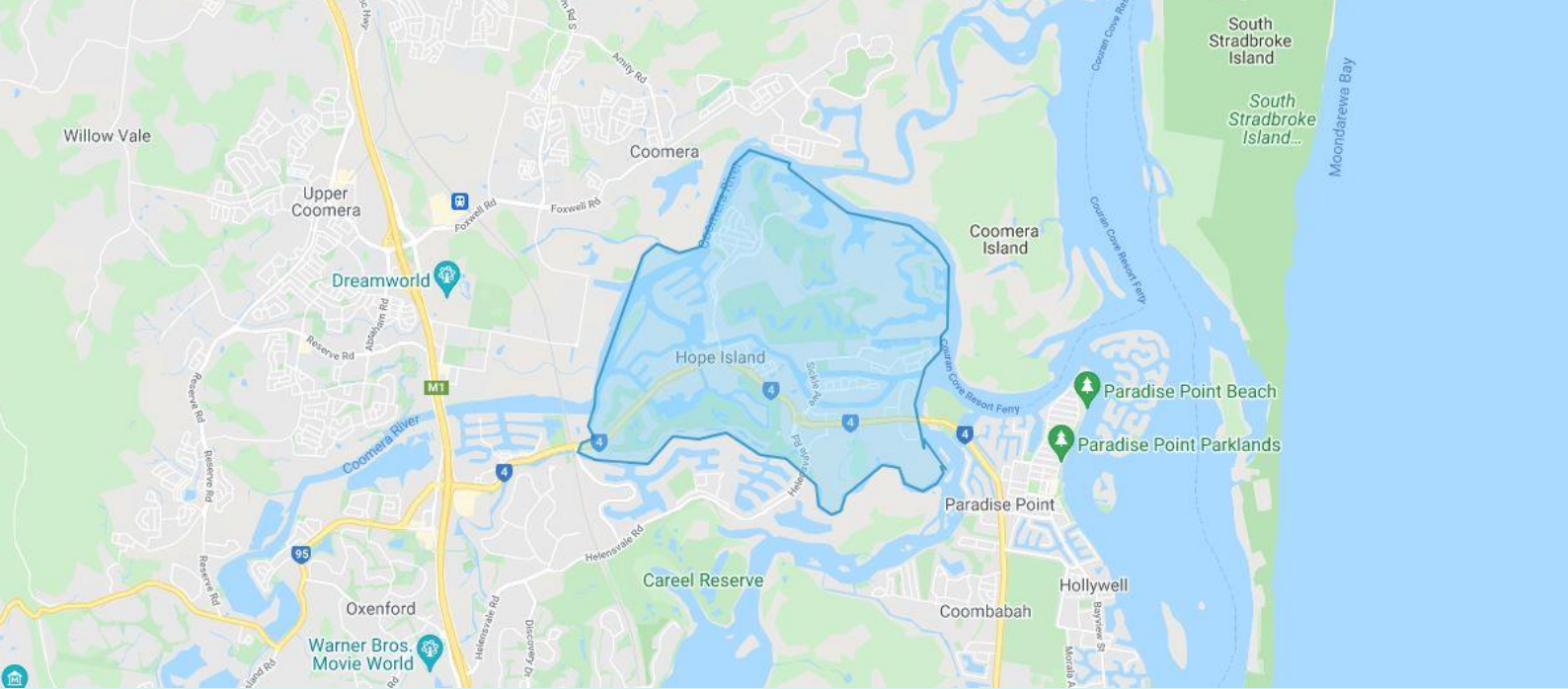




Moving to the Gold Coast

SUBURB REPORT

SAMPLE SUBURB



Suburb overview: Sample Suburb

The sample suburb is located in the northern Gold Coast, on what's considered the Gold Coast's 'North Shore'. The sample suburb was planned for a population of 10,000 people, with amenities and facilities servicing Suburb-x, Suburb-y and Suburb-z including parks, shops, a golf course, medical and sporting facilities. The first homes in the area were completed in 1976.

The sample suburb now is one of the larger GC suburbs with 18,689 residents, covering just over 20 km². It features 99 parks, reserves and playgrounds covering nearly 16% of the total area.

In the north of the suburb, large family homes are surrounded by trees and set into the hills, while the valley is characterized by large free-standing homes and townhouses on quiet cul-de-sacs and some premium waterfront properties can be found along its waterways in the north.

The median house price increased 30% over the past 5 years, currently sitting at \$800,000 for a house and \$370,000 for a unit. Houses in Sample Suburb rent out on average for \$700 per week, with an annual rental yield of 4.6% and units rent for \$445 per week with a rental yield of 6.3%.

It is classed as a predominantly low-density area, with approx. 75% of people owning their own home, while 25% are renters. People tend to stay in the area for a long time, the average home ownership is 10 years showing stability and an overall satisfaction

with the area. There's a below average number of social housing in the suburb.

The suburb is ranked 13th on the Gold Coast in terms of socio-economic advantage** with an index of 1,035 and a 74 percentile which means a population that is generally higher skilled with higher income.

