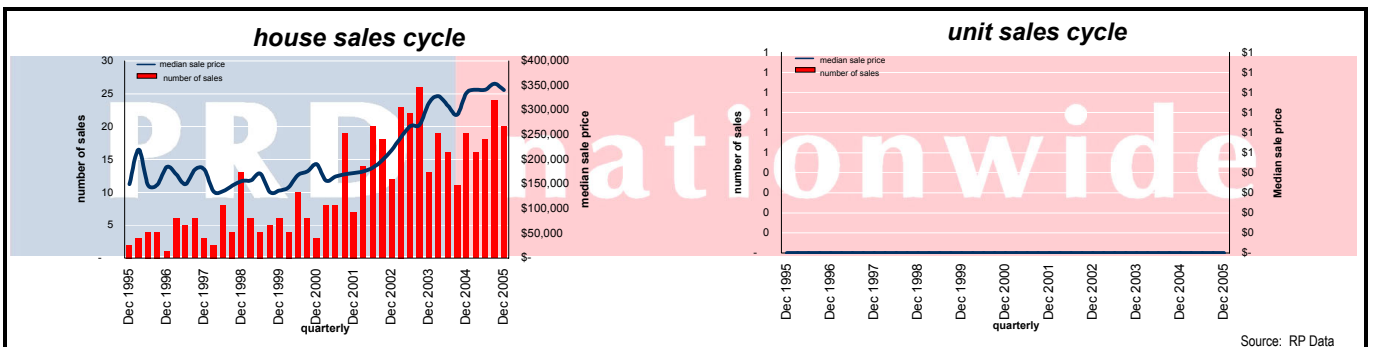
\* Within MOUNT COTTON demographics are based on the Statistical Local Area of Sheldon-Mt Cotton.  
\* Within QLD LA - REDLAND demographics are based on the Local Government Area of Redland (S).

Sales Statistics	MOUNT COTTON			QLD LA - REDLAND	
	2000 (* half yr)	2005 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2005 (* half yr)
<b>Houses</b>					
Median price	\$190,000	\$340,900	12.4%	17.0%	\$347,000
Number of sales	9	44			1,437
<b>Units</b>					
Median price	\$0	\$0	na	9.6%	\$285,000
Number of sales	0	0			89
<b>Land</b>					
Median price	\$158,000	\$198,000	4.6%	16.6%	\$195,000
Number of sales	7	7			476

\* 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



Source: RP Data

DEMOGRAPHICS	MOUNT COTTON *	QLD LA - REDLAND *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	10%	21%
\$400 to \$799	23%	27%
\$800 to \$1,199	25%	22%
\$1,200 to \$1,499	13%	11%
\$1,500 to \$1,999	17%	12%
\$2,000 plus	12%	8%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	69%	58%
Couple without kids	20%	21%
Single parent	6%	11%
Group household	0%	1%
Lone person	1%	2%
Other	3%	7%
<b>DWELLING TYPE</b>		
Separate house	100%	86%
Townhouse	0%	10%
Unit	0%	3%
Other	0%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	39%	39%
Being purchased	47%	35%
Rented	12%	24%
Other	2%	2%

Source: ABS Census of Population and Housing 2001

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MEDIAN WEEKLY RENTS		
	MOUNT COTTON	QLD LA - REDLAND
3 br House	\$255	\$250
2 br Unit	na	\$220

Rental data for MOUNT COTTON is based on the Postal Area of 4165. Rental data for QLD LA - REDLAND is based on the Local Government Area of Redland (S).

TOTAL PROPERTY RETURNS		
	MOUNT COTTON	QLD LA - REDLAND
<b>Houses</b>		
Median price change pa	12.4%	17.0%
Rental return pa	3.9%	3.7%
GROSS PROPERTY RETURN	16.3%	20.8%
<b>Units</b>		
Median price change pa	na	9.6%
Rental return pa	na	4.0%
GROSS PROPERTY RETURN	0.0%	13.6%

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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