

SURFERS PARADISE

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	SURFERS PARADISE*	QLD LA - GOLD COAST*
Population 2006	20,341	484,005
Population 2005	19,697	469,950
Population growth rate 2005 to 2006	3.3%	3.0%
Proportion of people aged 65 years and over	18%	15%
Proportion of people aged 15 years and younger	12%	19%
Average age	40	37
Average weekly household income	\$600-\$699	\$600-\$699
Average monthly home loan repayment	\$1,000-\$1,199	\$800-\$999
Average number of people per household	1.9	2.5

Source: ABS

* Within SURFERS PARADISE demographics are based on the Statistical Local Area of Surfers Paradise.

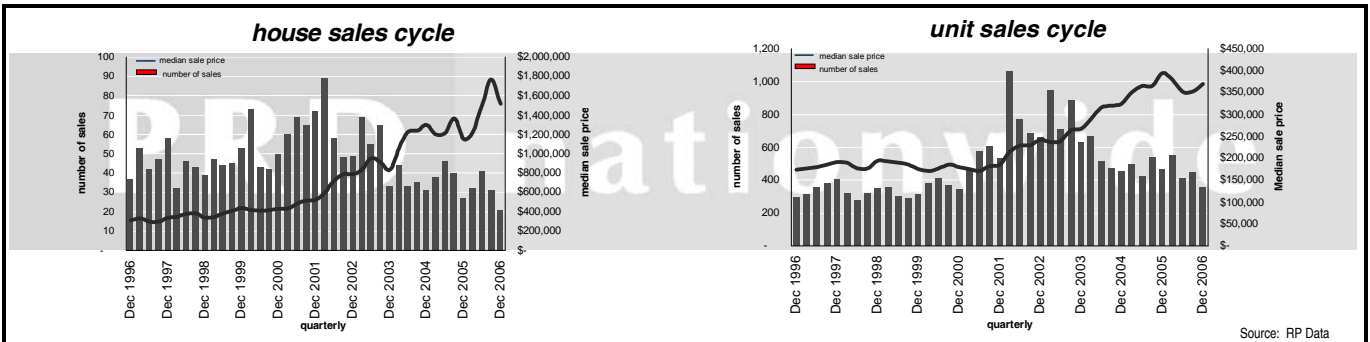
* Within QLD LA - GOLD COAST demographics are based on the Local Government Area of Gold Coast (C).

Sales Statistics	SURFERS PARADISE			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	\$520,000	\$1,515,500	23.9%	14.3%	\$419,000
Number of sales	137	52			4,669
Units					
Median price	\$185,000	\$370,000	14.9%	13.7%	\$330,000
Number of sales	1,132	807			4,167
Land					
Median price	\$765,000	\$3,275,000	33.8%	15.4%	\$196,500
Number of sales	5	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	SURFERS PARADISE *	QLD LA - GOLD COAST *
INCOME DISTRIBUTION		
nil to \$399	29%	25%
\$400 to \$799	32%	31%
\$800 to \$1,199	18%	20%
\$1,200 to \$1,499	6%	9%
\$1,500 to \$1,999	8%	9%
\$2,000 plus	7%	6%
HOUSEHOLD TYPES		
Couple with kids	20%	46%
Couple without kids	30%	24%
Single parent	8%	14%
Group household	2%	1%
Lone person	18%	5%
Other	21%	10%
DWELLING TYPE		
Separate house	13%	59%
Townhouse	8%	16%
Unit	79%	22%
Other	1%	2%
TYPE OF OWNERSHIP		
Fully owned	32%	36%
Being purchased	10%	24%
Rented	51%	37%
Other	8%	3%

Source: ABS Census of Population and Housing 2001

* Within SURFERS PARADISE demographics are based on the Statistical Local Area of Surfers Paradise.

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

MEDIAN WEEKLY RENTS		
	SURFERS PARADISE	QLD LA - GOLD COAST
3 br House	\$400	\$340
2 br Unit	\$325	\$290

Rental data for SURFERS PARADISE 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		
	SURFERS PARADISE	QLD LA - GOLD COAST
Houses		
Median price change pa	23.9%	14.3%
Rental return pa	1.4%	4.2%
GROSS PROPERTY RETURN	25.2%	18.5%
Units		
Median price change pa	14.9%	13.7%
Rental return pa	4.6%	4.6%
GROSS PROPERTY RETURN	19.4%	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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