The crime rate however is relatively high, ranked 15th highest across all GC suburbs with a rate of 80.5 per '000 residents. The fact that there are three major shopping centers contributes to this, with a clear concentration of crimes reported in and around these precincts.

The suburb offers great connectivity via train and the M1 to Brisbane and other areas of the Gold Coast, and is also connected via the light rail to Broadbeach.

There's a state primary & high school, fire station, public library, a number of retirement villages and gated communities and general services & facilities like GPs, dentists and optometrists.

The suburb lacks in terms of cafes, restaurants and bars, and if you're looking for entertainment or nightlife, you'll be disappointed.

This suburb is great for families and retirees looking for a green and friendly living environment, great connectivity to Brisbane and with all amenities right on your doorstep.

Population Profile



Population
13,895
(+24% 2016)



Suburb Size
14.2 km²
(1,420 ha)



Pop. Density
978 per km²
(9.8 per ha)



Age
predominantly
50-69 years



Household
Primarily older
couples no kids (37.5%)
followed by families
(33.1%)



Occupation
Manager is the
primary occupation,
followed by
Professionals



Work Status
94.4% employed &
5.6% unemployed
(compared to 7% GC
total)



Income
median
\$1,759 weekly
per household



**Level of
Advantage²**
1080 SEIFA (IRSAD)
index score
92 percentile



Crime Rate³
36.6 per '000
(compared to 70.6
per '000 GC total)

Housing



Home Ownership
62% owner-occupier
27% renters
0.1% social housing
(compared to 2.1% GC
total)



Houses
2,935 homes
median value \$1,150,000
(5 years ago \$944,000)
rent \$775 p/w



Units
3,315 units
median value \$565,000
(5 years ago \$477,000)
rent \$550 p/w



Stability & Mobility¹
7 years average length of
home ownership
57.1% moved address is
the last 5 years
(compared to 48.6% GC
total)

Schools

Public Schools in Catchment

Suburb State School

Sample suburb: Govt, Co-ed, P – Y6, 727 students

Suburb State High School

Suburb: Govt, Co-ed, Y7 – Y12, 2370 students

Private Schools in area 0-5km

Primary School

Suburb: Catholic, Private, Co-ed, P – Y6, 657 students

Fees: approx. \$3,000 per year

College

Suburb: Private, Non-denominational, Co-ed, P – Y12, 1,517 students

Fees: approx. \$11,000 - \$13,500 per year

Catholic School

Suburb: Catholic, Private, Co-ed, P – Y6, 1,450 students

Fees: approx. \$3,300 per year

Private Schools within 5-10km

Catholic Primary School

Suburb: Catholic, Private, Co-ed, P – Y6, 410 students

Fees: approx. \$2,800 per year

Catholic Primary School

Suburb: Catholic, Private, Co-ed, P – Y6, 765 students

Fees: approx. \$3,500 per year

Lutheran College

Suburb: Lutheran, Private, Co-ed, P – Y12, 1,178 students

Fees: approx. \$9,000 - \$11,000 per year

Catholic College

Suburb: Catholic, Private, Co-ed, Y7 – Y12, 912 students

Fees: approx. \$5,000 per year

Private School

Suburb: Catholic, Private, Girls-only, P – Y12, 1,108 students

Fees: approx. \$13,000 - \$22,000 per year

College

Suburb: Private, Non-denominational, Co-ed, P – Y12, 1,181 students

Fees: approx. \$2,100 - \$2,800 per year

Catholic College

Suburb: Catholic, Private, Co-ed, P – Y12, 1,456 students

Fees: approx. \$3,600 - \$5,200 per year

Anglican College

Suburb: Anglican, Private, Co-ed, P – Y12, 1,436 students

Fees: approx. \$7,500 - \$11,000 per year

Catholic College

Suburb: Catholic, Private, Co-ed, P – Y12, 439 students

Fees: approx. \$3,000 - \$4,400 per year



best results in NAPLAN out of schools in this area
N.B. School tuition fees are offered as a guide only,
and are based on 2021 published fees, based on one child

Community & Social Groups (useful links)

-  Neighbourhood Group
-  Suburb Community Page
-  Local Special Interest Group
-  Community Group
-  Social Club & Meet-ups

