

Fortitude Valley

Suburb Profile



Demographic snapshot

	Fortitude Valley*	Brisbane LGA*
Population 2007	5,536	1,007,901
Population 2006	5,291	992,176
Population growth rate 2006 to 2007	4.6%	1.6%
Proportion of people aged 65 years and over	5%	12%
Proportion of people aged 15 years and younger	3%	18%
Average age	29	34
Average weekly household income	1154.3	1156.9
Average monthly home loan repayment	697	556
Average number of people per household	1.8	2.5

Source: ABS

* Within Fortitude Valley demographics are based on the Fortitude Valley (Brisbane City) SSC.

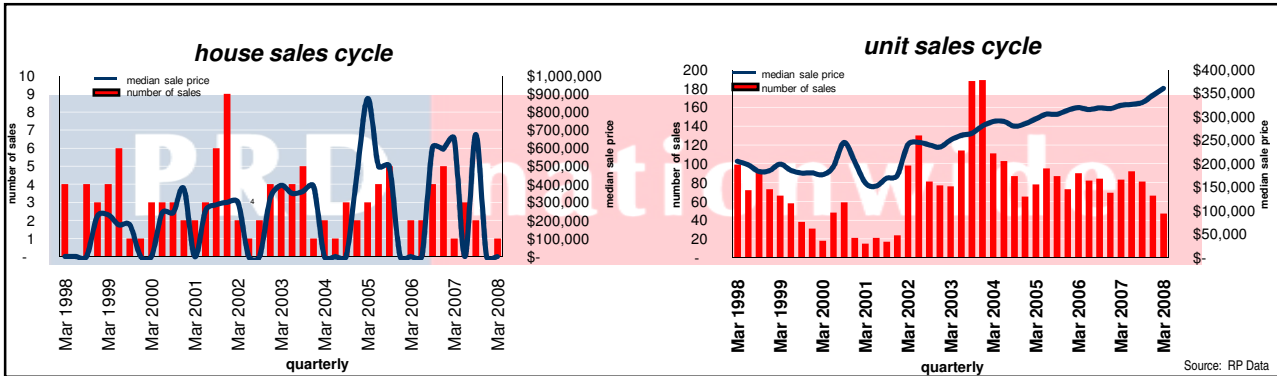
* Within Brisbane LGA demographics are based on the Brisbane LGA.

Sales Statistics	Fortitude Valley			Brisbane LGA	
	2003 (* half yr)	2008 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2008 (* half yr)
Houses					
Median price	\$394,500	\$0	-100.0%	12.9%	\$495,000
Number of sales	8	1			8,340
Units					
Median price	\$250,000	\$360,000	7.6%	12.1%	\$375,875
Number of sales	153	113			3,072
Land					
Median price	\$0	\$0	na	14.8%	\$263,000
Number of sales	6	0			693

* Medians & number of sales based on six month period ending March 2008

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

Total property returns

	Fortitude Valley	Brisbane LGA
Houses		
Median price change pa	-100.0%	12.9%
Rental return pa	na	3.9%
GROSS PROPERTY RETURN	-100.0%	16.8%
Units		
Median price change pa	7.6%	12.1%
Rental return pa	5.9%	4.6%
GROSS PROPERTY RETURN	13.4%	16.8%

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.

