

DECEPTION BAY

Suburb Profile

PRD nationwide

Demographic snapshot	DECEPTION BAY	QLD LA - CABOOLTURE
Population 2004	19,572	126,729
Population 2003	18,349	121,271
Population growth rate 2003 to 2004	6.7%	4.5%
Proportion of people aged 65 years and over	10%	13%
Proportion of people aged 15 years and younger	27%	24%
Average age	32	35
Average weekly household income	\$600-\$699	\$600-\$699
Average monthly home loan repayment	\$600-\$799	\$800-\$999
Average number of people per household	2.8	2.8

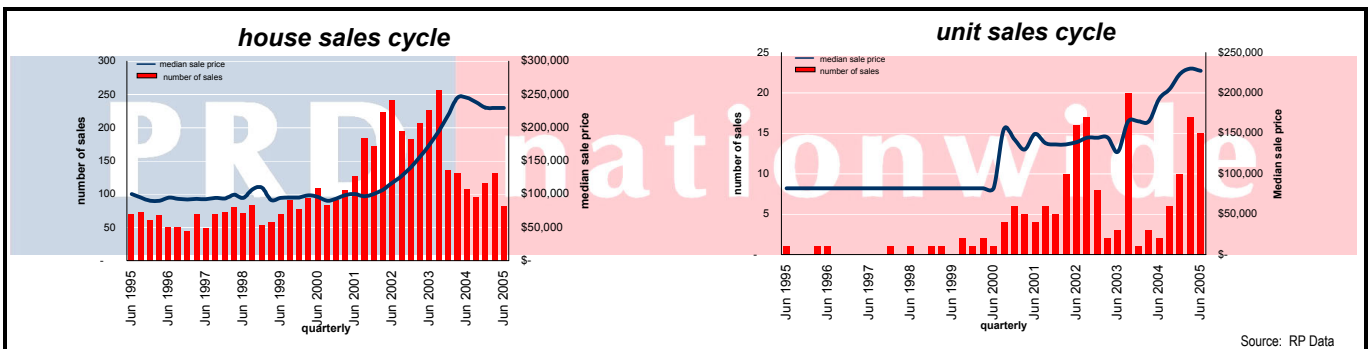
Sales Statistics

	DECEPTION BAY			QLD LA - CABOOLTURE	
	2000 (* half yr)	2005 (* half yr)	5 year change %	5 year change %	2005 (* half yr)
Houses					
Median price	\$95,750	\$229,500	139.7%	128.0%	\$285,000
Number of sales	204	214	4.9%	-1.3%	1,254
Units					
Median price	\$82,000	\$227,500	177.4%	83.1%	\$227,500
Number of sales	3	32	966.7%	12.9%	158
Land					
Median price	\$41,000	\$163,750	299.4%	170.5%	\$174,500
Number of sales	19	26	36.8%	-8.2%	336

* Medians & number of sales based on six month period ending June 2005

Where less than 5 sales have been recorded during a period the median has been carried over from the previous period.

Source: RP Data



DEMOGRAPHICS	DECEPTION BAY	QLD LA - CABOOLTURE
INCOME DISTRIBUTION		
nil to \$399	29%	27%
\$400 to \$799	35%	33%
\$800 to \$1,199	20%	20%
\$1,200 to \$1,499	7%	9%
\$1,500 to \$1,999	6%	8%
\$2,000 plus	3%	4%
HOUSEHOLD TYPES		
Couple with kids	54%	54%
Couple without kids	18%	22%
Single parent	19%	14%
Group household	0%	1%
Lone person	2%	2%
Other	7%	7%
DWELLING TYPE		
Separate house	95%	88%
Townhouse	1%	6%
Unit	2%	4%
Other	2%	3%
TYPE OF OWNERSHIP		
Fully owned	32%	37%
Being purchased	33%	34%
Rented	34%	27%
Other	2%	2%

Source: ABS Census of Population and Housing 2001

Within DECEPTION BAY demographics are based on the Statistical Local Area of Deception Bay.

Within QLD LA - CABOOLTURE demographics are based on the Local Government Area of Caboolture (S).

	DECEPTION BAY	QLD LA - CABOOLTURE
3 br House	\$200	\$210
2 br Unit	\$155	\$170

Rental data for DECEPTION BAY is based on the Postal Area of 4508. Rental data for QLD LA - CABOOLTURE is based on the Local Government Area of Caboolture (S).

TOTAL PROPERTY RETURNS	DECEPTION BAY	QLD LA - CABOOLTURE
Houses		
Median price change pa	19.1%	17.9%
Rental return pa	4.5%	3.8%
GROSS PROPERTY RETURN	23.6%	21.8%
Units		
Median price change pa	22.6%	12.9%
Rental return pa	3.5%	3.9%
GROSS PROPERTY RETURN	26.2%	16.7%

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

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Rental data for DECEPTION BAY is based on the Postal Area of 4508.

Rental data for QLD LA - CABOOLTURE is based on the Local Government Area of Caboolture (S).

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