Distances



Surf Beach

Closest Beach
18 km / 26 min



Hospital

Closest Hospital
15 km / 19 min



City

Surfers Paradise 24 km
Brisbane CBD 61 km



Airport

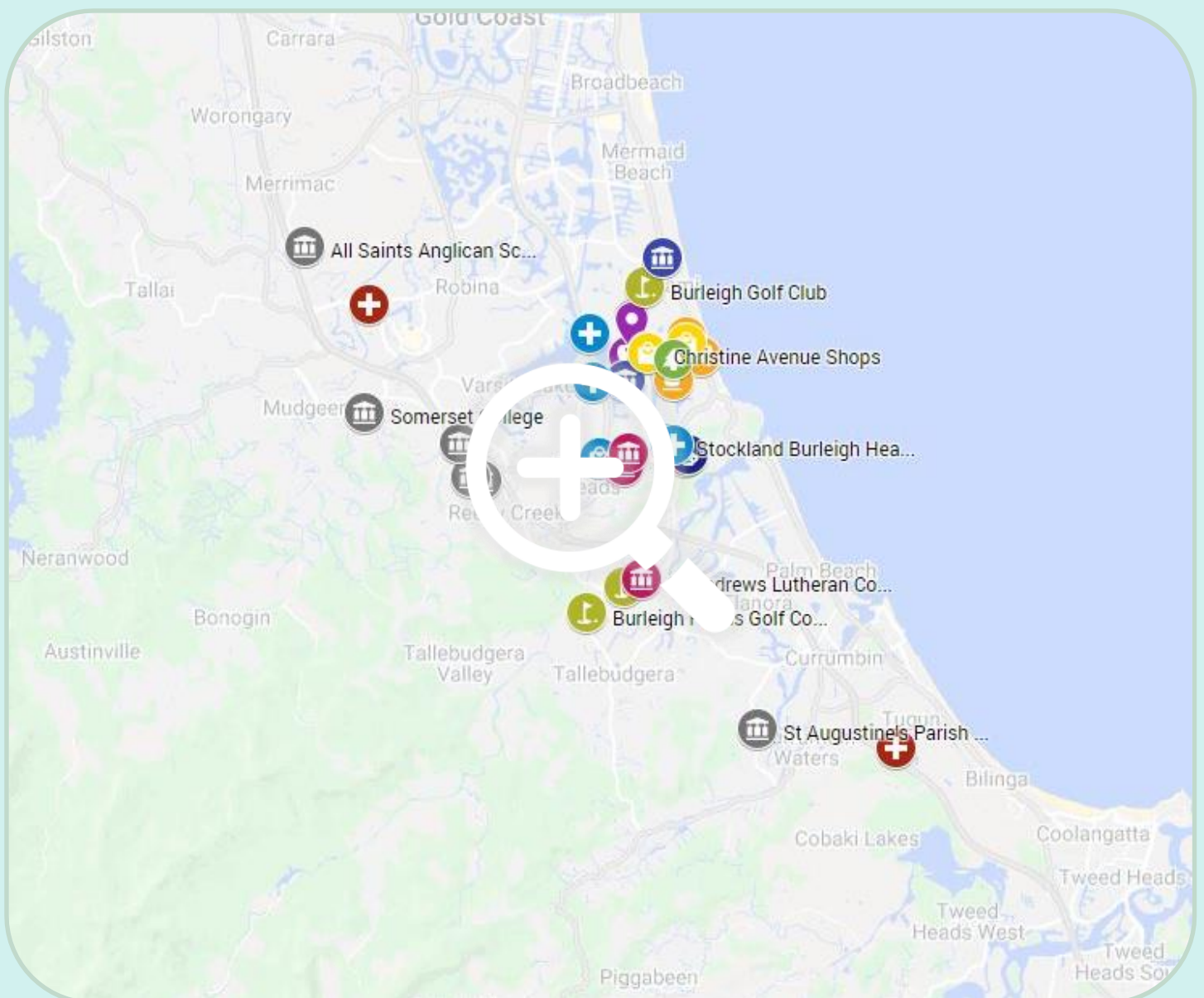
Gold Coast 50 km
Brisbane 70 km



Train

Closest Station
10 km / 14 min

Map (interactive map with key locations such as schools, shops & medical)





Glossary / Footnotes:

¹Mobility data indicates the level of residential mobility, (or stability) within an area. It is represented as a percentage of the population (persons aged 5+) of the suburb that have moved in the last five years (census 2016 vs 2011).

²SEIFA Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) summarizes information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures.

- A low score indicates relatively greater disadvantage and a lack of advantage in general. For example, an area could have a low score if there are:

- many households with low incomes, or many people in unskilled occupations, AND
- few households with high incomes, or few people in skilled occupations.

- A high score indicates a relative lack of disadvantage and greater advantage in general. For example, an area may have a high score if there are:

- many households with high incomes, or many people in skilled occupations, AND
- few households with low incomes, or few people in unskilled occupations.

The percentile indicates the approximate position of this small area in a ranked list of Australia's suburbs and localities. It's meant to give an indication of where the area sits within the whole nation. A higher number indicates a higher socio-economic status. For instance, a percentile of 72 indicates that approximately 72% of Australia's suburbs have a SEIFA index lower than this area (more disadvantaged), while 28% are higher.

³Crime rate: The suburb crime score takes into account the population of a suburb and the total number of offences reported in the previous 12-month period. This includes all types of petty and major crimes including Assault, Robbery, Drug Offences, Fraud, Traffic Offences, Theft, Unlawful Entry etc. The score is represented per 1,000 residents. (Number of offences / population x 1,000)

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur