

## Ipswich Qld 4305

### Area Profile

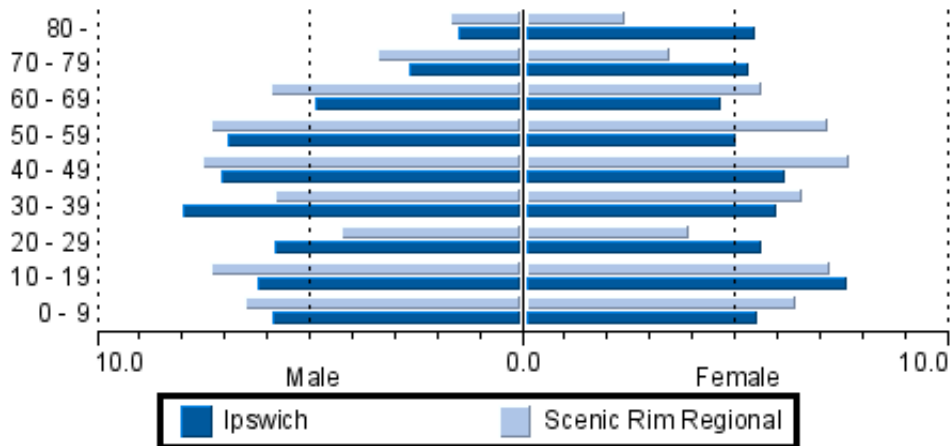
The size of Ipswich is approximately 4 km<sup>2</sup>. It has 9 parks covering nearly 34% of the total area. The population of Ipswich in 2001 was 2,805 people. By 2006 the population was 2,328 showing a population growth of 17% in the area during that time. The predominant age group in Ipswich is 30 - 39 years.

Households in Ipswich are primarily sole parent and are likely to be repaying between \$600.00 - \$800.00 per month on mortgage repayments. In general, people in Ipswich work in a non-specific occupation. In 2001, 49% of the homes in Ipswich were owner-occupied compared with 45% in 2006.

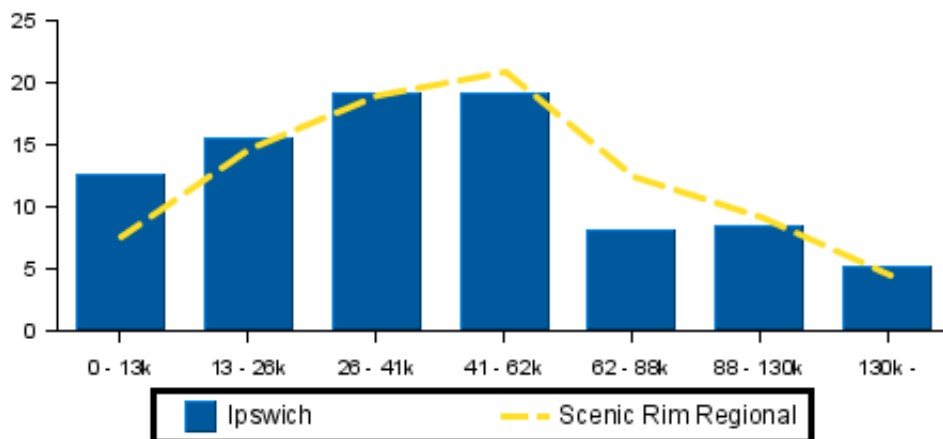
Currently the median sales price of houses in the area is \$298,500.

