

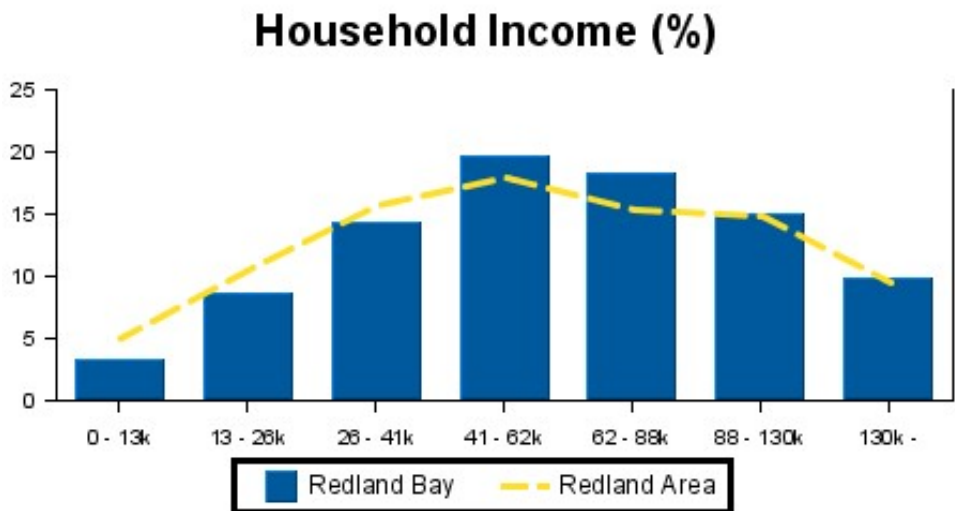
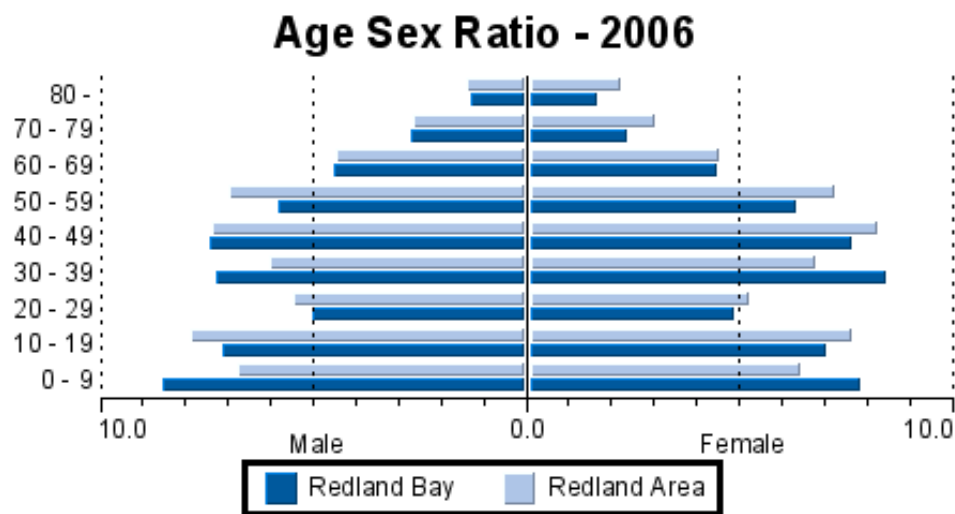
Area Profile

The size of Redland Bay is approximately 74 km². It has 15 parks covering nearly 2% of the total area. The population of Redland Bay in 2001 was 7,929 people. By 2006 the population was 10,888 showing a population growth of 37% in the area during that time. The predominant age group in Redland Bay is 0 – 9 years.

Households in Redland Bay are primarily couples with children and are likely to be repaying between \$800.00 – \$1000.00 per month on mortgage repayments. In general, people in Redland Bay work in a non-specific occupation. In 2001, 75% of the homes in Redland Bay were owner-occupied compared with 72% in 2006.

Currently the median sale price of houses in the area is \$500,000.

