

Demographic snapshot	BRASSALL*	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 BRASSALL demographics are based on the Statistical Local Area of Ipswich (C) - Central.

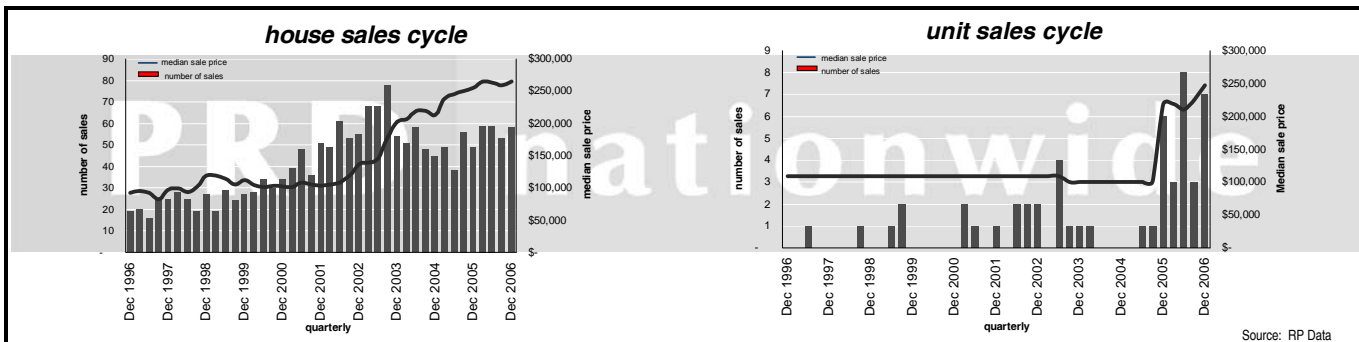
* Within QLD LA - IPSWICH demographics are based on the Local Government Area of Ipswich (C).

Sales Statistics	BRASSALL			QLD LA - IPSWICH	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$103,000	\$265,000	20.8%	20.9%	\$245,000
Number of sales	87	111			1,917
Units					
Median price	\$109,000	\$247,000	17.8%	18.6%	\$169,000
Number of sales	1	10			82
Land					
Median price	\$51,500	\$150,000	23.8%	24.9%	\$155,000
Number of sales	20	43			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



DEMOGRAPHICS	BRASSALL *	QLD LA - IPSWICH *
INCOME DISTRIBUTION		
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%
HOUSEHOLD TYPES		
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%
DWELLING TYPE		
Separate house	91%	92%
Townhouse	3%	3%
Unit	5%	4%
Other	1%	1%
TYPE OF OWNERSHIP		
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		
	BRASSALL	QLD LA - IPSWICH
3 br House	\$210	\$220
2 br Unit	\$170	\$175

Rental data for BRASSALL is based on the Postal Area of 4305. Rental data for QLD LA - IPSWICH is based on the Local Government Area of Ipswich (C).

TOTAL PROPERTY RETURNS	BRASSALL	QLD LA - IPSWICH
Houses		
Median price change pa	20.8%	20.9%
Rental return pa	4.1%	4.7%
GROSS PROPERTY RETURN	24.9%	25.5%
Units		
Median price change pa	17.8%	18.6%
Rental return pa	3.6%	5.4%
GROSS PROPERTY RETURN	21.4%	24.0%

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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