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4/13 Indy Court  
Nerang  
QLD 4211

## Suburb Statistics Report

Logan Reserve 4133 QLD

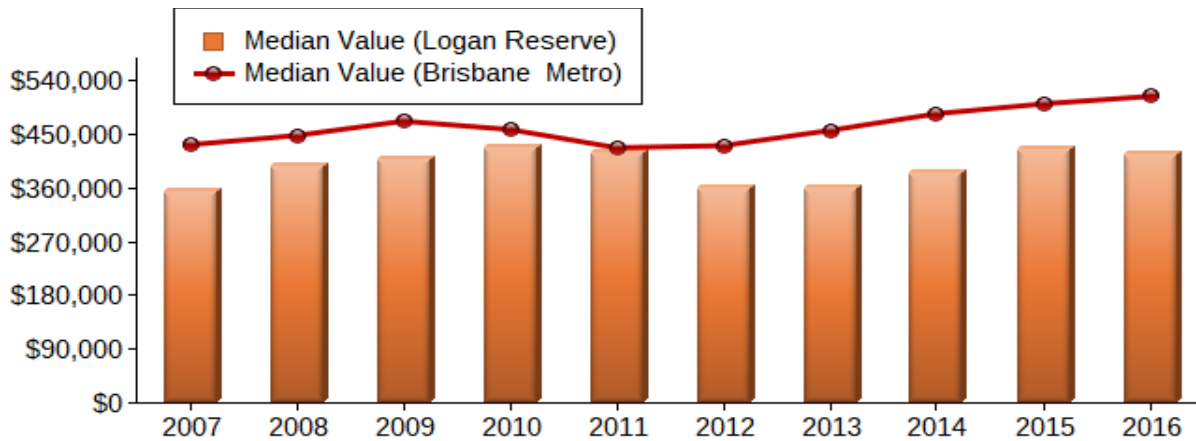
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## Historical House Statistics for Logan Reserve 4133

House				
Year	Logan Reserve		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2016 - Dec 2016	\$415,000	-2.0%	\$513,500	2.6%
Jan 2015 - Dec 2015	\$423,500	10.3%	\$501,000	3.4%
Jan 2014 - Dec 2014	\$384,000	6.9%	\$484,500	6.1%
Jan 2013 - Dec 2013	\$359,500	0.0%	\$456,500	5.9%
Jan 2012 - Dec 2012	\$359,000	-14.3%	\$431,000	0.9%
Jan 2011 - Dec 2011	\$419,000	-1.9%	\$427,500	-6.7%
Jan 2010 - Dec 2010	\$427,000	5.1%	\$458,000	-2.9%
Jan 2009 - Dec 2009	\$406,500	2.7%	\$472,000	5.3%
Jan 2008 - Dec 2008	\$396,000	11.8%	\$448,000	3.6%
Jan 2007 - Dec 2007	\$354,000	8.8%	\$432,500	19.0%



### Capital Growth

Average Growth Over the Last 3 Years	4.9% p.a.
Average Growth Over the Last 10 Years	2.5% p.a.

### Rental Yield

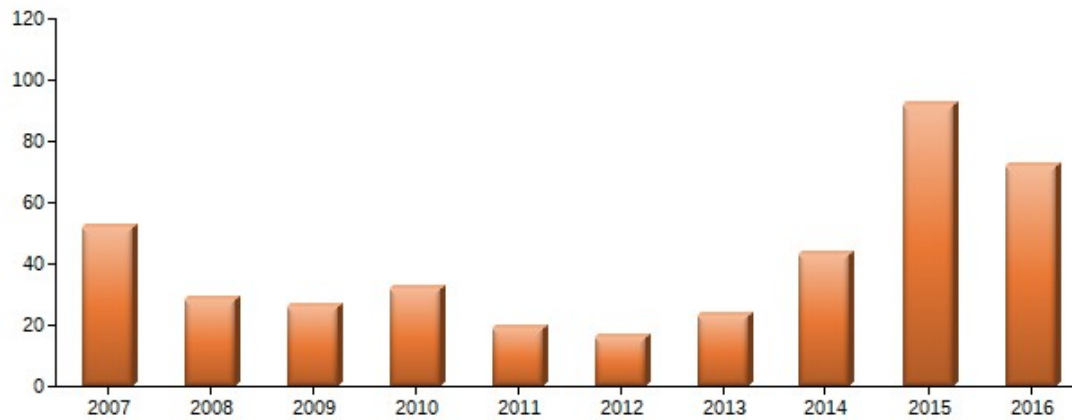
Last Quarter	Last Year	10 Years Average
5.3% p.a.	5.3% p.a.	5.1% p.a.

