

# RUNCORN

## Suburb Profile

**PRD nationwide**

Demographic snapshot	RUNCORN*	QLD LA - BRISBANE*
Population 2005	12,714	971,757
Population 2004	12,750	958,504
Population growth rate 2004 to 2005	-0.3%	1.4%
Proportion of people aged 65 years and over	6%	12%
Proportion of people aged 15 years and younger	23%	18%
Average age	29	34
Average weekly household income	\$800-\$999	\$800-\$999
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	2.9	2.5

Source: ABS

\* Within RUNCORN demographics are based on the Statistical Local Area of Runcorn.

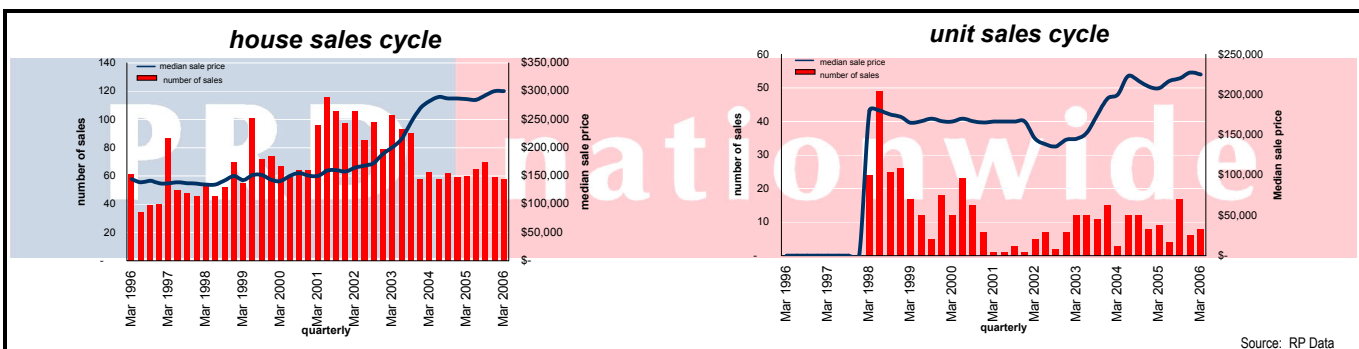
\* Within QLD LA - BRISBANE demographics are based on the Local Government Area of Brisbane (C).

Sales Statistics	RUNCORN			QLD LA - BRISBANE	
	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	\$150,000	\$300,000	14.9%	15.6%	\$370,000
Number of sales	160	117			9,082
<b>Units</b>					
Median price	\$166,500	\$225,000	6.2%	14.0%	\$280,000
Number of sales	8	14			2,877
<b>Land</b>					
Median price	\$55,000	\$210,000	30.7%	18.8%	\$230,000
Number of sales	17	7			985

\* 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	RUNCORN *	QLD LA - BRISBANE *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	16%	21%
\$400 to \$799	28%	25%
\$800 to \$1,199	25%	20%
\$1,200 to \$1,499	13%	10%
\$1,500 to \$1,999	12%	13%
\$2,000 plus	6%	11%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	57%	49%
Couple without kids	17%	21%
Single parent	14%	11%
Group household	2%	2%
Lone person	5%	6%
Other	6%	11%
<b>DWELLING TYPE</b>		
Separate house	75%	75%
Townhouse	24%	7%
Unit	0%	17%
Other	0%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	30%	38%
Being purchased	29%	26%
Rented	40%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

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\* Within QLD LA - BRISBANE demographics are based on the Local Government Area of Brisbane (C).

MEDIAN WEEKLY RENTS		
	RUNCORN	QLD LA - BRISBANE
3 br House	\$260	\$280
2 br Unit	na	\$260

Rental data for RUNCORN is based on the Postal Area of 4113. Rental data for QLD LA - BRISBANE is based on the Local Government Area of Brisbane (C).

TOTAL PROPERTY RETURNS		
	RUNCORN	QLD LA - BRISBANE
<b>Houses</b>		
Median price change pa	14.9%	15.6%
Rental return pa	4.5%	3.9%
GROSS PROPERTY RETURN	19.4%	19.6%
<b>Units</b>		
Median price change pa	6.2%	14.0%
Rental return pa	na	4.8%
GROSS PROPERTY RETURN	6.2%	18.9%

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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Rental data for RUNCORN is based on the Postal Area of 4113.

Rental data for QLD LA - BRISBANE is based on the Local Government Area of Brisbane (C).

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