

MAIN BEACH

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	MAIN BEACH*	QLD LA - GOLD COAST*
Population 2006	3,476	484,005
Population 2005	3,522	469,950
Population growth rate 2005 to 2006	-1.3%	3.0%
Proportion of people aged 65 years and over	18%	15%
Proportion of people aged 15 years and younger	10%	19%
Average age	46	37
Average weekly household income	\$1,000-\$1,199	\$600-\$699
Average monthly home loan repayment	\$1,400-\$1,599	\$800-\$999
Average number of people per household	2.0	2.5

Source: ABS

* Within MAIN BEACH demographics are based on the Statistical Local Area of Main Beach-Broadwater.

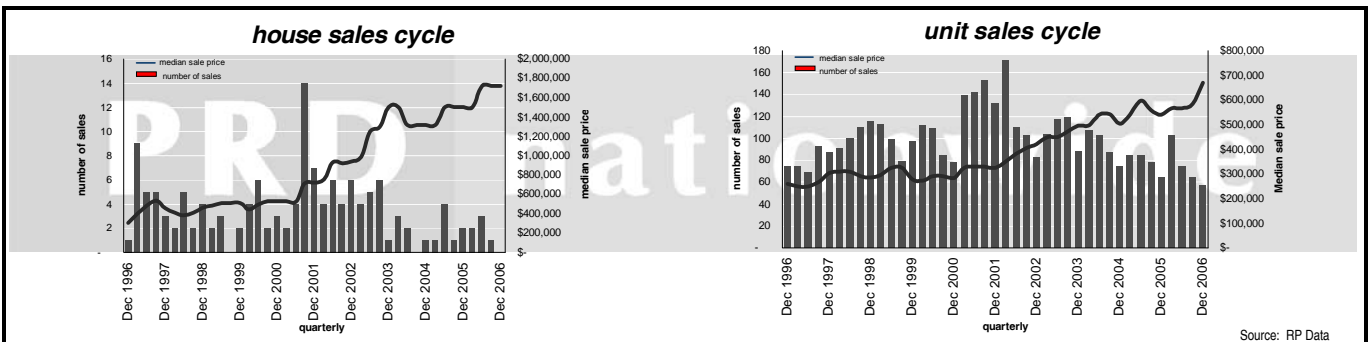
* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

Sales Statistics	MAIN BEACH			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	\$722,500	\$1,725,000	19.0%	14.3%	\$419,000
Number of sales	21	1			4,669
Units					
Median price	\$325,000	\$670,000	15.6%	13.7%	\$330,000
Number of sales	285	121			4,167
Land					
Median price	\$0	\$0	na	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	MAIN BEACH*	QLD LA - GOLD COAST*
INCOME DISTRIBUTION		
nil to \$399	15%	25%
\$400 to \$799	23%	31%
\$800 to \$1,199	21%	20%
\$1,200 to \$1,499	8%	9%
\$1,500 to \$1,999	17%	9%
\$2,000 plus	16%	6%
HOUSEHOLD TYPES		
Couple with kids	23%	46%
Couple without kids	40%	24%
Single parent	6%	14%
Group household	1%	1%
Lone person	13%	5%
Other	17%	10%
DWELLING TYPE		
Separate house	9%	59%
Townhouse	3%	16%
Unit	81%	22%
Other	7%	2%
TYPE OF OWNERSHIP		
Fully owned	44%	36%
Being purchased	11%	24%
Rented	39%	37%
Other	5%	3%

Source: ABS Census of Population and Housing 2001

* Within MAIN BEACH demographics are based on the Statistical Local Area of Main Beach-Broadwater.

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

	MAIN BEACH	QLD LA - GOLD COAST
3 br House	\$400	\$340
2 br Unit	\$325	\$290

Rental data for MAIN BEACH is based on the Postal Area of 4217. Rental data for QLD LA - GOLD COAST is based on the Local Government Area of Gold Coast (C).

TOTAL PROPERTY RETURNS	MAIN BEACH	QLD LA - GOLD COAST
Houses		
Median price change pa	19.0%	14.3%
Rental return pa	1.2%	4.2%
GROSS PROPERTY RETURN	20.2%	18.5%
Units		
Median price change pa	15.6%	13.7%
Rental return pa	2.5%	4.6%
GROSS PROPERTY RETURN	18.1%	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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