### Total Returns

Average Return Over the Last 10 Years	7.8% p.a.
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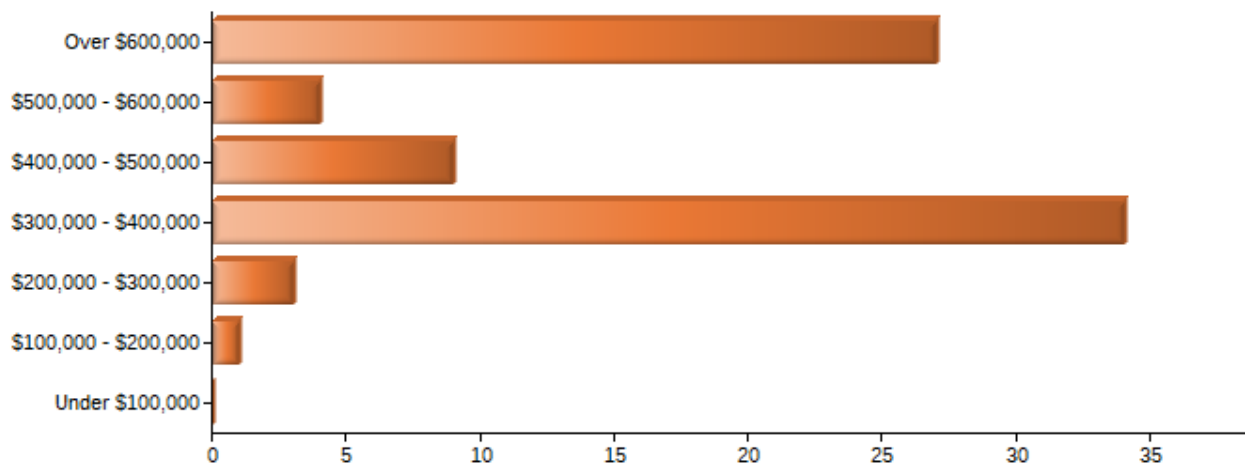
## House Sales for Logan Reserve 4133

**Number of House Sales Per Annum (Calendar Year)**



\* Note – the total number of sales for the current year will be incomplete.

**Number of House Sales by Price (Past 12 Months)**



## Predicted House Statistics for Logan Reserve 4133

**Predicted  
Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	6% p.a.	6% p.a.
Next 8 years*	4% p.a.	4% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Logan Reserve will be in the order of \$612,000.

## Historical Unit Statistics for Logan Reserve 4133

Not enough data to show unit statistics for the last 10 years

*Not enough statistical data to generate this graph.*

### Capital Growth

Average Growth Over the Last 3 Years	2.0% p.a.
Average Growth Over the Last 10 Years	3.2% p.a.

### Rental Yield

Last Quarter	Last Year	10 Years Average
7.2% p.a.	7.2% p.a.	6.4% p.a.

### Total Returns

Average Return Over the Last 10 Years	10.0% p.a.
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## Unit Sales for Logan Reserve 4133

### Number of Unit Sales Per Annum (Calendar Year)

No unit sales have been recorded in the last 10 years

Note – the total number of sales for the current year will be incomplete.