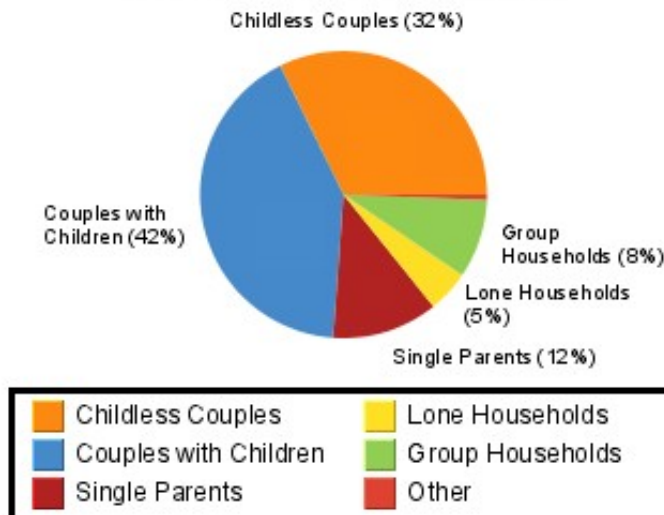
Demographics



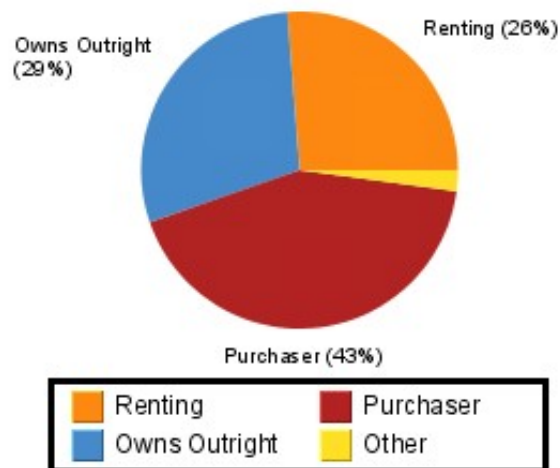
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Household Structure



Household Occupancy - 2006



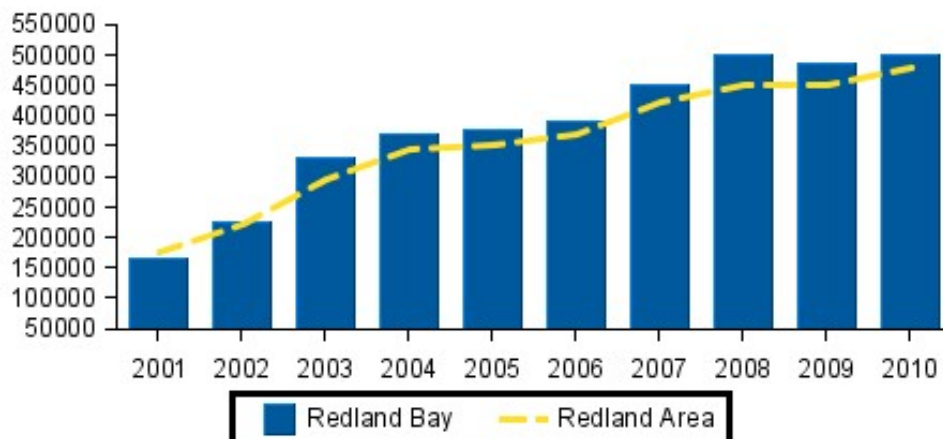
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Median Prices (Past 10 Years)



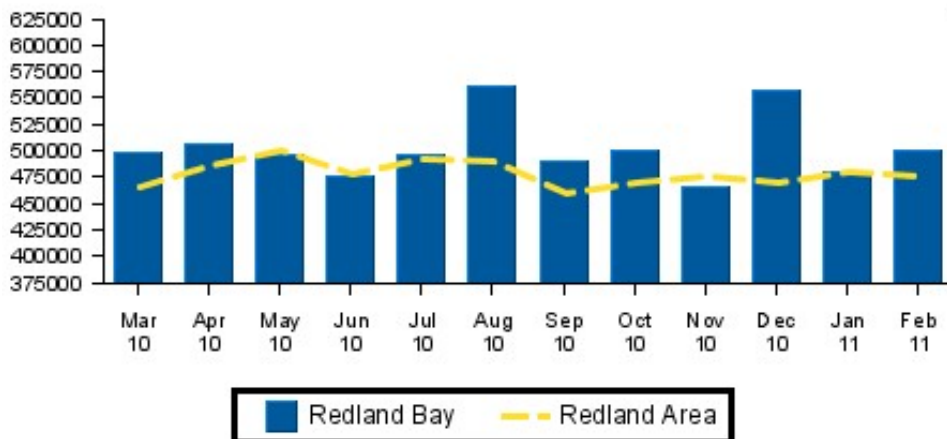
Capital Growth in Median Prices

	Redland Bay	Redland Area
period	% Change	% Change
2011	-3.3%	-3.2%
2010	2.9%	6.4%
2009	-2.6%	0.0%
2008	10.9%	7.1%
2007	15.8%	13.5%