### Demographics

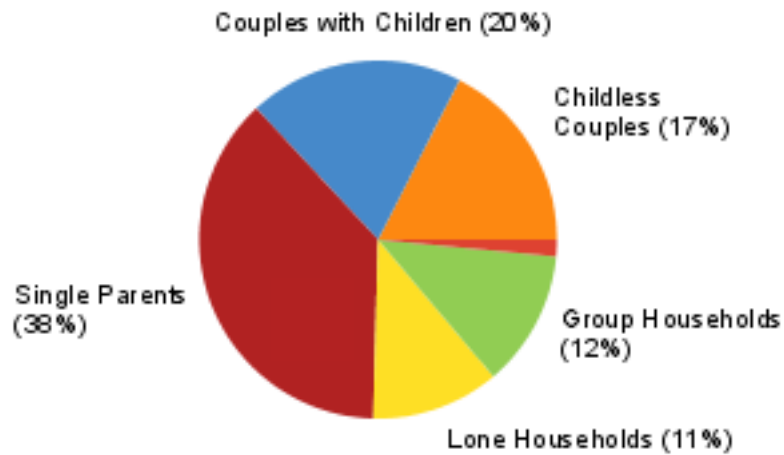
#### Age Sex Ratio - 2006



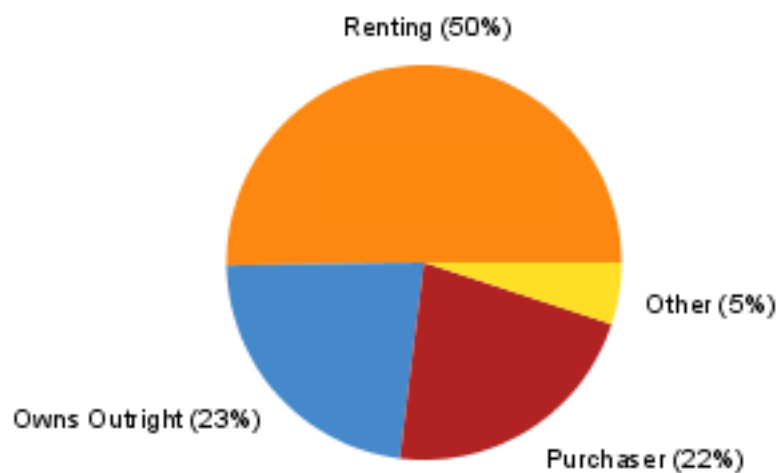
#### Household Income (%)



