

# WATERFORD WEST

## Suburb Profile

**PRD nationwide**

Demographic snapshot	WATERFORD WEST*	QLD LA - LOGAN*
Population 2005	5,527	174,558
Population 2004	5,571	173,603
Population growth rate 2004 to 2005	-0.8%	0.6%
Proportion of people aged 65 years and over	8%	6%
Proportion of people aged 15 years and younger	26%	26%
Average age	30	30
Average weekly household income	\$500-\$599	\$700-\$799
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	2.7	2.9

Source: ABS

\* Within WATERFORD WEST demographics are based on the Statistical Local Area of Waterford West.

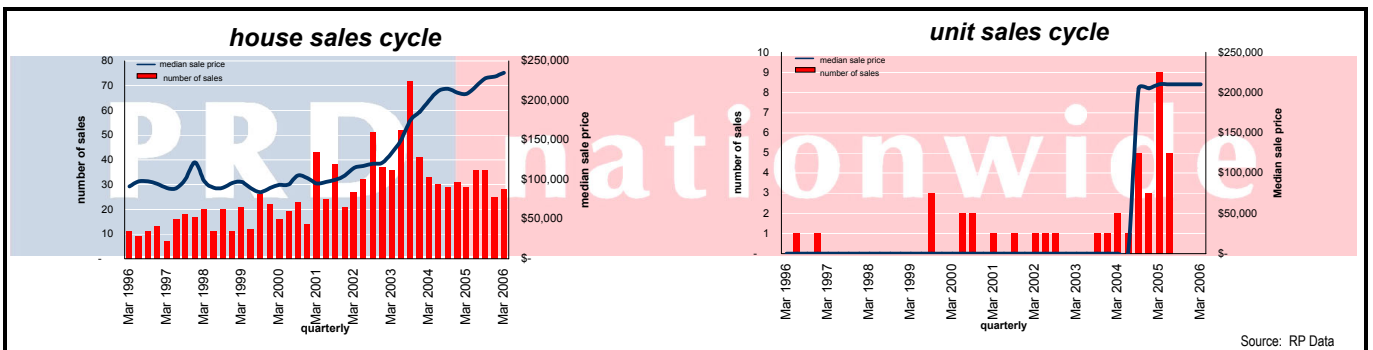
\* Within QLD LA - LOGAN demographics are based on the Local Government Area of Logan (C).

Sales Statistics	WATERFORD WEST			QLD LA - LOGAN	
	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	\$95,000	\$235,000	19.9%	17.3%	\$255,000
Number of sales	57	53			2,044
<b>Units</b>					
Median price	\$0	\$210,250	na	16.2%	\$155,000
Number of sales	1	0			157
<b>Land</b>					
Median price	\$47,000	\$230,000	37.4%	20.1%	\$150,000
Number of sales	3	1			226

\* 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	WATERFORD WEST *	QLD LA - LOGAN *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	31%	21%
\$400 to \$799	35%	31%
\$800 to \$1,199	18%	22%
\$1,200 to \$1,499	8%	11%
\$1,500 to \$1,999	6%	10%
\$2,000 plus	2%	5%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	49%	57%
Couple without kids	16%	16%
Single parent	21%	17%
Group household	1%	1%
Lone person	4%	3%
Other	9%	6%
<b>DWELLING TYPE</b>		
Separate house	76%	87%
Townhouse	17%	9%
Unit	6%	3%
Other	2%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	26%	28%
Being purchased	30%	37%
Rented	42%	34%
Other	2%	2%

Source: ABS Census of Population and Housing 2001

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

MEDIAN WEEKLY RENTS		
	WATERFORD WEST	QLD LA - LOGAN
3 br House	\$245	\$230
2 br Unit	\$170	\$170

Rental data for WATERFORD WEST is based on the Postal Area of 4133. Rental data for QLD LA - LOGAN is based on the Local Government Area of Logan (C).

TOTAL PROPERTY RETURNS		
	WATERFORD WEST	QLD LA - LOGAN
<b>Houses</b>		
Median price change pa	19.9%	17.3%
Rental return pa	5.4%	4.7%
GROSS PROPERTY RETURN	25.3%	22.0%
<b>Units</b>		
Median price change pa	na	16.2%
Rental return pa	4.2%	5.7%
GROSS PROPERTY RETURN	4.2%	21.9%

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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