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Recent Median Sale Prices (graphed)

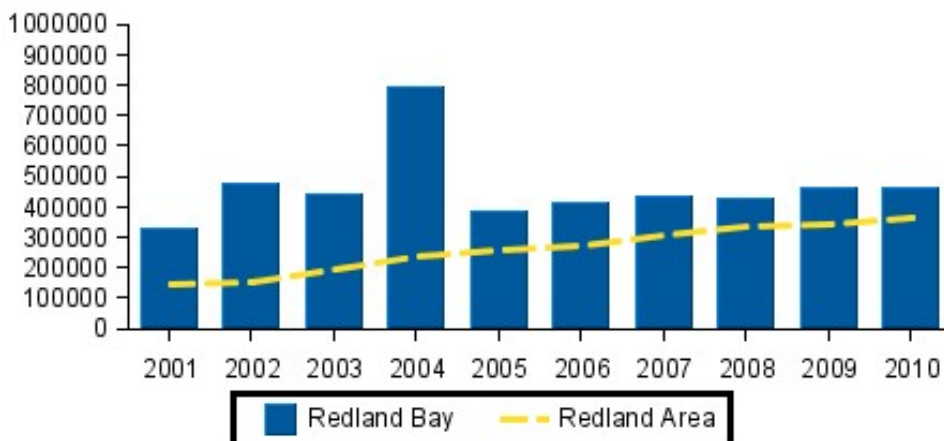


recent median sale prices

period	Redland Bay median price	Redland Area median price
January 2011	\$ 480,500	\$ 480,000
December 2010	\$ 556,000	\$ 468,750
November 2010	\$ 465,000	\$ 476,000
October 2010	\$ 499,000	\$ 470,000
September 2010	\$ 490,000	\$ 460,000
August 2010	\$ 560,000	\$ 489,500
July 2010	\$ 496,500	\$ 490,950
June 2010	\$ 475,000	\$ 478,000
May 2010	\$ 495,000	\$ 500,000
April 2010	\$ 506,000	\$ 485,000
March 2010	\$ 498,750	\$ 465,000
February 2010	\$ 516,500	\$ 488,000

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Median Prices (Past 10 Years)



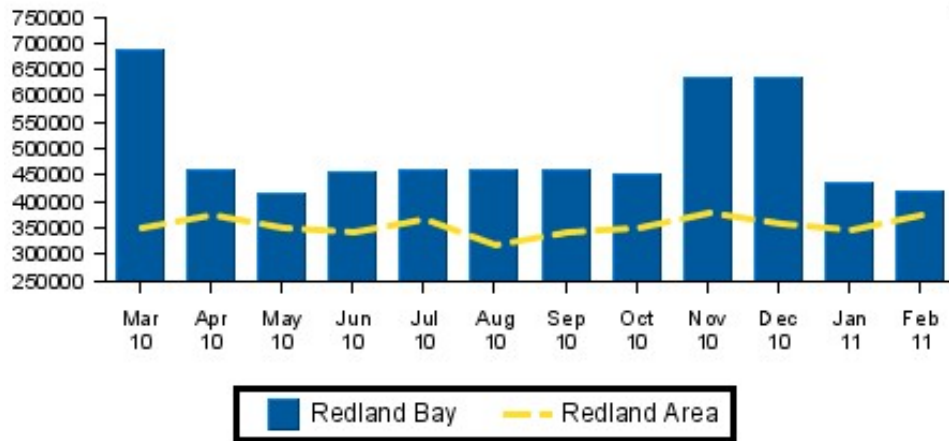
Capital Growth in Median Prices

	Redland Bay	Redland Area
period	% Change	% Change
2011	-13.0%	1.4%
2010	-0.4%	4.3%
2009	9.1%	3.0%
2008	-1.5%	10.0%
2007	4.9%	11.9%

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Recent Median Sale Prices (graphed)

