

Demographic snapshot	TIVOLI*	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

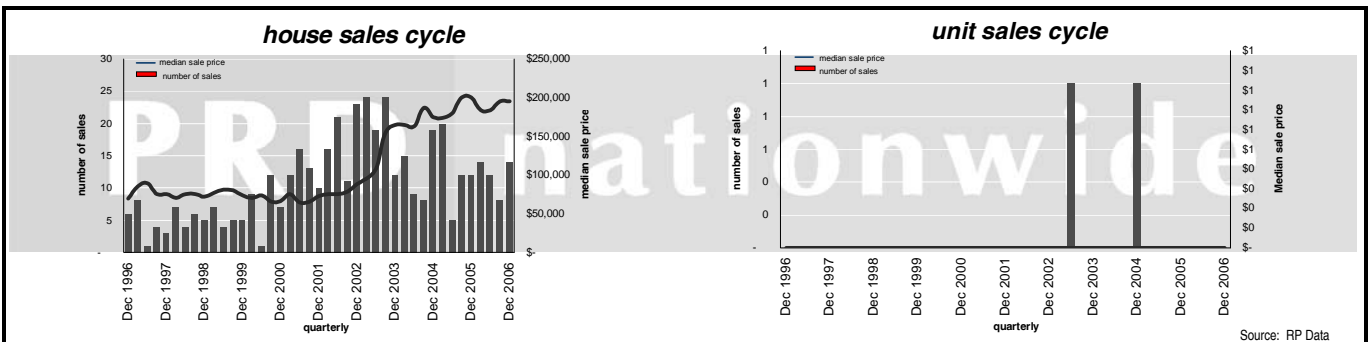
* Within TIVOLI demographics are based on the Statistical Local Area of Ipswich (C) - Central.
* Within QLD LA - IPSWICH demographics are based on the Local Government Area of Ipswich (C).

Sales Statistics	TIVOLI			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	\$73,000	\$195,000	21.7%	20.9%	\$245,000
Number of sales	23	22			1,917
Units					
Median price	\$0	\$0	na	18.6%	\$169,000
Number of sales	0	0			82
Land					
Median price	\$37,500	\$37,500	0.0%	24.9%	\$155,000
Number of sales	1	3			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	TIVOLI*	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		
	TIVOLI	QLD LA - IPSWICH
3 br House	\$210	\$220
2 br Unit	\$170	\$175

Rental data for TIVOLI 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		
	TIVOLI	QLD LA - IPSWICH
Houses		
Median price change pa	21.7%	20.9%
Rental return pa	5.6%	4.7%
GROSS PROPERTY RETURN	27.3%	25.5%
Units		
Median price change pa	na	18.6%
Rental return pa	na	5.4%
GROSS PROPERTY RETURN	0.0%	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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