

BROADBEACH WATERS

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	BROADBEACH WATERS*	QLD LA - GOLD COAST*
Population 2006	7,946	484,005
Population 2005	7,883	469,950
Population growth rate 2005 to 2006	0.8%	3.0%
Proportion of people aged 65 years and over	21%	15%
Proportion of people aged 15 years and younger	13%	19%
Average age	45	37
Average weekly household income	\$700-\$799	\$600-\$699
Average monthly home loan repayment	\$1,000-\$1,199	\$800-\$999
Average number of people per household	2.3	2.5

Source: ABS

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

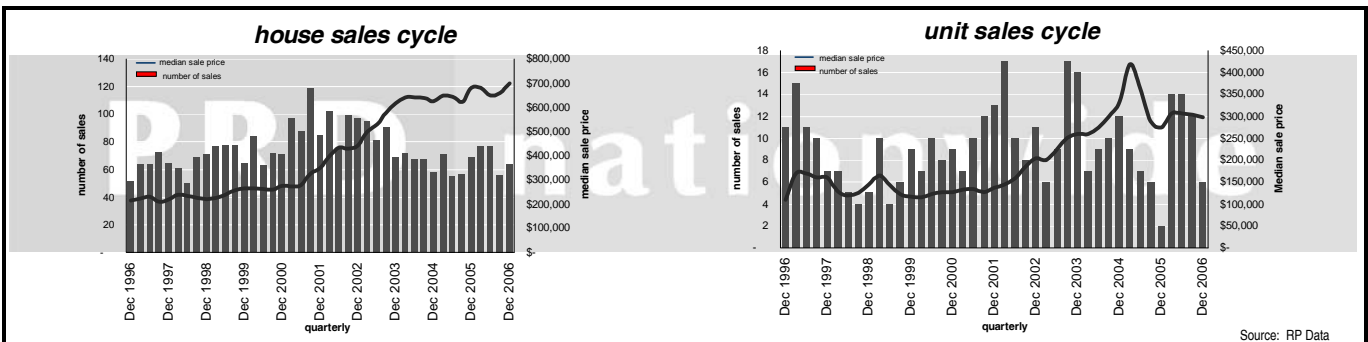
* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

Sales Statistics	BROADBEACH WATERS			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	\$350,000	\$700,000	14.9%	14.3%	\$419,000
Number of sales	204	120			4,669
Units					
Median price	\$138,000	\$298,500	16.7%	13.7%	\$330,000
Number of sales	25	18			4,167
Land					
Median price	\$280,000	\$280,000	0.0%	15.4%	\$196,500
Number of sales	0	1			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 WATERS *	QLD LA - GOLD COAST *
INCOME DISTRIBUTION		
nil to \$399	23%	25%
\$400 to \$799	29%	31%
\$800 to \$1,199	18%	20%
\$1,200 to \$1,499	9%	9%
\$1,500 to \$1,999	12%	9%
\$2,000 plus	9%	6%
HOUSEHOLD TYPES		
Couple with kids	39%	46%
Couple without kids	34%	24%
Single parent	9%	14%
Group household	1%	1%
Lone person	7%	5%
Other	10%	10%
DWELLING TYPE		
Separate house	85%	59%
Townhouse	8%	16%
Unit	7%	22%
Other	0%	2%
TYPE OF OWNERSHIP		
Fully owned	54%	36%
Being purchased	23%	24%
Rented	22%	37%
Other	2%	3%

Source: ABS Census of Population and Housing 2001

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

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

Rental data for BROADBEACH WATERS 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 WATERS	QLD LA - GOLD COAST
Houses		
Median price change pa	14.9%	14.3%
Rental return pa	3.0%	4.2%
GROSS PROPERTY RETURN	17.8%	18.5%
Units		
Median price change pa	16.7%	13.7%
Rental return pa	5.1%	4.6%
GROSS PROPERTY RETURN	21.7%	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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