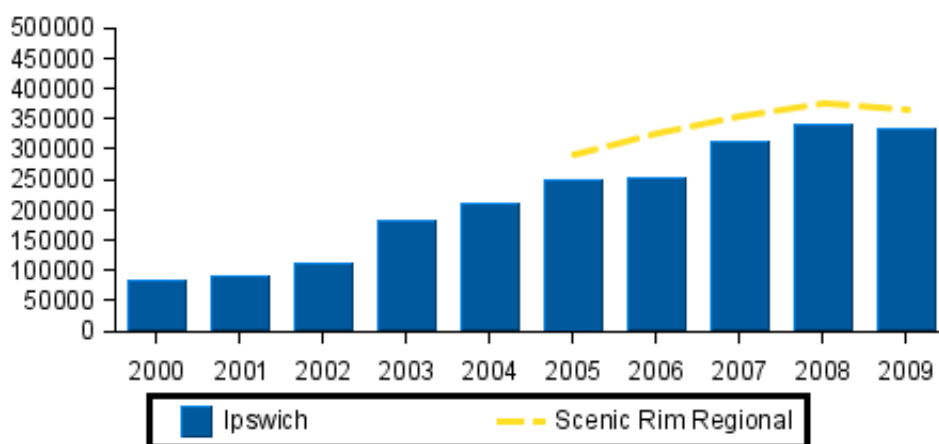
## Household Structure



## Household Occupancy - 2006



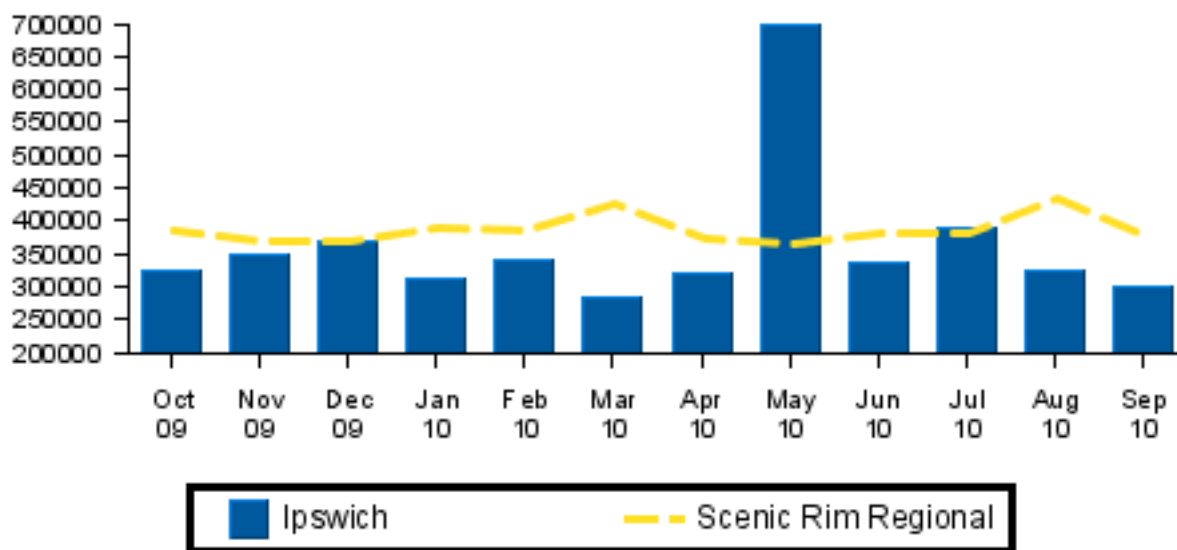
### Median Prices (past 10 years)



### Capital Growth in Median Prices

|        | Ipswich  | Scenic Rim Regional |
|--------|----------|---------------------|
| Period | % Change | % Change            |
| 2010   | -0.4%    | 6.8%                |
| 2009   | -1.9%    | -2.7%               |
| 2008   | 9.7%     | 6.1%                |
| 2007   | 22.5%    | 8.8%                |
| 2006   | 1.2%     | 12.1%               |

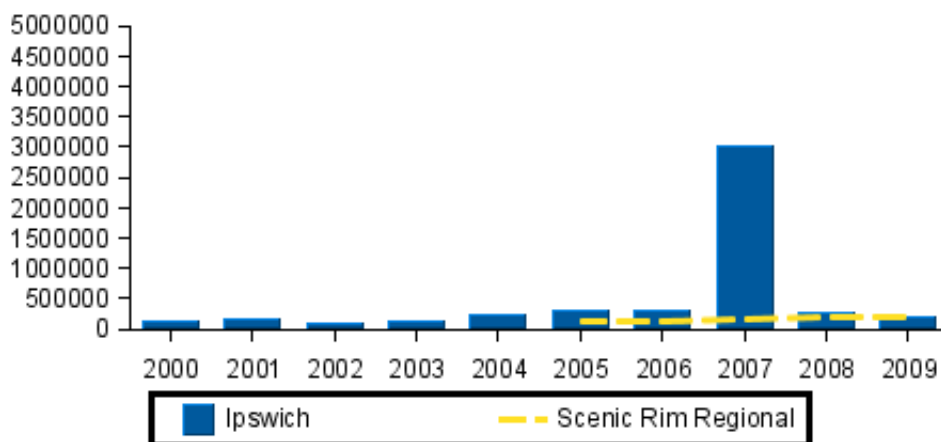
## Recent Median Sale Prices (Graphed)



### Recent Median Sale Prices

| Period         | Median Price | Median Price |
|----------------|--------------|--------------|
| September 2010 | \$ 298,500   | \$ 375,000   |
| August 2010    | \$ 323,750   | \$ 432,000   |
| July 2010      | \$ 387,500   | \$ 380,000   |
| June 2010      | \$ 337,500   | \$ 381,000   |
| May 2010       | \$ 700,000   | \$ 365,000   |
| April 2010     | \$ 320,000   | \$ 371,500   |
| March 2010     | \$ 285,000   | \$ 424,750   |
| February 2010  | \$ 341,000   | \$ 385,000   |
| January 2010   | \$ 313,750   | \$ 389,000   |
| December 2009  | \$ 370,000   | \$ 370,000   |
| November 2009  | \$ 348,000   | \$ 370,000   |
| October 2009   | \$ 324,500   | \$ 385,000   |

