

# ROCHEDALE SOUTH

## Suburb Profile

**PRD** nationwide

Demographic snapshot	ROCHEDALE SOUTH*	QLD LA - LOGAN*
Population 2005	14,872	174,558
Population 2004	14,967	173,603
Population growth rate 2004 to 2005	-0.6%	0.6%
Proportion of people aged 65 years and over	6%	6%
Proportion of people aged 15 years and younger	22%	26%
Average age	33	30
Average weekly household income	\$800-\$999	\$700-\$799
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	2.8	2.9

Source: ABS

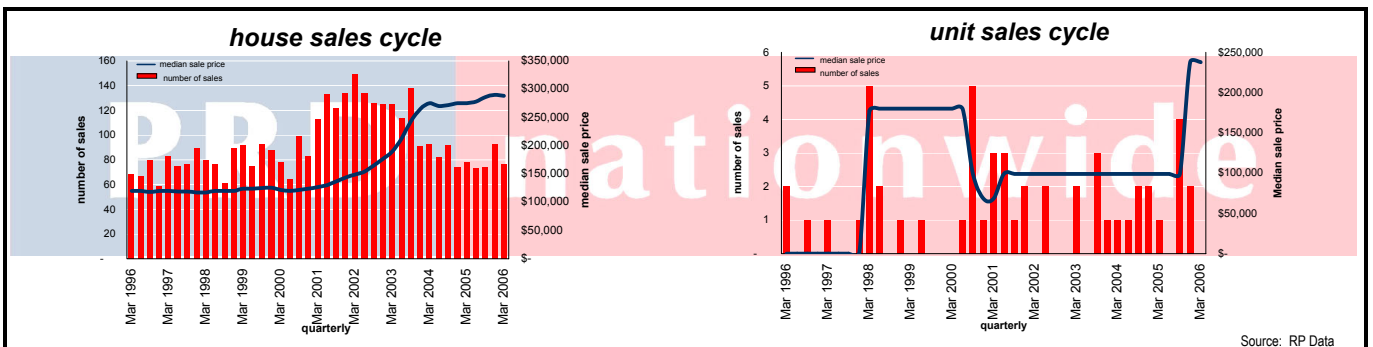
\* Within ROCHEDALE SOUTH demographics are based on the Statistical Local Area of Rochdale South.  
\* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	ROCHEDALE SOUTH			QLD LA - LOGAN	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
<b>Houses</b>					
Median price	\$127,000	\$288,550	17.8%	17.3%	\$255,000
Number of sales	196	169			2,044
<b>Units</b>					
Median price	\$68,500	\$237,500	28.2%	16.2%	\$155,000
Number of sales	4	2			157
<b>Land</b>					
Median price	\$79,000	\$200,000	20.4%	20.1%	\$150,000
Number of sales	0	0			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	ROCHEDALE SOUTH *	QLD LA - LOGAN *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	15%	21%
\$400 to \$799	28%	31%
\$800 to \$1,199	24%	22%
\$1,200 to \$1,499	14%	11%
\$1,500 to \$1,999	12%	10%
\$2,000 plus	7%	5%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	59%	57%
Couple without kids	18%	16%
Single parent	13%	17%
Group household	1%	1%
Lone person	2%	3%
Other	6%	6%
<b>DWELLING TYPE</b>		
Separate house	89%	87%
Townhouse	10%	9%
Unit	0%	3%
Other	0%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	37%	28%
Being purchased	38%	37%
Rented	24%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

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MEDIAN WEEKLY RENTS		
	ROCHEDALE SOUTH	QLD LA - LOGAN
3 br House	\$250	\$230
2 br Unit	\$200	\$170

Rental data for ROCHEDALE SOUTH is based on the Postal Area of 4123. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS		
	ROCHEDALE SOUTH	QLD LA - LOGAN
<b>Houses</b>		
Median price change pa	17.8%	17.3%
Rental return pa	4.5%	4.7%
GROSS PROPERTY RETURN	22.3%	22.0%
<b>Units</b>		
Median price change pa	28.2%	16.2%
Rental return pa	4.4%	5.7%
GROSS PROPERTY RETURN	32.6%	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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