### Number of Unit Sales by Price (Past 12 Months)

No unit sales have been recorded in the last 12 months

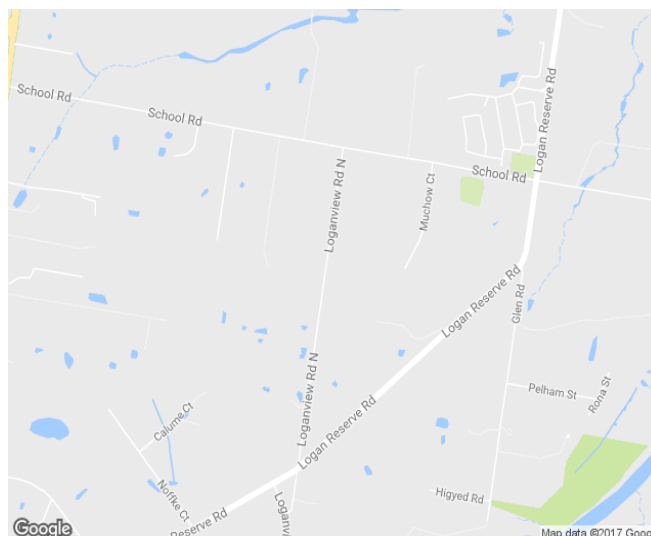
## Predicted Unit Statistics for Logan Reserve 4133

Predicted Capital Growth	Period	Suburb Growth	Brisbane Metro Growth
	Next 5 years*	0% p.a.	1% p.a.
	Next 8 years*	1% p.a.	2% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Logan Reserve will be in the order of \$239,000.

## Snapshot for Logan Reserve 4133

<b>Median Value of Houses:</b>	\$414,500
<b>Median Value of Units:</b>	\$214,500
<b>Number of Dwellings:</b>	1109
<b>Number of Houses:</b>	1085
<b>Number of Units:</b>	24
<b>Number of Residents (ABS Data):</b>	2154



## Market Activity for Logan Reserve 4133

<b>Number of Properties Listed for Sale:</b>	34
<b>Estimated Days on the Market:</b>	24
<b>Estimated Number of Sales in the Last 3 Months:</b>	11
<b>Estimated Number of Sales in the Same Period Last Year:</b>	32
<b>Current Percentage of Properties on the Market (Logan Reserve):</b>	3.07%
<b>Current Percentage of Properties on the Market (Brisbane Metro):</b>	1.89%

## Street Information for Logan Reserve 4133

**Number of Streets in the Suburb:** 62

### Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Chambers Flat Rd	\$1,055,057
School Rd	\$681,811
Loganview Road North	\$665,681
Rona St	\$610,493
Henderson Rd	\$607,156

**Street with Highest Value Property:**  
Chambers Flat Rd

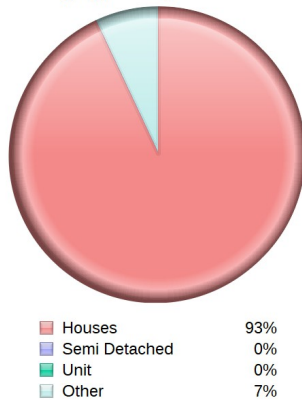
### Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Moonstone Lane	\$285,897
Moonstone Lane	\$289,682
Lake Amaroo Ct	\$338,342
Lake Bogong Ct	\$339,025
Lake Wivenhoe Ct	\$344,489

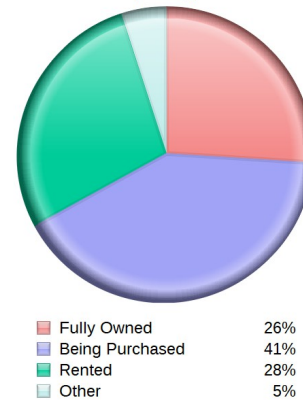
**Street with Lowest Value Property:**  
Cobblestone Ave