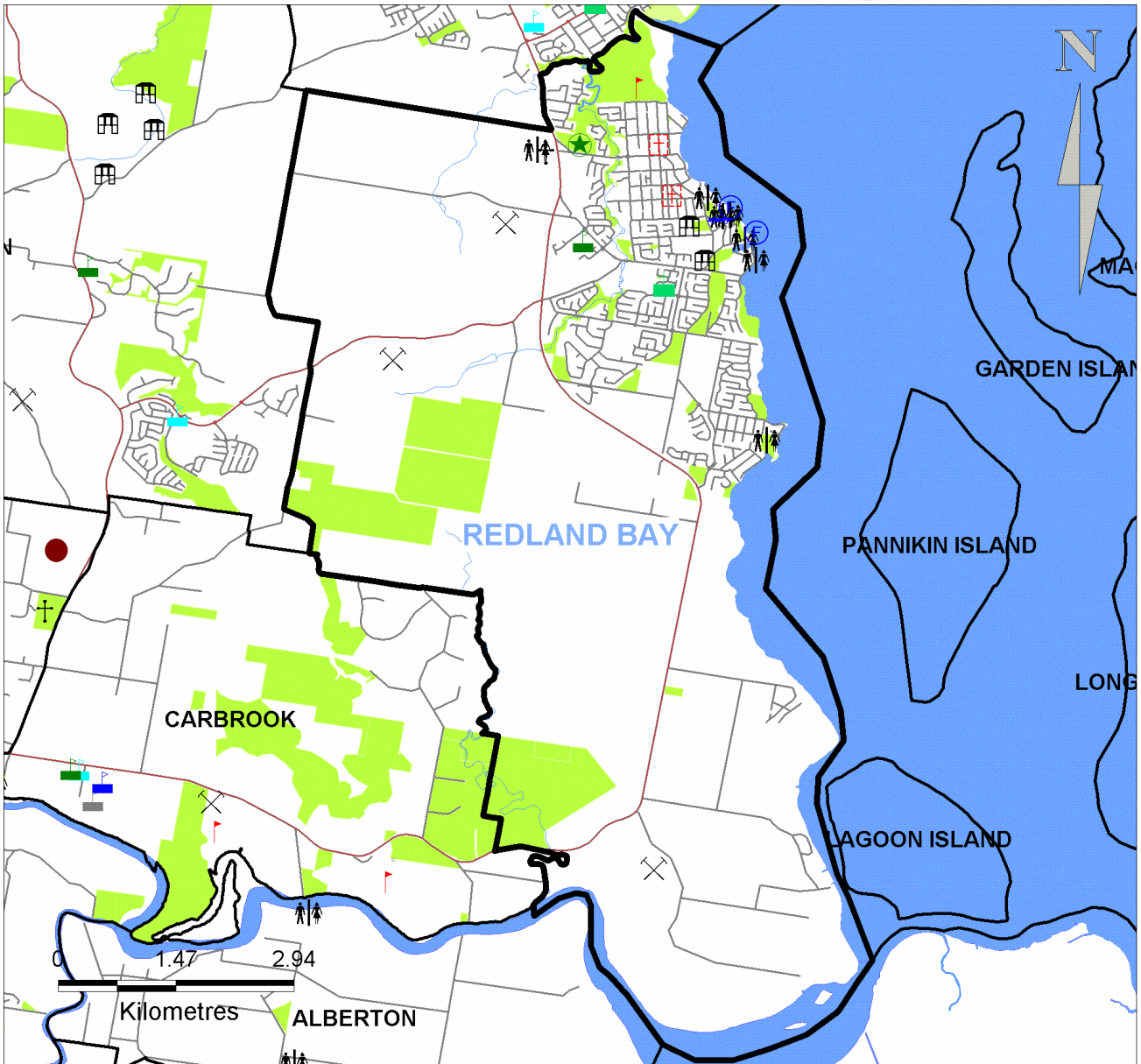


recent median sale prices

period	Redland Bay median price	Redland Area median price
January 2011	\$ 435,000	\$ 347,500
December 2010	\$ 632,500	\$ 358,500
November 2010	\$ 632,500	\$ 379,000
October 2010	\$ 450,000	\$ 350,000
September 2010	\$ 460,000	\$ 341,750
August 2010	\$ 460,000	\$ 318,000
July 2010	\$ 460,000	\$ 365,000
June 2010	\$ 455,000	\$ 342,000
May 2010	\$ 415,000	\$ 351,250
April 2010	\$ 460,000	\$ 375,000
March 2010	\$ 685,932	\$ 351,500
February 2010	\$ 457,200	\$ 369,000

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Shopping Centres: - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
Shopping Centres: - Sub-regional	Sport Facility	Swimming Centre	University	Post Office
Shopping Centres: - Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan Park / Camping	Soccer Field	Pre-school	Health Service	Nursing/Retire. Home
Power Station	Hockey	Primary School	Hospital	Police Station
Tourism	Basketball / Netball	Combined School	Zoo / Nature Reserve	Government Admin.
Museum	Golf Course	High School	Beach	Foreign Gov. Represent.
SES Unit	Bus Depot / Train Station	Technical/Business / Trade College	Racecourse	Defence
Airport	Helipad	Waste Disposal	Cemetery / Crematorium	Ferry Terminal

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