

## Morningside Qld 4170

### Area Profile

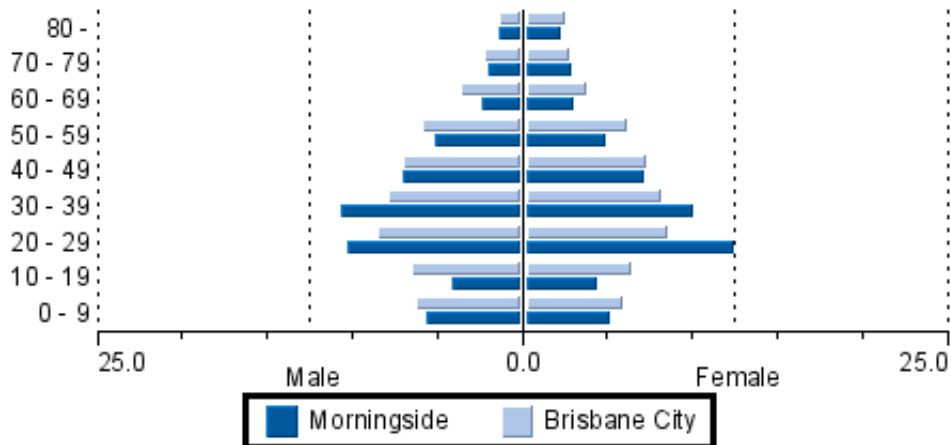
The size of Morningside is approximately 5 km<sup>2</sup>. It has 4 parks covering nearly 7% of the total area. There is 4 schools and 4 childcare centres located in Morningside. The population of Morningside in 2001 was 7,657 people. By 2006 the population was 8,036 showing a population decline of 5% in the area during that time. The predominant age group in Morningside is 20 - 29 years.

Households in Morningside are primarily sole parent and are likely to be repaying between \$800.00 - \$1000.00 per month on mortgage repayments. In general, people in Morningside work in a non-specific occupation. In 2001, 50% of the homes in Morningside were owner-occupied compared with 50% in 2006.

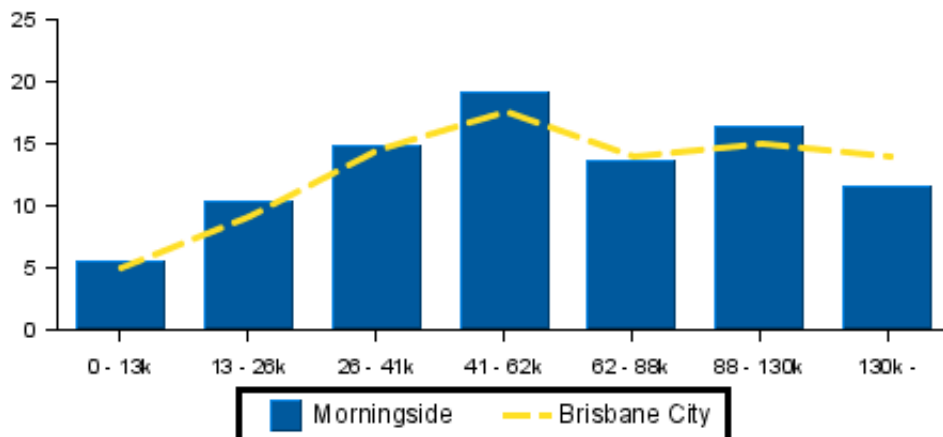
Currently the median sales price of houses in the area is \$590,000.

