

Demographic snapshot	KHOLO*	QLD LA - BRISBANE*
Population 2006	6,022	975,173
Population 2005	5,893	958,504
Population growth rate 2005 to 2006	2.2%	1.7%
Proportion of people aged 65 years and over	5%	12%
Proportion of people aged 15 years and younger	27%	18%
Average age	33	34
Average weekly household income	\$1,000-\$1,199	\$800-\$999
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	3.1	2.5

Source: ABS

* Within KHOLO demographics are based on the Statistical Local Area of Karana Downs-Lake Manchester.

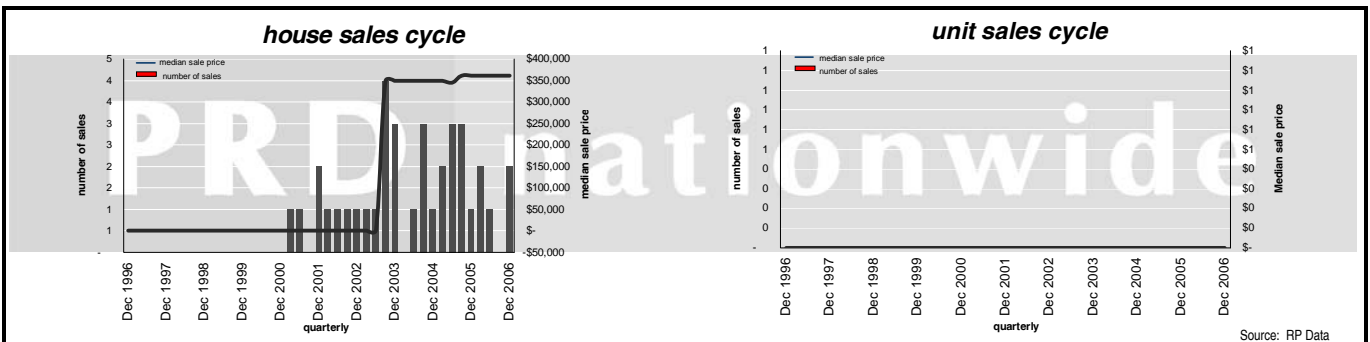
* Within QLD LA - BRISBANE demographics are based on the Local Government Area of Brisbane (C).

Sales Statistics	KHOLO			QLD LA - BRISBANE	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$0	\$362,000	na	13.5%	\$392,000
Number of sales	2	2			9,643
Units					
Median price	\$0	\$0	na	14.9%	\$315,000
Number of sales	0	0			3,405
Land					
Median price	\$0	\$89,000	na	19.7%	\$243,000
Number of sales	0	0			1,061

* 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	KHOLO *	QLD LA - BRISBANE *
INCOME DISTRIBUTION		
nil to \$399	9%	21%
\$400 to \$799	19%	25%
\$800 to \$1,199	23%	20%
\$1,200 to \$1,499	13%	10%
\$1,500 to \$1,999	20%	13%
\$2,000 plus	16%	11%
HOUSEHOLD TYPES		
Couple with kids	68%	49%
Couple without kids	18%	21%
Single parent	9%	11%
Group household	0%	2%
Lone person	1%	6%
Other	4%	11%
DWELLING TYPE		
Separate house	98%	75%
Townhouse	2%	7%
Unit	0%	17%
Other	0%	1%
TYPE OF OWNERSHIP		
Fully owned	36%	38%
Being purchased	48%	26%
Rented	15%	34%
Other	1%	2%

Source: ABS Census of Population and Housing 2001

* Within KHOLO demographics are based on the Statistical Local Area of Karana Downs-Lake Manchester.

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

MEDIAN WEEKLY RENTS		
	KHOLO	QLD LA - BRISBANE
3 br House	\$230	\$300
2 br Unit	na	\$280

Rental data for KHOLO is based on the Postal Area of 4306. Rental data for QLD LA - BRISBANE is based on the Local Government Area of Brisbane (C).

TOTAL PROPERTY RETURNS	KHOLO	QLD LA - BRISBANE
Houses		
Median price change pa	na	13.5%
Rental return pa	3.3%	4.0%
GROSS PROPERTY RETURN	3.3%	17.5%
Units		
Median price change pa	na	14.9%
Rental return pa	na	4.6%
GROSS PROPERTY RETURN	0.0%	19.5%

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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