

TANAH MERAH

Suburb Profile

PRD nationwide

Demographic snapshot	TANAH MERAH*	QLD LA - LOGAN*
Population 2004	13,876	173,331
Population 2003	13,722	171,482
Population growth rate 2003 to 2004	1.1%	1.1%
Proportion of people aged 65 years and over	5%	6%
Proportion of people aged 15 years and younger	26%	26%
Average age	30	30
Average weekly household income	\$800-\$999	\$700-\$799
Average monthly home loan repayment	\$800-\$999	\$600-\$799
Average number of people per household	3.0	2.9

Source: ABS

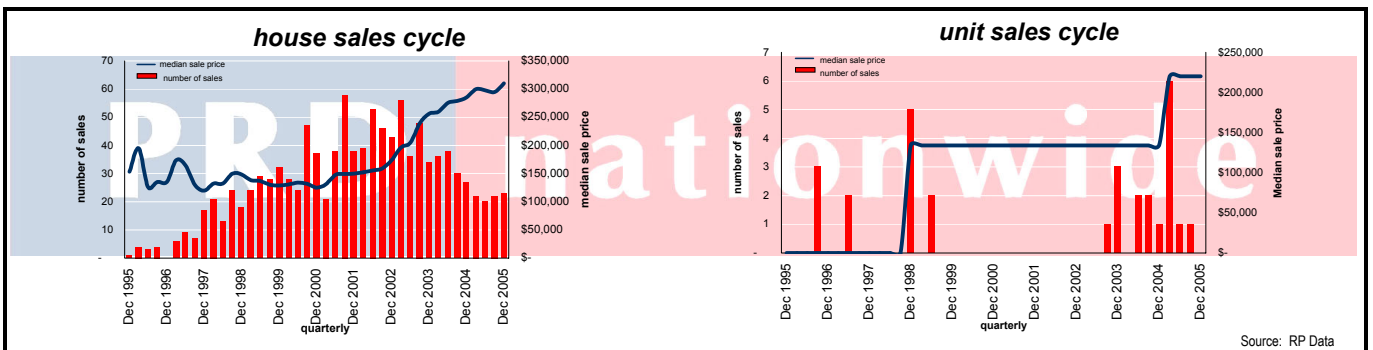
* Within TANAH MERAH demographics are based on the Statistical Local Area of Loganholme.
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	TANAH MERAH			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	\$125,000	\$310,000	19.9%	17.2%	\$250,000
Number of sales	84	45			2,002
Units					
Median price	\$133,900	\$220,000	10.4%	16.6%	\$139,990
Number of sales	0	1			157
Land					
Median price	\$55,995	\$311,250	40.9%	18.4%	\$158,000
Number of sales	16	1			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	TANAH MERAH *	QLD LA - LOGAN *
INCOME DISTRIBUTION		
nil to \$399	12%	21%
\$400 to \$799	27%	31%
\$800 to \$1,199	26%	22%
\$1,200 to \$1,499	14%	11%
\$1,500 to \$1,999	13%	10%
\$2,000 plus	7%	5%
HOUSEHOLD TYPES		
Couple with kids	62%	57%
Couple without kids	18%	16%
Single parent	13%	17%
Group household	1%	1%
Lone person	3%	3%
Other	4%	6%
DWELLING TYPE		
Separate house	95%	87%
Townhouse	2%	9%
Unit	2%	3%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	26%	28%
Being purchased	46%	37%
Rented	26%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

* Within TANAH MERAH demographics are based on the Statistical Local Area of Loganholme.
* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

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

Rental data for TANAH MERAH 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		
	TANAH MERAH	QLD LA - LOGAN
Houses		
Median price change pa	19.9%	17.2%
Rental return pa	4.2%	4.8%
GROSS PROPERTY RETURN	24.1%	22.0%
Units		
Median price change pa	10.4%	16.6%
Rental return pa	4.5%	6.1%
GROSS PROPERTY RETURN	14.9%	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

For use with written permission only. This information has been carefully compiled and is not intended to be treated as a warranty or promise as to the correctness of the information. Interested parties should undertake independent enquiries and investigations to satisfy themselves that any details herein are true and correct. All other responsibilities disclaimed.
Copyright © 2006

With compliments from PRDnationwide - your local property expert

www.prdnationwide.com.au/research

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