### Demographics

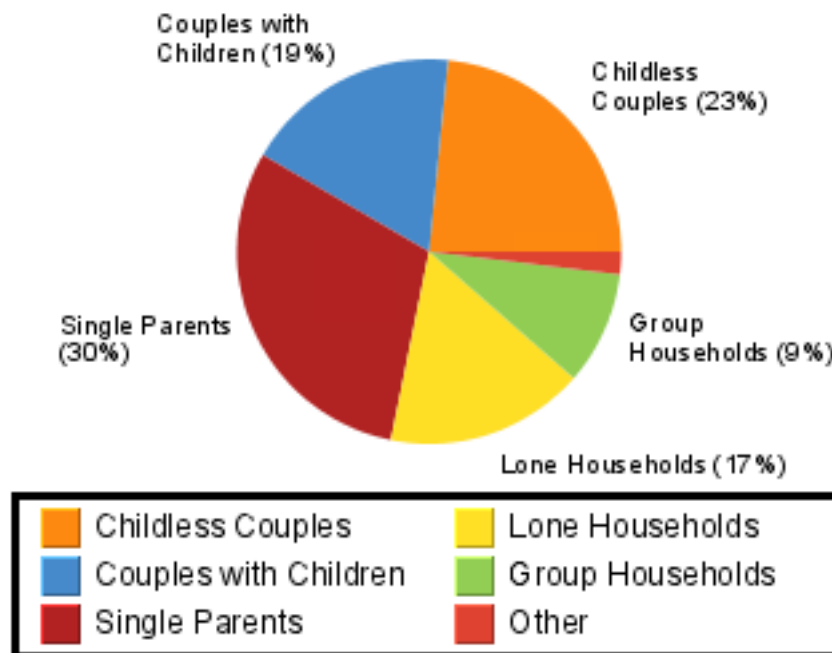
#### Age Sex Ratio - 2006



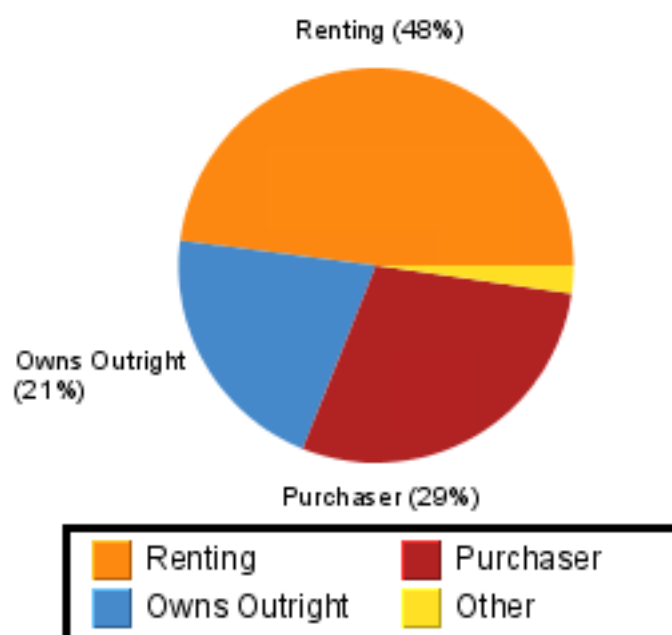
#### Household Income (%)