MEDIAN WEEKLY RENTS

	Fortitude Valley	Brisbane LGA
3 br House	na	\$370
2 br Unit	\$405	\$335

Sources: RP Data and ABS. For use with written permission only

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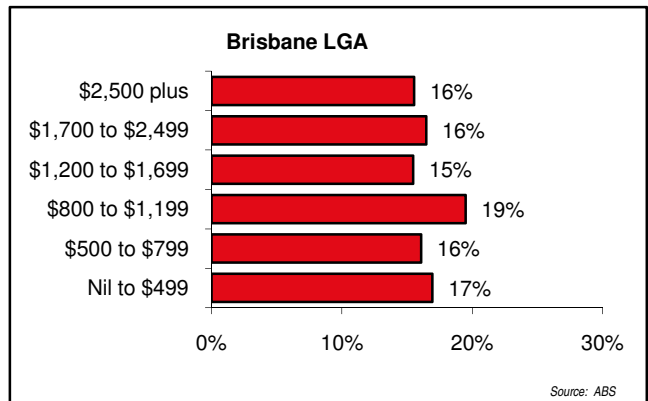
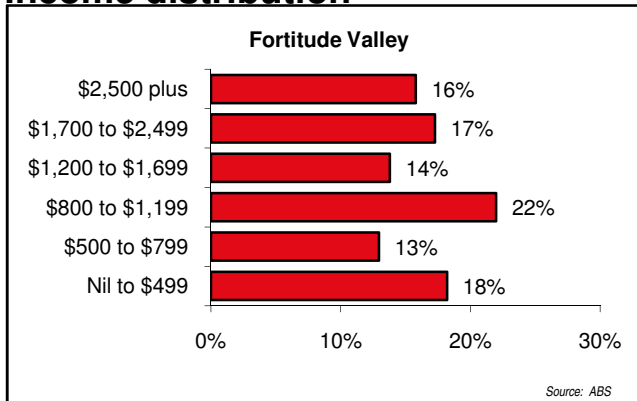
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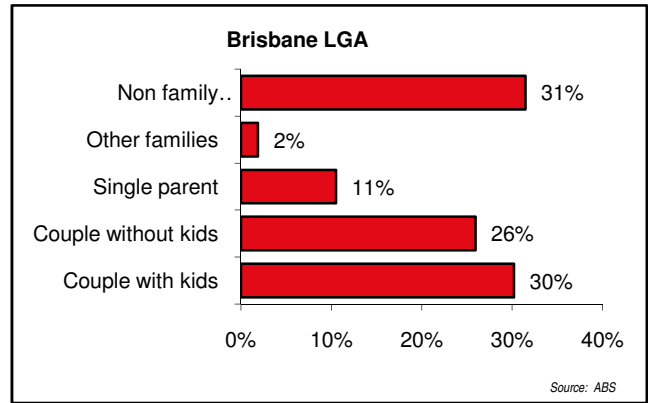
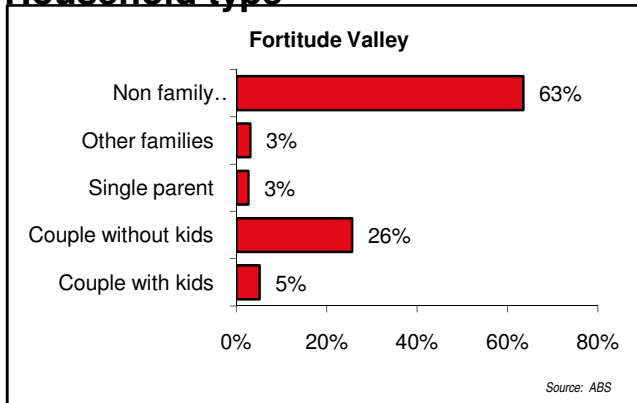
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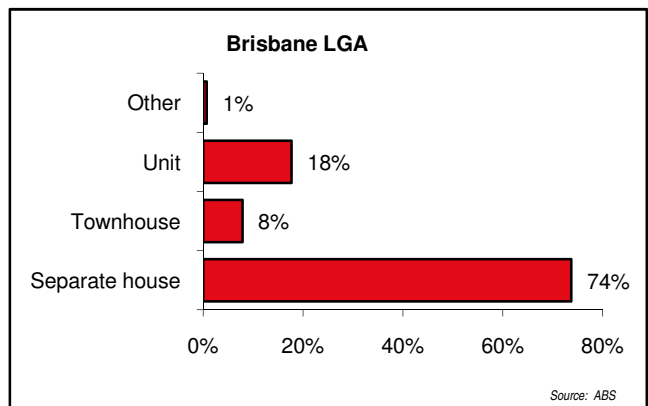
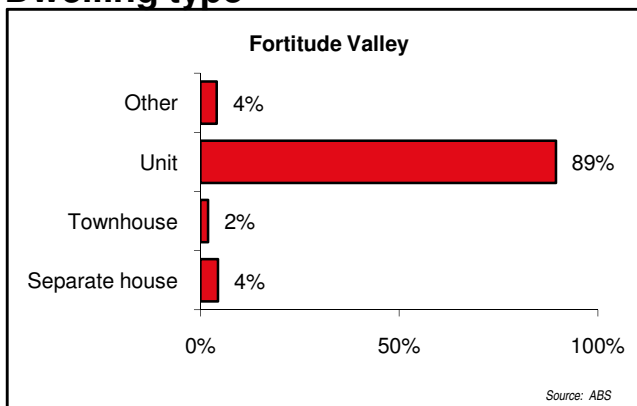
Income distribution



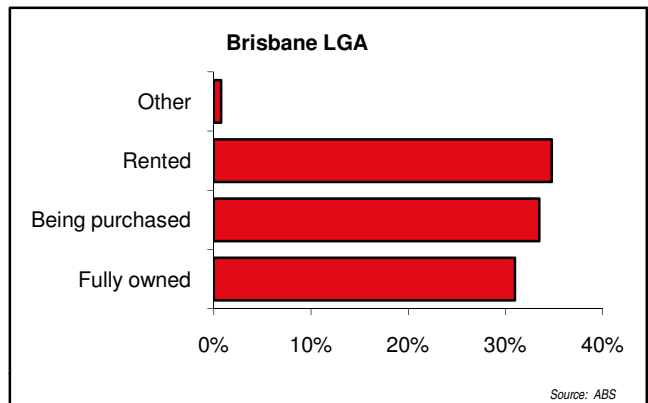
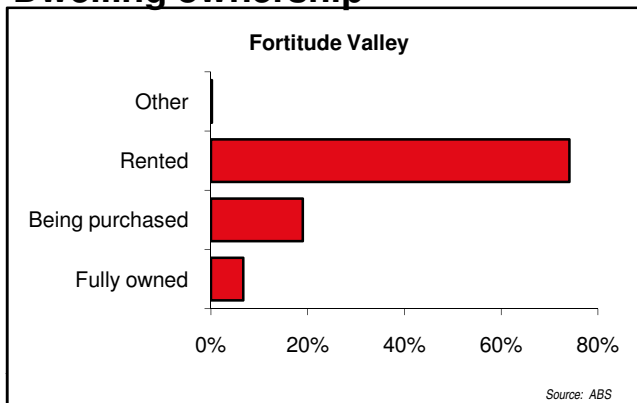
Household type



Dwelling type



Dwelling ownership



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