

# SHAILER PARK

## Suburb Profile

**PRD nationwide**

Demographic snapshot	SHAILER PARK*	QLD LA - LOGAN*
Population 2004	11,440	173,331
Population 2003	11,343	171,482
Population growth rate 2003 to 2004	0.9%	1.1%
Proportion of people aged 65 years and over	5%	6%
Proportion of people aged 15 years and younger	23%	26%
Average age	32	30
Average weekly household income	\$1,000-\$1,199	\$700-\$799
Average monthly home loan repayment	\$800-\$999	\$600-\$799
Average number of people per household	3.1	2.9

Source: ABS

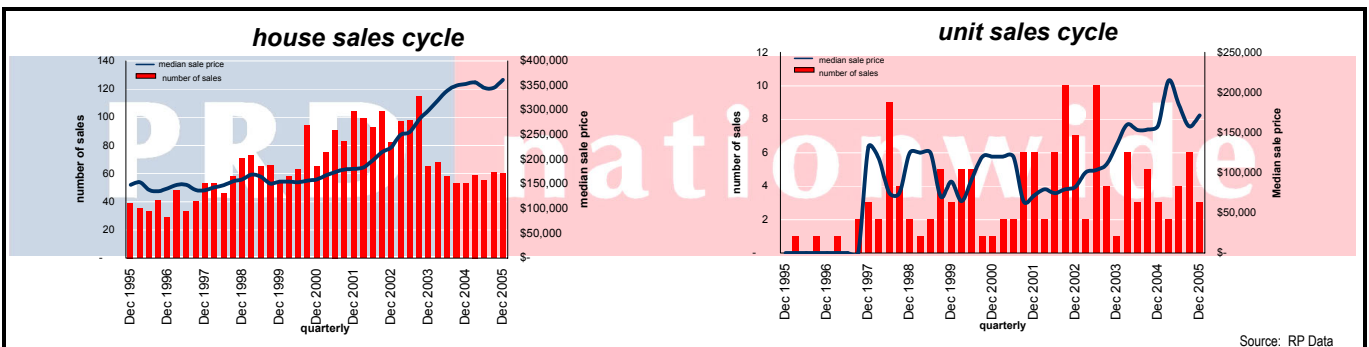
\* Within SHAILER PARK demographics are based on the Statistical Local Area of Shailer Park.  
\* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	SHAILER PARK			QLD LA - LOGAN	
	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	\$160,000	\$362,000	17.7%	17.2%	\$250,000
Number of sales	159	121			2,002
<b>Units</b>					
Median price	\$120,000	\$171,500	7.4%	16.6%	\$139,990
Number of sales	2	9			157
<b>Land</b>					
Median price	\$72,000	\$216,500	24.6%	18.4%	\$158,000
Number of sales	15	12			241

\* 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	SHAILER PARK *	QLD LA - LOGAN *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	10%	21%
\$400 to \$799	23%	31%
\$800 to \$1,199	23%	22%
\$1,200 to \$1,499	14%	11%
\$1,500 to \$1,999	18%	10%
\$2,000 plus	12%	5%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	67%	57%
Couple without kids	15%	16%
Single parent	11%	17%
Group household	1%	1%
Lone person	2%	3%
Other	4%	6%
<b>DWELLING TYPE</b>		
Separate house	90%	87%
Townhouse	9%	9%
Unit	1%	3%
Other	0%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	31%	28%
Being purchased	48%	37%
Rented	20%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

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MEDIAN WEEKLY RENTS		
	SHAILER PARK	QLD LA - LOGAN
3 br House	\$250	\$230
2 br Unit	\$190	\$165

Rental data for SHAILER PARK is based on the Postal Area of 4128. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS	SHAILER PARK	QLD LA - LOGAN
<b>Houses</b>		
Median price change pa	17.7%	17.2%
Rental return pa	3.6%	4.8%
GROSS PROPERTY RETURN	21.3%	22.0%
<b>Units</b>		
Median price change pa	7.4%	16.6%
Rental return pa	5.8%	6.1%
GROSS PROPERTY RETURN	13.2%	22.7%

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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