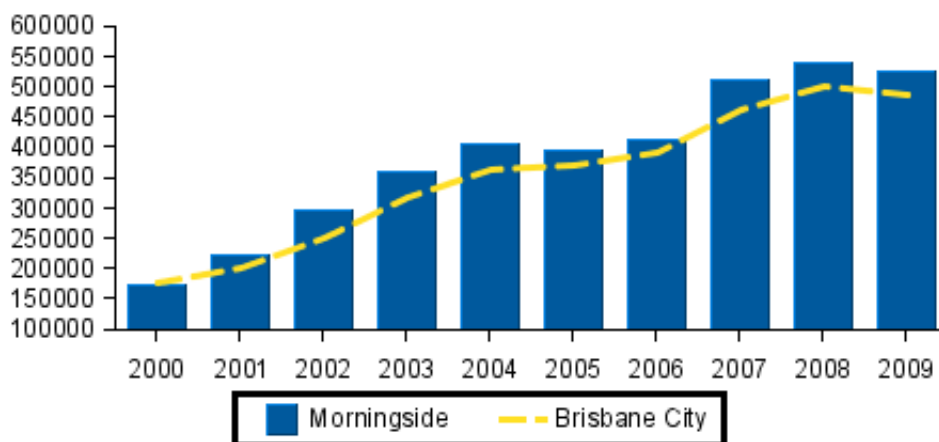
## Household Structure



## Household Occupancy - 2006



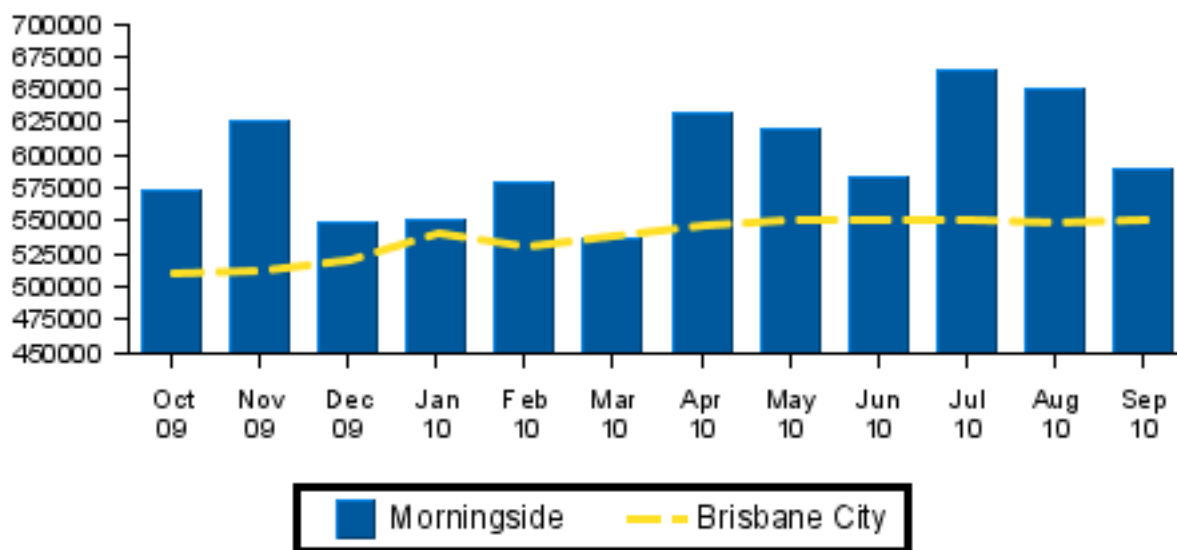
### Median Prices (past 10 years)



### Capital Growth in Median Prices

	Morningside	Brisbane City
Period	% Change	% Change
2010	16.2%	12.4%
2009	-2.8%	-3.0%
2008	5.9%	8.7%
2007	23.5%	18.3%
2006	5.2%	5.7%

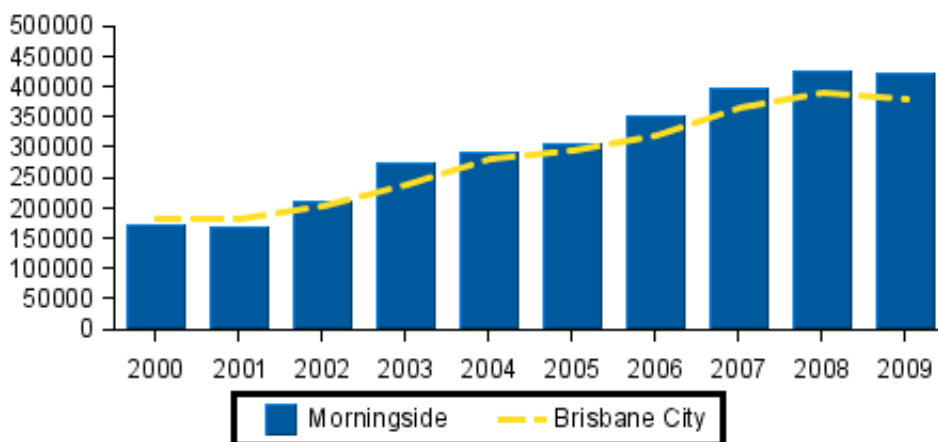
## Recent Median Sale Prices (Graphed)