## Demographics for Logan Reserve 4133

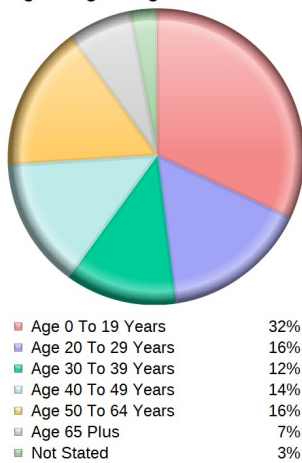
Dwelling Type - Logan Reserve 4133



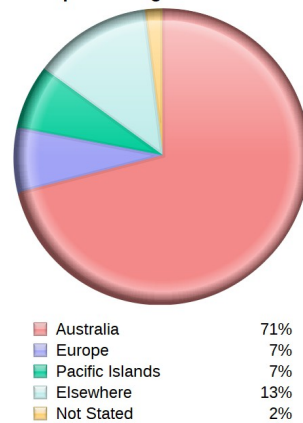
Home Ownership - Logan Reserve 4133



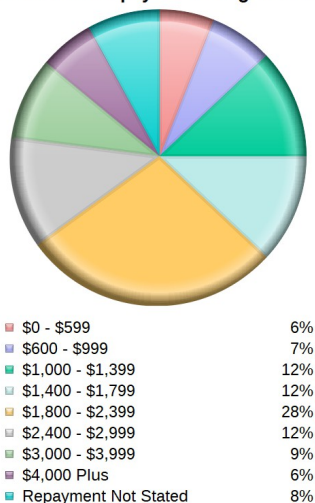
Age Range - Logan Reserve 4133



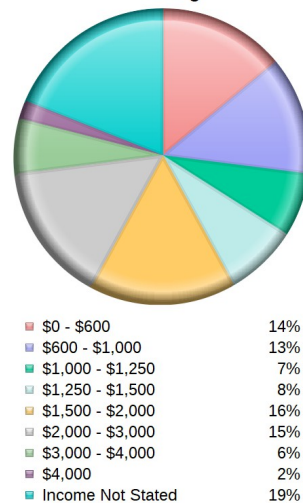
Birthplace - Logan Reserve 4133



Monthly Homeloan Repayment - Logan Reserve 4133



Household Income - Logan Reserve 4133



Created by Residex using data provided by the ABS



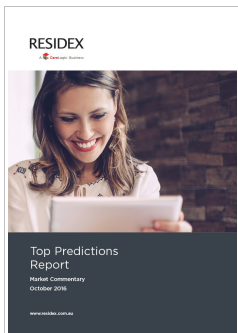

## Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.



## Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description
	<p>The quarterly <b>State Market Report</b> is available for each state and territory. It includes key data such as median values, number of sales, capital growth and rental returns at a suburb level for the selected state/territory, along with easy to read tables and graphs. Complete with expert advice and commentary, this Report is designed to make you an expert in property.</p>
	<p>The quarterly, Australia-wide <b>Best Rent Report</b> is ideal for an investor looking for a mixture of capital growth and rental return. The predicted total return of suburbs in this Report typically exceeds 8% p.a.</p> <p>Each suburb is statistically pre-selected prior to extensive research by the Residex team. Not only does this Report give you vital statistics, it also tells you why each suburb makes a good investment area.</p> <p>This is the most intensively-prepared Residex Report, and also features an overview of each state and territory property market.</p>
	<p>The quarterly Predictions Reports detail the suburbs that Residex predict to be amongst the highest capital growth performers over the next 5 and 8 years.</p> <p><b>Top Predictions Reports</b> select the most likely suburbs for growth and are available for a range of regions.</p> <p><b>Budget Suburbs Prediction Reports</b> select the most likely suburbs for growth where median property values are under \$500,000.</p> <p>Predictions Reports are a vital pre-selection tool for anyone advising or investing in the Australian property market.</p>
	<p>As a market first, Residex has developed a Report specifically designed to help you build wealth through property renovation.</p> <p>The <b>Renovators Top 100 Report</b> identifies the best suburbs in a selected area with renovation potential. The Report also tells you the number of streets in each suburb with renovation potential and provides information on future growth and rental returns, ensuring you find the best locations in Australia.</p>

For more information visit [www.residex.com.au](http://www.residex.com.au)

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