

# EXPLANATORY NOTES

## SALES DATA

# All figures are preliminary based upon sales records available as at 19 Aug 09 and are subject to further revision

\* The calculations of percentage change in median prices compare preliminary estimates in the current period with preliminary estimates in the previous period where sufficient sales are recorded

^ Denotes acreage sales - on land size greater than 2,400m<sup>2</sup>. All other house and land sale statistics are based on land size under 2,400m<sup>2</sup>. Unit and townhouse data includes sales of all building units and group titled properties.

N/A No preliminary estimate available due to insufficient sales numbers

N.B. Where there is no median listed, the suburb had insufficient sales to calculate a reliable statistic

Brisbane (SD)– Brisbane Statistical Division which includes the shires of Brisbane City, Ipswich City, Logan City, Moreton Bay Regional and Redland City.

(LGA) Local Government Area – as per the amalgamated council areas gazetted 15 March 2009

~ Medians affected by varying quality of stock sold

\* Medians affected by varying quantities of new properties sold

f Medians affected by varying numbers of waterfront properties sold

+ Due to the nature of properties in this suburb, some group titled property sales have been included

- Due to the nature of properties in this suburb, some group titled property sales have been omitted

m Historical medians affected by 'off-market' sales by mining companies

M Sales volumes and medians affected by mining company sales

g Sales volumes and median affected by QLD government acquisitions in the area

<sup>1</sup> Paradise Point - excludes Sovereign and Ephraim Islands sales

**SOURCE:** REIQ. Data made available by Department of Natural Resources and Water, (QVAS), via RP Data and PDS Live. This information has been carefully compiled and is not intended to be treated as a warranty or promise as to the correctness of the information. Interested parties should undertake independent enquiries and investigations to satisfy

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## RENTAL DATA

All rental data is collated by postcode. Where no postcode is listed, insufficient new bonds were lodged in order to calculate a reliable statistic. For more information go to [www.rta.qld.gov.au](http://www.rta.qld.gov.au)

^ The relatively small number of bond lodgements for properties in these areas make median rent values less reliable

~ Based upon former council boundaries

n.a. Not Available (the number of new bonds lodged was too small to provide a reliable estimate)

N/A Historical data for the new Local Government City and Regional Council areas is not available

\*\* Historical data based upon former LGA boundaries. Comparisons between the number of bonds lodged should be used with caution

## GROSS RENTAL YIELDS

<sup>1</sup> Based upon rents for 3-bedroom houses ; source: Residential Tenancies Authority, Bond Lodgements

<sup>2</sup> Based upon rents for 2-bedroom flats ; source: Residential Tenancies Authority, Bond Lodgements