

MOUNT WARREN PARK

Suburb Profile

PRD nationwide

Demographic snapshot	MOUNT WARREN PARK*	QLD LA - GOLD COAST*
Population 2005	5,659	482,566
Population 2004	5,581	469,950
Population growth rate 2004 to 2005	1.4%	2.7%
Proportion of people aged 65 years and over	12%	15%
Proportion of people aged 15 years and younger	24%	19%
Average age	33	37
Average weekly household income	\$700-\$799	\$600-\$699
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	2.8	2.5

Source: ABS

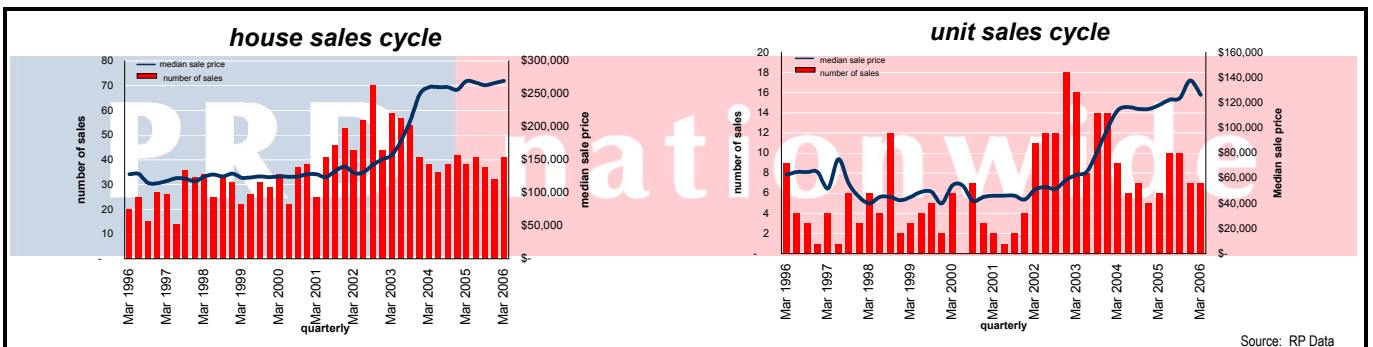
* Within MOUNT WARREN PARK demographics are based on the Statistical Local Area of Mt Warren Park.
* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

Sales Statistics	MOUNT WARREN PARK			QLD LA - GOLD COAST	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$128,000	\$270,000	16.1%	16.1%	\$405,000
Number of sales	63	73			4,705
Units					
Median price	\$46,000	\$126,125	22.4%	12.8%	\$310,000
Number of sales	5	14			4,177
Land					
Median price	\$55,000	\$174,000	25.9%	16.5%	\$208,000
Number of sales	4	1			1,155

* 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	MOUNT WARREN PARK *	QLD LA - GOLD COAST *
INCOME DISTRIBUTION		
nil to \$399	23%	25%
\$400 to \$799	30%	31%
\$800 to \$1,199	22%	20%
\$1,200 to \$1,499	12%	9%
\$1,500 to \$1,999	8%	9%
\$2,000 plus	4%	6%
HOUSEHOLD TYPES		
Couple with kids	56%	46%
Couple without kids	20%	24%
Single parent	15%	14%
Group household	1%	1%
Lone person	2%	5%
Other	7%	10%
DWELLING TYPE		
Separate house	82%	59%
Townhouse	5%	16%
Unit	12%	22%
Other	0%	2%
TYPE OF OWNERSHIP		
Fully owned	35%	36%
Being purchased	37%	24%
Rented	27%	37%
Other	1%	3%

Source: ABS Census of Population and Housing 2001

* Within MOUNT WARREN PARK demographics are based on the Statistical Local Area of Mt Warren Park.

* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

MEDIAN WEEKLY RENTS		
	MOUNT WARREN PARK	QLD LA - GOLD COAST
3 br House	\$235	\$325
2 br Unit	\$165	\$280

Rental data for MOUNT WARREN PARK is based on the Postal Area of 4207. Rental data for QLD LA - GOLD COAST is based on the Local Government Area of Gold Coast (C).

TOTAL PROPERTY RETURNS		
	MOUNT WARREN PARK	QLD LA - GOLD COAST
Houses		
Median price change pa	16.1%	16.1%
Rental return pa	4.5%	4.2%
GROSS PROPERTY RETURN	20.6%	20.3%
Units		
Median price change pa	22.4%	12.8%
Rental return pa	6.8%	4.7%
GROSS PROPERTY RETURN	29.2%	17.5%

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

For use with written permission only. This information has been carefully compiled and is not intended to be treated as a warranty or promise as to the correctness of the information. Interested parties should undertake independent enquiries and investigations to satisfy themselves that any details herein are true and correct. All other responsibilities disclaimed.

Copyright © 2006

Rental data for MOUNT WARREN PARK is based on the Postal Area of 4207.

Rental data for QLD LA - GOLD COAST is based on the Local Government Area of Gold Coast (C).

With compliments from PRDnationwide - your local property expert

www.prdnationwide.com.au/research