### Recent Median Sale Prices

Period	Median Price	Median Price
September 2010	\$ 590,000	\$ 550,000
August 2010	\$ 650,000	\$ 549,000
July 2010	\$ 664,000	\$ 550,000
June 2010	\$ 582,500	\$ 551,250
May 2010	\$ 619,000	\$ 550,500
April 2010	\$ 632,000	\$ 547,500
March 2010	\$ 535,500	\$ 539,000
February 2010	\$ 580,000	\$ 530,000
January 2010	\$ 550,000	\$ 541,000
December 2009	\$ 548,000	\$ 520,000
November 2009	\$ 625,000	\$ 511,000
October 2009	\$ 573,000	\$ 510,000

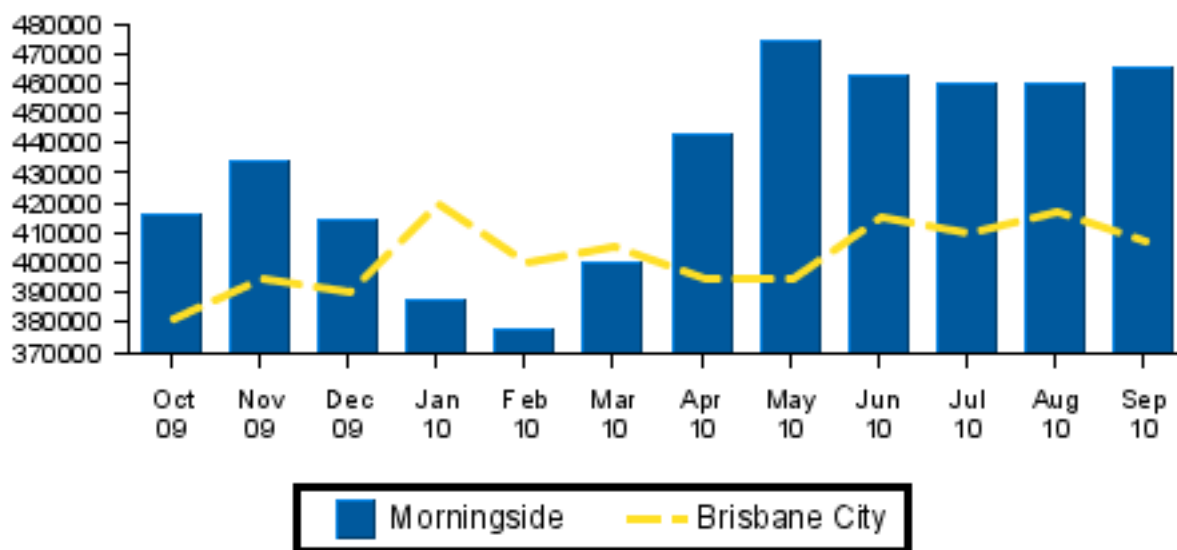
### Median Prices (past 10 years)



### Capital Growth in Median Prices

	Morningside	Brisbane City
Period	% Change	% Change
2010	6.5%	6.9%
2009	-0.6%	-2.1%
2008	6.9%	6.3%
2007	13.7%	14.1%
2006	14.6%	9.2%

## Recent Median Sale Prices (Graphed)



### Recent Median Sale Prices

Period	Median Price	Median Price
September 2010	\$ 465,000	\$ 407,000
August 2010	\$ 460,000	\$ 416,750
July 2010	\$ 459,500	\$ 410,000
June 2010	\$ 462,500	\$ 415,000
May 2010	\$ 474,000	\$ 395,000
April 2010	\$ 442,500	\$ 395,000
March 2010	\$ 400,000	\$ 405,000
February 2010	\$ 377,450	\$ 400,000
January 2010	\$ 387,000	\$ 420,000
December 2009	\$ 414,000	\$ 390,000
November 2009	\$ 434,000	\$ 395,000
October 2009	\$ 416,000	\$ 381,000

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