

SHERWOOD

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	SHERWOOD*	QLD LA - BRISBANE*
Population 2006	4,978	975,173
Population 2005	4,878	958,504
Population growth rate 2005 to 2006	2.1%	1.7%
Proportion of people aged 65 years and over	12%	12%
Proportion of people aged 15 years and younger	19%	18%
Average age	34	34
Average weekly household income	\$800-\$999	\$800-\$999
Average monthly home loan repayment	\$1,000-\$1,199	\$800-\$999
Average number of people per household	2.5	2.5

Source: ABS

* Within SHERWOOD demographics are based on the Statistical Local Area of Sherwood.

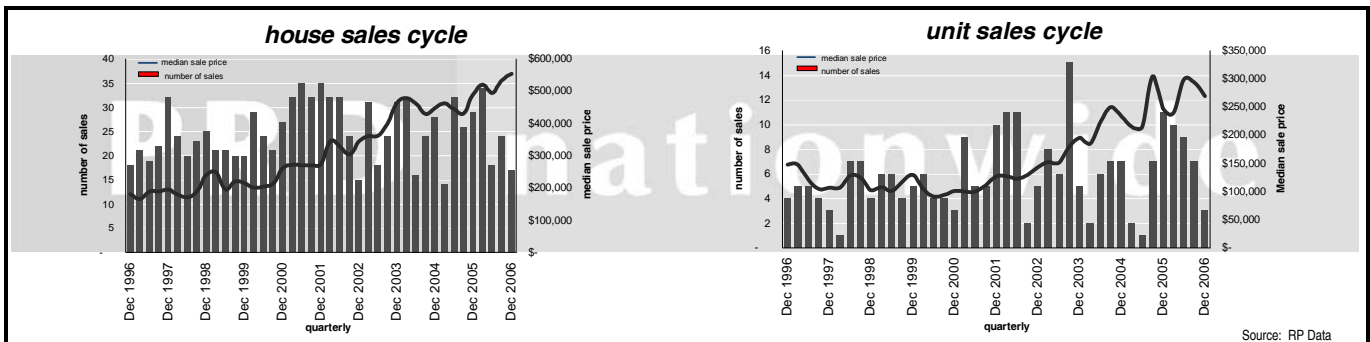
* Within QLD LA - BRISBANE demographics are based on the Local Government Area of Brisbane (C).

Sales Statistics	SHERWOOD			QLD LA - BRISBANE	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$275,000	\$555,000	15.1%	13.5%	\$392,000
Number of sales	67	41			9,643
Units					
Median price	\$126,903	\$269,750	16.3%	14.9%	\$315,000
Number of sales	15	10			3,405
Land					
Median price	\$179,500	\$205,000	2.7%	19.7%	\$243,000
Number of sales	3	1			1,061

* 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	SHERWOOD*	QLD LA - BRISBANE*
INCOME DISTRIBUTION		
nil to \$399	20%	21%
\$400 to \$799	23%	25%
\$800 to \$1,199	17%	20%
\$1,200 to \$1,499	10%	10%
\$1,500 to \$1,999	15%	13%
\$2,000 plus	16%	11%
HOUSEHOLD TYPES		
Couple with kids	51%	49%
Couple without kids	20%	21%
Single parent	10%	11%
Group household	2%	2%
Lone person	6%	6%
Other	12%	11%
DWELLING TYPE		
Separate house	73%	75%
Townhouse	9%	7%
Unit	17%	17%
Other	1%	1%
TYPE OF OWNERSHIP		
Fully owned	41%	38%
Being purchased	26%	26%
Rented	32%	34%
Other	2%	2%

Source: ABS Census of Population and Housing 2001

* Within SHERWOOD demographics are based on the Statistical Local Area of Sherwood.

* Within QLD LA - BRISBANE demographics are based on the Local Government Area of Brisbane (C).

MEDIAN WEEKLY RENTS		
	SHERWOOD	QLD LA - BRISBANE
3 br House	\$300	\$300
2 br Unit	\$220	\$280

Rental data for SHERWOOD is based on the Postal Area of 4075. Rental data for QLD LA - BRISBANE is based on the Local Government Area of Brisbane (C).

TOTAL PROPERTY RETURNS		
	SHERWOOD	QLD LA - BRISBANE
Houses		
Median price change pa	15.1%	13.5%
Rental return pa	2.8%	4.0%
GROSS PROPERTY RETURN	17.9%	17.5%
Units		
Median price change pa	16.3%	14.9%
Rental return pa	4.2%	4.6%
GROSS PROPERTY RETURN	20.5%	19.5%

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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