

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

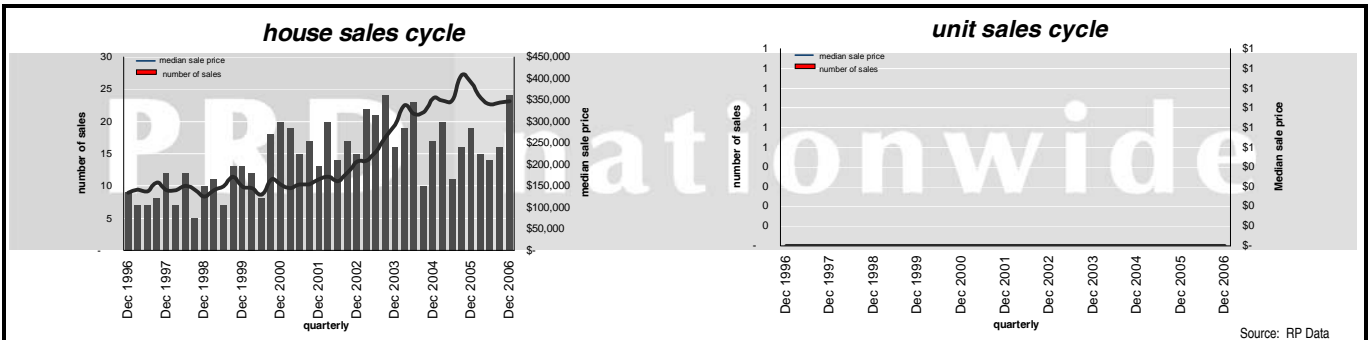
* Within QLD LA - IPSWICH demographics are based on the Local Government Area of Ipswich (C).

Sales Statistics	KARALEE			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	\$166,000	\$347,500	15.9%	20.9%	\$245,000
Number of sales	30	40			1,917
Units					
Median price	\$0	\$0	na	18.6%	\$169,000
Number of sales	0	0			82
Land					
Median price	\$49,500	\$208,000	33.3%	24.9%	\$155,000
Number of sales	6	19			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	KARALEE *	QLD LA - IPSWICH *
INCOME DISTRIBUTION		
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%
HOUSEHOLD TYPES		
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%
DWELLING TYPE		
Separate house	99%	92%
Townhouse	0%	3%
Unit	0%	4%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	41%	35%
Being purchased	50%	34%
Rented	8%	29%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

* Within KARALEE 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		
	KARALEE	QLD LA - IPSWICH
3 br House	\$230	\$220
2 br Unit	na	\$175

Rental data for KARALEE 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		
	KARALEE	QLD LA - IPSWICH
Houses		
Median price change pa	15.9%	20.9%
Rental return pa	3.4%	4.7%
GROSS PROPERTY RETURN	19.4%	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

For use with written permission only. This information has been carefully compiled and is not intended to be treated as a warranty or promise as to the correctness of the information. Interested parties should undertake independent enquiries and investigations to satisfy themselves that any details herein are true and correct. All other responsibilities disclaimed.

Copyright © 2006