

SLACKS CREEK

Suburb Profile

PRD nationwide

Demographic snapshot	SLACKS CREEK*	QLD LA - LOGAN*
Population 2004	11,600	173,331
Population 2003	11,523	171,482
Population growth rate 2003 to 2004	0.7%	1.1%
Proportion of people aged 65 years and over	8%	6%
Proportion of people aged 15 years and younger	21%	26%
Average age	33	30
Average weekly household income	\$700-\$799	\$700-\$799
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	2.6	2.9

Source: ABS

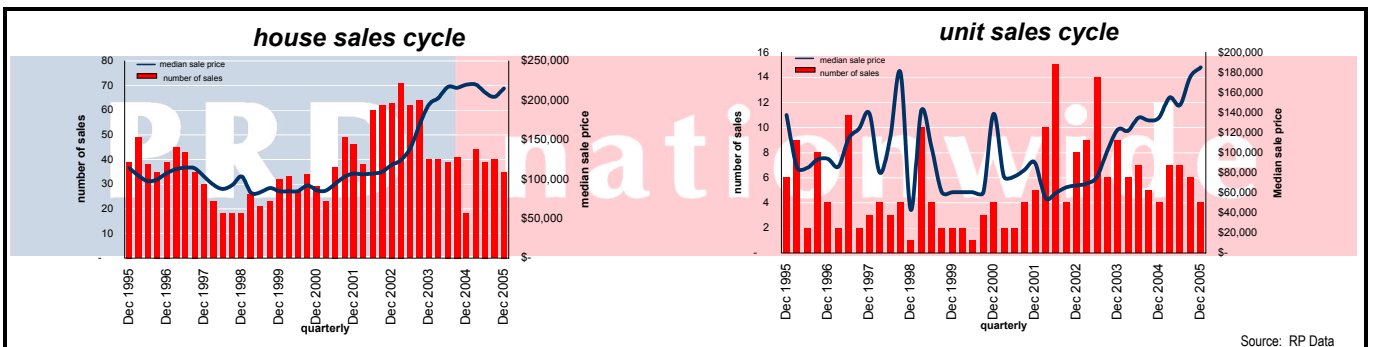
* Within SLACKS CREEK demographics are based on the Statistical Local Area of Slacks Creek.
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	SLACKS CREEK			QLD LA - LOGAN	
	2000 (* half yr)	2005 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2005 (* half yr)
Houses					
Median price	\$86,000	\$215,000	20.1%	17.2%	\$250,000
Number of sales	63	75			2,002
Units					
Median price	\$138,600	\$185,000	5.9%	16.6%	\$139,990
Number of sales	7	10			157
Land					
Median price	\$150,000	\$638,000	33.6%	18.4%	\$158,000
Number of sales	4	3			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



DEMOGRAPHICS	SLACKS CREEK *	QLD LA - LOGAN *
INCOME DISTRIBUTION		
nil to \$399	20%	21%
\$400 to \$799	33%	31%
\$800 to \$1,199	22%	22%
\$1,200 to \$1,499	10%	11%
\$1,500 to \$1,999	10%	10%
\$2,000 plus	5%	5%
HOUSEHOLD TYPES		
Couple with kids	51%	57%
Couple without kids	18%	16%
Single parent	18%	17%
Group household	1%	1%
Lone person	3%	3%
Other	9%	6%
DWELLING TYPE		
Separate house	75%	87%
Townhouse	21%	9%
Unit	1%	3%
Other	3%	1%
TYPE OF OWNERSHIP		
Fully owned	31%	28%
Being purchased	30%	37%
Rented	37%	34%
Other	2%	2%

Source: ABS Census of Population and Housing 2001

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MEDIAN WEEKLY RENTS		
	SLACKS CREEK	QLD LA - LOGAN
3 br House	\$245	\$230
2 br Unit	\$185	\$165

Rental data for SLACKS CREEK is based on the Postal Area of 4127. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS		
	SLACKS CREEK	QLD LA - LOGAN
Houses		
Median price change pa	20.1%	17.2%
Rental return pa	5.9%	4.8%
GROSS PROPERTY RETURN	26.0%	22.0%
Units		
Median price change pa	5.9%	16.6%
Rental return pa	5.2%	6.1%
GROSS PROPERTY RETURN	11.1%	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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