

ORMEAU

Suburb Profile

PRD nationwide

Demographic snapshot	ORMEAU*	QLD LA - GOLD COAST*
Population 2005	14,796	482,566
Population 2004	13,824	469,950
Population growth rate 2004 to 2005	7.0%	2.7%
Proportion of people aged 65 years and over	7%	15%
Proportion of people aged 15 years and younger	25%	19%
Average age	34	37
Average weekly household income	\$800-\$999	\$600-\$699
Average monthly home loan repayment	\$1,000-\$1,199	\$800-\$999
Average number of people per household	2.9	2.5

Source: ABS

* Within ORMEAU demographics are based on the Statistical Local Area of Gold Coast (C) Bal in BSD.

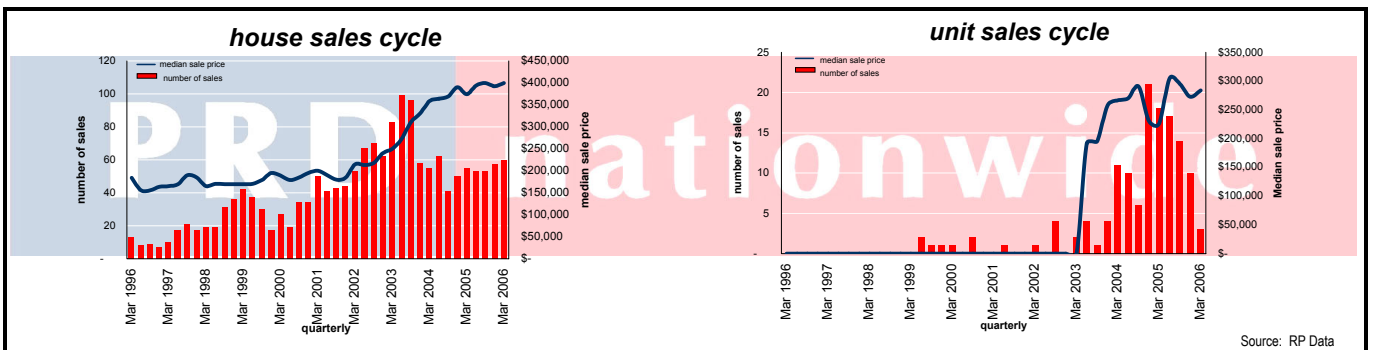
* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

Sales Statistics	ORMEAU			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	\$200,000	\$400,000	14.9%	16.1%	\$405,000
Number of sales	84	117			4,705
Units					
Median price	\$0	\$283,855	na	12.8%	\$310,000
Number of sales	0	13			4,177
Land					
Median price	\$69,500	\$181,000	21.1%	16.5%	\$208,000
Number of sales	32	105			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



Source: RP Data

DEMOGRAPHICS	ORMEAU *	QLD LA - GOLD COAST *
INCOME DISTRIBUTION		
nil to \$399	17%	25%
\$400 to \$799	26%	31%
\$800 to \$1,199	22%	20%
\$1,200 to \$1,499	13%	9%
\$1,500 to \$1,999	13%	9%
\$2,000 plus	8%	6%
HOUSEHOLD TYPES		
Couple with kids	62%	46%
Couple without kids	21%	24%
Single parent	9%	14%
Group household	1%	1%
Lone person	2%	5%
Other	5%	10%
DWELLING TYPE		
Separate house	94%	59%
Townhouse	2%	16%
Unit	1%	22%
Other	3%	2%
TYPE OF OWNERSHIP		
Fully owned	35%	36%
Being purchased	40%	24%
Rented	22%	37%
Other	3%	3%

Source: ABS Census of Population and Housing 2001

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

MEDIAN WEEKLY RENTS		
	ORMEAU	QLD LA - GOLD COAST
3 br House	\$275	\$325
2 br Unit	na	\$280

Rental data for ORMEAU is based on the Postal Area of 4208. Rental data for QLD LA - GOLD COAST is based on the Local Government Area of Gold Coast (C).

TOTAL PROPERTY RETURNS	ORMEAU	QLD LA - GOLD COAST
Houses		
Median price change pa	14.9%	16.1%
Rental return pa	3.6%	4.2%
GROSS PROPERTY RETURN	18.4%	20.3%
Units		
Median price change pa	na	12.8%
Rental return pa	na	4.7%
GROSS PROPERTY RETURN	0.0%	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

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Rental data for ORMEAU is based on the Postal Area of 4208.

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

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