

# VICTORIA POINT

## Suburb Profile

**PRD nationwide**

Demographic snapshot	VICTORIA POINT*	QLD LA - REDLAND*
Population 2005	14,288	130,229
Population 2004	13,729	127,977
Population growth rate 2004 to 2005	4.1%	1.8%
Proportion of people aged 65 years and over	17%	11%
Proportion of people aged 15 years and younger	23%	23%
Average age	38	36
Average weekly household income	\$800-\$999	\$800-\$999
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	2.8	2.8

Source: ABS

\* Within VICTORIA POINT demographics are based on the Statistical Local Area of Victoria Point.

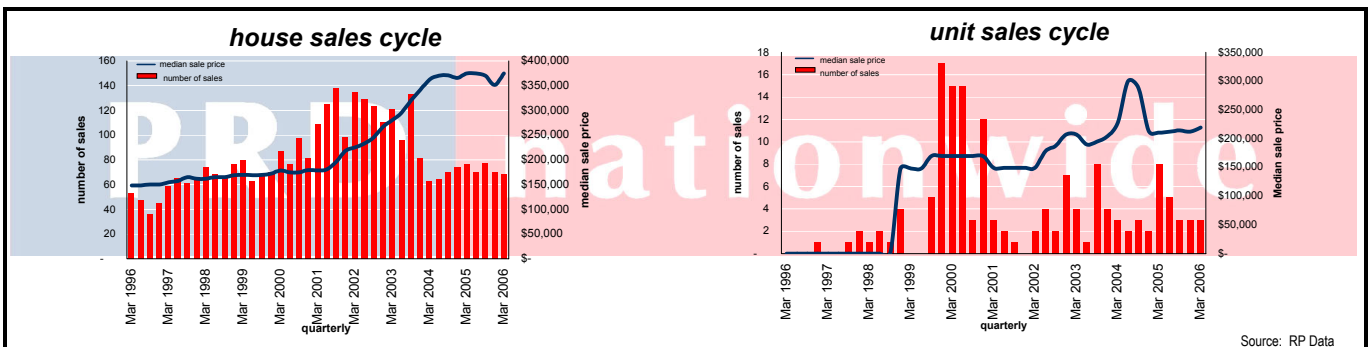
\* Within QLD LA - REDLAND demographics are based on the Local Government Area of Redland (S).

Sales Statistics	VICTORIA POINT			QLD LA - REDLAND	
	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	\$178,700	\$375,000	16.0%	16.8%	\$351,500
Number of sales	190	138			1,537
<b>Units</b>					
Median price	\$149,000	\$219,000	8.0%	10.4%	\$282,500
Number of sales	15	6			96
<b>Land</b>					
Median price	\$90,000	\$235,000	21.2%	16.8%	\$197,750
Number of sales	36	3			504

\* 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	VICTORIA POINT *	QLD LA - REDLAND *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	20%	21%
\$400 to \$799	30%	27%
\$800 to \$1,199	21%	22%
\$1,200 to \$1,499	12%	11%
\$1,500 to \$1,999	10%	12%
\$2,000 plus	7%	8%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	58%	58%
Couple without kids	24%	21%
Single parent	10%	11%
Group household	0%	1%
Lone person	2%	2%
Other	6%	7%
<b>DWELLING TYPE</b>		
Separate house	87%	86%
Townhouse	10%	10%
Unit	3%	3%
Other	1%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	41%	39%
Being purchased	34%	35%
Rented	21%	24%
Other	4%	2%

Source: ABS Census of Population and Housing 2001

\* Within VICTORIA POINT demographics are based on the Statistical Local Area of Victoria Point.

\* Within QLD LA - REDLAND demographics are based on the Local Government Area of Redland (S).

MEDIAN WEEKLY RENTS		
	VICTORIA POINT	QLD LA - REDLAND
3 br House	\$260	\$255
2 br Unit	na	\$225

Rental data for VICTORIA POINT is based on the Postal Area of 4165. Rental data for QLD LA - REDLAND is based on the Local Government Area of Redland (S).

TOTAL PROPERTY RETURNS		
	VICTORIA POINT	QLD LA - REDLAND
<b>Houses</b>		
Median price change pa	16.0%	16.8%
Rental return pa	3.6%	3.8%
GROSS PROPERTY RETURN	19.6%	20.5%
<b>Units</b>		
Median price change pa	8.0%	10.4%
Rental return pa	na	4.1%
GROSS PROPERTY RETURN	8.0%	14.6%

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

Rental data for VICTORIA POINT is based on the Postal Area of 4165.

Rental data for QLD LA - REDLAND is based on the Local Government Area of Redland (S).

With compliments from PRDnationwide - your local property expert

[www.prdnationwide.com.au/research](http://www.prdnationwide.com.au/research)