

# CHUWAR

## Suburb Profile

PRD nationwide

PATHWAY 2010

| Demographic snapshot                           | CHUWAR*         | QLD LA - IPSWICH* |
|--|-----------------|-------------------|
| Population 2006                                | 8,162           | 141,171           |
| Population 2005                                | 7,993           | 135,791           |
| Population growth rate 2005 to 2006            | 2.1%            | 4.0%              |
| Proportion of people aged 65 years and over    | 5%              | 10%               |
| Proportion of people aged 15 years and younger | 26%             | 25%               |
| Average age                                    | 33              | 32                |
| Average weekly household income                | \$1,000-\$1,199 | \$700-\$799       |
| Average monthly home loan repayment            | \$800-\$999     | \$600-\$799       |
| Average number of people per household         | 3.2             | 2.8               |

Source: ABS

\* Within CHUWAR demographics are based on the Statistical Local Area of Ipswich (C) - North.

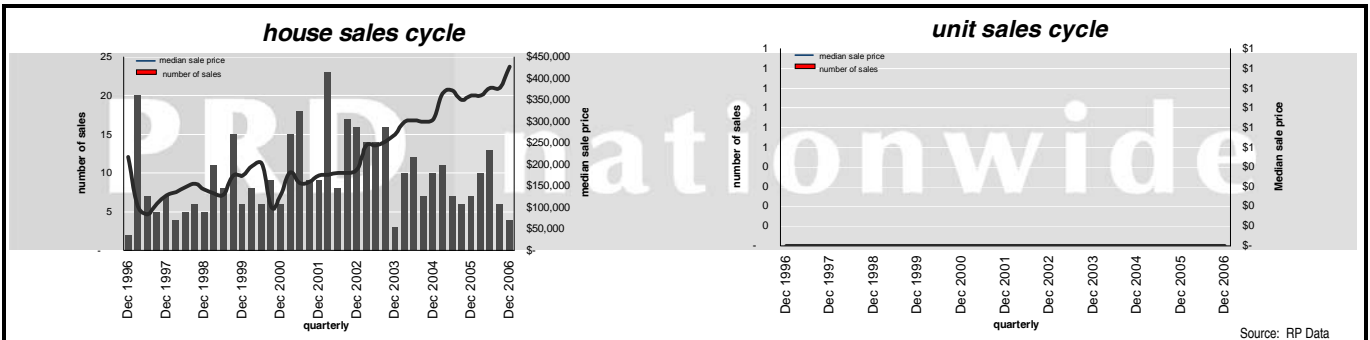
\* Within QLD LA - IPSWICH demographics are based on the Local Government Area of Ipswich (C).

| Sales Statistics | CHUWAR           |                  |                              | 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     | \$175,000        | \$427,500        | 19.6%                        | 20.9%                        | \$245,000        |
| Number of sales  | 18               | 10               |                              |                              | 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     | \$65,000         | \$131,000        | 15.0%                        | 24.9%                        | \$155,000        |
| Number of sales  | 12               | 1                |                              |                              | 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               | CHUWAR* | QLD LA - IPSWICH* |
|----------------------------|---------|-------------------|
| <b>INCOME DISTRIBUTION</b> |         |                   |
| nil to \$399               | 9%      | 23%               |
| \$400 to \$799             | 22%     | 30%               |
| \$800 to \$1,199           | 24%     | 22%               |
| \$1,200 to \$1,499         | 16%     | 11%               |
| \$1,500 to \$1,999         | 17%     | 10%               |
| \$2,000 plus               | 11%     | 4%                |
| <b>HOUSEHOLD TYPES</b>     |         |                   |
| Couple with kids           | 70%     | 56%               |
| Couple without kids        | 18%     | 18%               |
| Single parent              | 8%      | 15%               |
| Group household            | 0%      | 1%                |
| Lone person                | 1%      | 2%                |
| Other                      | 3%      | 7%                |
| <b>DWELLING TYPE</b>       |         |                   |
| Separate house             | 99%     | 92%               |
| Townhouse                  | 0%      | 3%                |
| Unit                       | 0%      | 4%                |
| Other                      | 0%      | 1%                |
| <b>TYPE OF OWNERSHIP</b>   |         |                   |
| Fully owned                | 41%     | 35%               |
| Being purchased            | 50%     | 34%               |
| Rented                     | 8%      | 29%               |
| Other                      | 1%      | 2%                |

Source: ABS Census of Population and Housing 2001

\* Within CHUWAR demographics are based on the Statistical Local Area of Ipswich (C) - North.

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

| MEDIAN WEEKLY RENTS |        |                  |
|---------------------|--------|------------------|
|                     | CHUWAR | QLD LA - IPSWICH |
| 3 br House          | \$230  | \$220            |
| 2 br Unit           | na     | \$175            |

Rental data for CHUWAR is based on the Postal Area of 4306. Rental data for QLD LA - IPSWICH is based on the Local Government Area of Ipswich (C).

| TOTAL PROPERTY RETURNS       | CHUWAR       | QLD LA - IPSWICH |
|------------------------------|--------------|------------------|
| <b>Houses</b>                |              |                  |
| Median price change pa       | 19.6%        | 20.9%            |
| Rental return pa             | 2.8%         | 4.7%             |
| <b>GROSS PROPERTY RETURN</b> | <b>22.4%</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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