

Demographic snapshot	WALLOON*	QLD LA - IPSWICH*
Population 2006	8,553	141,171
Population 2005	8,469	135,791
Population growth rate 2005 to 2006	1.0%	4.0%
Proportion of people aged 65 years and over	9%	10%
Proportion of people aged 15 years and younger	24%	25%
Average age	33	32
Average weekly household income	\$700-\$799	\$700-\$799
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	2.9	2.8

Source: ABS

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

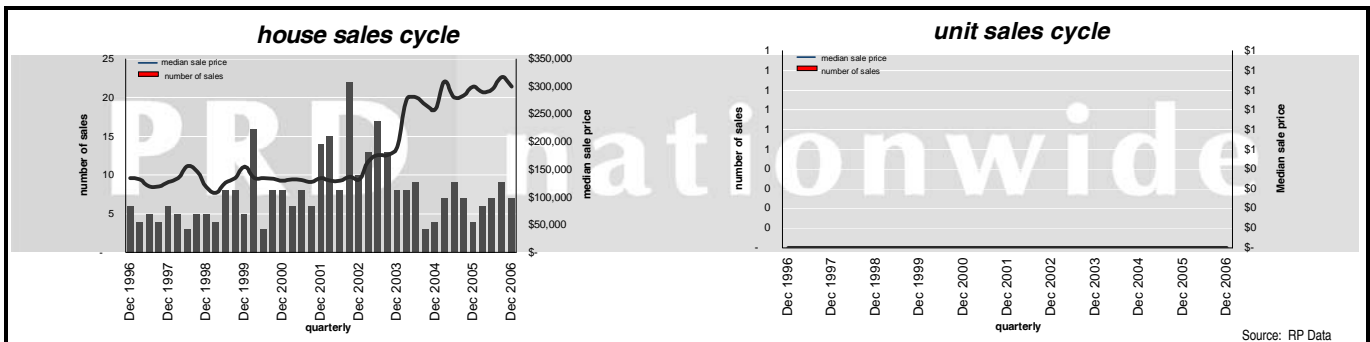
\* Within QLD LA - IPSWICH demographics are based on the Local Government Area of Ipswich (C).

Sales Statistics	WALLOON			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	\$134,500	\$300,000	17.4%	20.9%	\$245,000
Number of sales	20	16			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	\$68,500	\$165,000	19.2%	24.9%	\$155,000
Number of sales	2	5			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	WALLOON *	QLD LA - IPSWICH *
<b>INCOME DISTRIBUTION</b>		
nil to \$399	21%	23%
\$400 to \$799	30%	30%
\$800 to \$1,199	23%	22%
\$1,200 to \$1,499	11%	11%
\$1,500 to \$1,999	10%	10%
\$2,000 plus	5%	4%
<b>HOUSEHOLD TYPES</b>		
Couple with kids	60%	56%
Couple without kids	18%	18%
Single parent	13%	15%
Group household	1%	1%
Lone person	2%	2%
Other	6%	7%
<b>DWELLING TYPE</b>		
Separate house	98%	92%
Townhouse	0%	3%
Unit	1%	4%
Other	1%	1%
<b>TYPE OF OWNERSHIP</b>		
Fully owned	41%	35%
Being purchased	37%	34%
Rented	19%	29%
Other	4%	2%

Source: ABS Census of Population and Housing 2001

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

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

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

Rental data for WALLOON 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	WALLOON	QLD LA - IPSWICH
<b>Houses</b>		
Median price change pa	17.4%	20.9%
Rental return pa	4.0%	4.7%
<b>GROSS PROPERTY RETURN</b>	<b>21.4%</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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