

BROADBEACH

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	BROADBEACH*	QLD LA - GOLD COAST*
Population 2006	11,009	484,005
Population 2005	10,682	469,950
Population growth rate 2005 to 2006	3.1%	3.0%
Proportion of people aged 65 years and over	27%	15%
Proportion of people aged 15 years and younger	8%	19%
Average age	47	37
Average weekly household income	\$600-\$699	\$600-\$699
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	1.8	2.5

Source: ABS

* Within BROADBEACH demographics are based on the Statistical Local Area of Broadbeach.

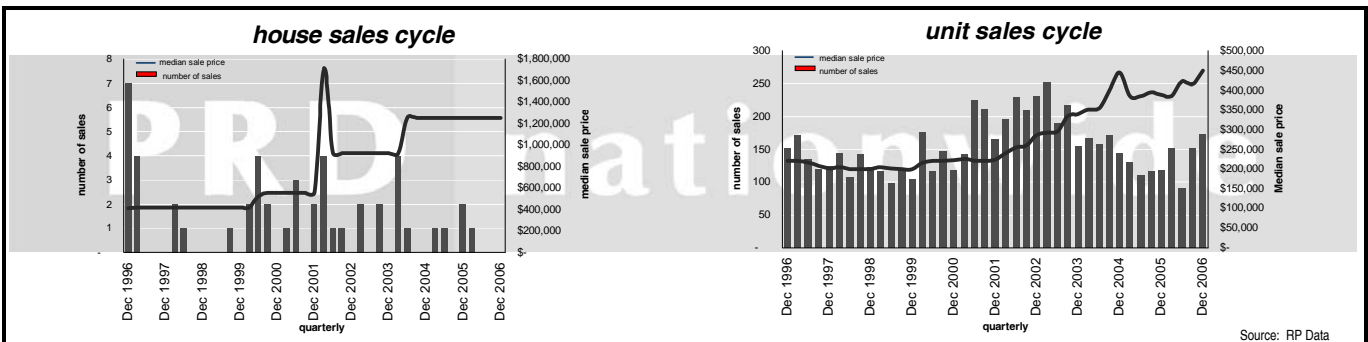
* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

Sales Statistics	BROADBEACH			QLD LA - GOLD COAST	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$555,000	\$1,250,000	17.6%	14.3%	\$419,000
Number of sales	2	0			4,669
Units					
Median price	\$224,500	\$450,000	14.9%	13.7%	\$330,000
Number of sales	376	325			4,167
Land					
Median price	\$0	\$0	na	15.4%	\$196,500
Number of sales	1	0			1,511

* 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	BROADBEACH*	QLD LA - GOLD COAST*
INCOME DISTRIBUTION		
nil to \$399	29%	25%
\$400 to \$799	33%	31%
\$800 to \$1,199	19%	20%
\$1,200 to \$1,499	7%	9%
\$1,500 to \$1,999	8%	9%
\$2,000 plus	4%	6%
HOUSEHOLD TYPES		
Couple with kids	12%	46%
Couple without kids	33%	24%
Single parent	9%	14%
Group household	3%	1%
Lone person	20%	5%
Other	23%	10%
DWELLING TYPE		
Separate house	1%	59%
Townhouse	3%	16%
Unit	96%	22%
Other	0%	2%
TYPE OF OWNERSHIP		
Fully owned	28%	36%
Being purchased	7%	24%
Rented	56%	37%
Other	8%	3%

Source: ABS Census of Population and Housing 2001

* Within BROADBEACH demographics are based on the Statistical Local Area of Broadbeach.

* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

MEDIAN WEEKLY RENTS		
	BROADBEACH	QLD LA - GOLD COAST
3 br House	\$400	\$340
2 br Unit	\$290	\$290

Rental data for BROADBEACH is based on the Postal Area of 4218. Rental data for QLD LA - GOLD COAST is based on the Local Government Area of Gold Coast (C).

TOTAL PROPERTY RETURNS	BROADBEACH	QLD LA - GOLD COAST
Houses		
Median price change pa	17.6%	14.3%
Rental return pa	1.7%	4.2%
GROSS PROPERTY RETURN	19.3%	18.5%
Units		
Median price change pa	14.9%	13.7%
Rental return pa	3.4%	4.6%
GROSS PROPERTY RETURN	18.3%	18.2%

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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