

Demographic snapshot	EBBW VALE*	QLD LA - IPSWICH*
Population 2006	71,544	141,171
Population 2005	70,700	135,791
Population growth rate 2005 to 2006	1.2%	4.0%
Proportion of people aged 65 years and over	13%	10%
Proportion of people aged 15 years and younger	23%	25%
Average age	33	32
Average weekly household income	\$600-\$699	\$700-\$799
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	2.6	2.8

Source: ABS

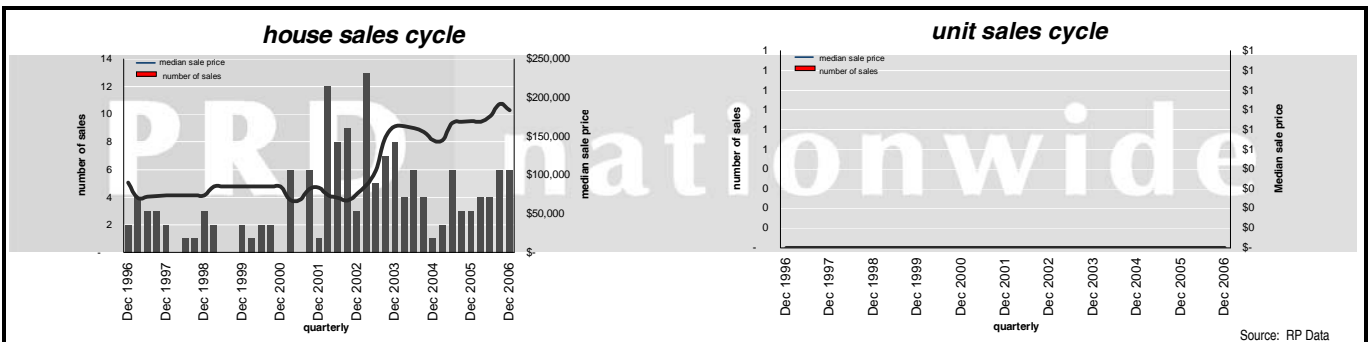
\* Within EBBW VALE demographics are based on the Statistical Local Area of Ipswich (C) - Central.  
\* Within QLD LA - IPSWICH demographics are based on the Local Government Area of Ipswich (C).

Sales Statistics	EBBW VALE			QLD LA - IPSWICH	
	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	\$83,500	\$184,000	17.1%	20.9%	\$245,000
Number of sales	7	12			1,917
<b>Units</b>					
Median price	\$0	\$0	na	18.6%	\$169,000
Number of sales	0	0			82
<b>Land</b>					
Median price	\$0	\$1,100,000	na	24.9%	\$155,000
Number of sales	0	0			618

\* Medians & number of sales based on six month period ending December 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



Source: RP Data

DEMOGRAPHICS	EBBW VALE *	QLD LA - IPSWICH *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	26%	23%
\$400 to \$799	31%	30%
\$800 to \$1,199	21%	22%
\$1,200 to \$1,499	10%	11%
\$1,500 to \$1,999	9%	10%
\$2,000 plus	4%	4%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	51%	56%
Couple without kids	19%	18%
Single parent	16%	15%
Group household	1%	1%
Lone person	3%	2%
Other	9%	7%
<b>DWELLING TYPE</b>		
Separate house	91%	92%
Townhouse	3%	3%
Unit	5%	4%
Other	1%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	38%	35%
Being purchased	31%	34%
Rented	30%	29%
Other	2%	2%

Source: ABS Census of Population and Housing 2001

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

MEDIAN WEEKLY RENTS		
	EBBW VALE	QLD LA - IPSWICH
3 br House	\$210	\$220
2 br Unit	\$175	\$175

Rental data for EBBW VALE is based on the Postal Area of 4304. Rental data for QLD LA - IPSWICH is based on the Local Government Area of Ipswich (C).

TOTAL PROPERTY RETURNS		
	EBBW VALE	QLD LA - IPSWICH
<b>Houses</b>		
Median price change pa	17.1%	20.9%
Rental return pa	5.9%	4.7%
<b>GROSS PROPERTY RETURN</b>	<b>23.1%</b>	<b>25.5%</b>
<b>Units</b>		
Median price change pa	na	18.6%
Rental return pa	na	5.4%
<b>GROSS PROPERTY RETURN</b>	<b>0.0%</b>	<b>24.0%</b>

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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