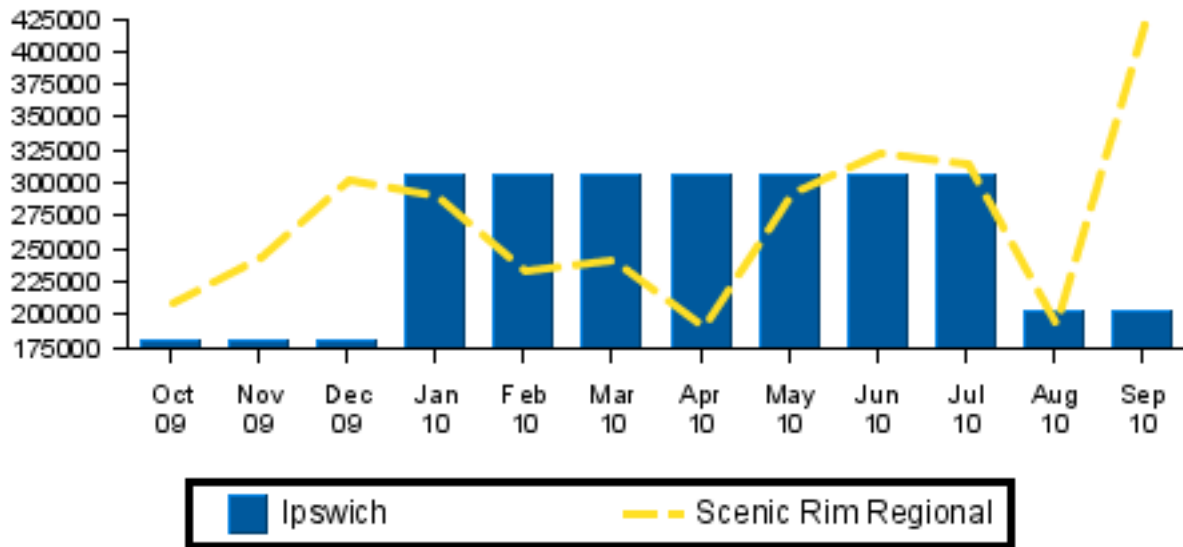
### Median Prices (past 10 years)



### Capital Growth in Median Prices

|        | Ipswich  | Scenic Rim Regional |
|--------|----------|---------------------|
| Period | % Change | % Change            |
| 2010   | 21.8%    | 38.2%               |
| 2009   | -24.7%   | 6.6%                |
| 2008   | -91.4%   | 12.6%               |
| 2007   | -        | 16.1%               |
| 2006   | -        | 21.2%               |

## Recent Median Sale Prices (Graphed)



### Recent Median Sale Prices

| Period         | Median Price | Median Price |
|----------------|--------------|--------------|
| September 2010 | \$ 202,500   | \$ 420,000   |
| August 2010    | \$ 202,500   | \$ 192,500   |
| July 2010      | \$ 305,500   | \$ 315,000   |
| June 2010      | \$ 305,500   | \$ 322,500   |
| May 2010       | \$ 305,500   | \$ 292,500   |
| April 2010     | \$ 305,500   | \$ 190,000   |
| March 2010     | \$ 305,500   | \$ 241,000   |
| February 2010  | \$ 305,500   | \$ 232,500   |
| January 2010   | \$ 305,500   | \$ 289,500   |
| December 2009  | \$ 180,000   | \$ 303,000   |
| November 2009  | \$ 180,000   | \$ 244,000   |
| October 2009   | \$ 180,000   | \$ 208,000   |

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