

# Coutts Crossing

## Suburb Profile



Pathway 2015

### Demographic snapshot

	Coutts Crossing*	Clarence Valley LGA*
Population 2009	1,501	52,054
Population 2008	1,463	51,007
Population growth rate 2008 to 2009	2.6%	2.1%
Proportion of people aged 65 years and over	10%	19%
Proportion of people aged 15 years and younger	24%	20%
Average age	38	44
Average weekly household income	680.2	631
Average weekly individual income	316	333
Average number of people per household	2.8	2.4

Source: ABS

\* Within Coutts Crossing demographics are based on the Coutts Crossing SSC.

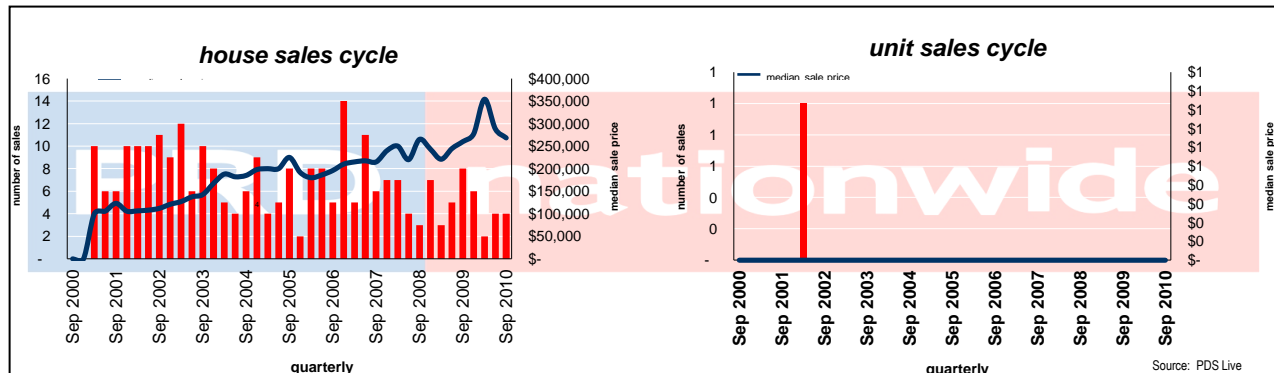
\* Within Clarence Valley LGA demographics are based on the Clarence Valley LGA.

Sales Statistics	Coutts Crossing			Clarence Valley LGA	
	2005 (* half yr)	2010 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2010 (* half yr)
<b>Houses</b>					
Median price	\$225,000	\$268,250	3.6%	3.0%	\$290,000
Number of sales	13	8			397
<b>Units</b>					
Median price	na	\$0	na	3.6%	\$274,350
Number of sales	0	0			61
<b>Land</b>					
Median price	na	\$0	na	2.9%	\$156,000
Number of sales	2	2			129

\* Medians & number of sales based on six month period ending September 2010

Where less than 5 sales have been recorded during a period the median has been carried over from the previous period.

Source: PDS Live



### Total property returns

	Coutts Crossing	Clarence Valley LGA
<b>Houses</b>		
Median price change pa	3.6%	3.0%
Rental return pa	na	5.0%
<b>GROSS PROPERTY RETURN</b>	<b>3.6%</b>	<b>8.0%</b>
<b>Units</b>		
Median price change pa	na	3.6%
Rental return pa	na	4.7%
<b>GROSS PROPERTY RETURN</b>	<b>0.0%</b>	<b>8.3%</b>

Gross property return is not only measured by income received by rent, but also the increase in the value of the property. This is referred to as the capital gain and is added to the rental return above to give a total property return. Above figures are to be used as a guide only.

### MEDIAN WEEKLY RENTS

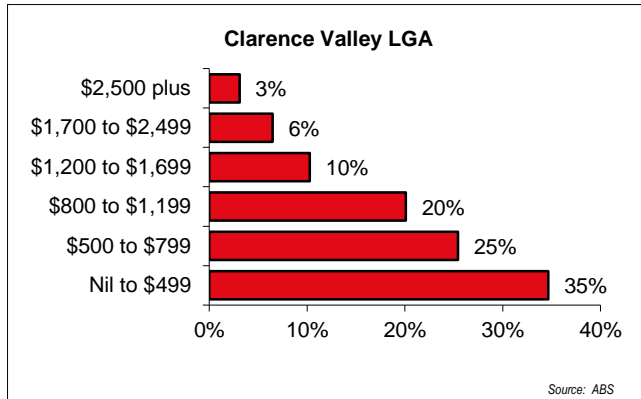
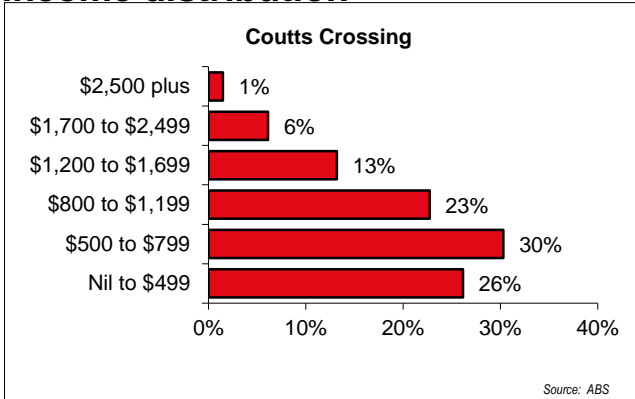
	Coutts Crossing	Clarence Valley LGA
<b>3 br House</b>	na	\$280
<b>2 br Unit</b>	na	\$250

Sources: PDS, RP Data and ABS. For use with written permission only. 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 themselves that any details herein are true and correct. All other responsibilities disclaimed. Copyright © 2011

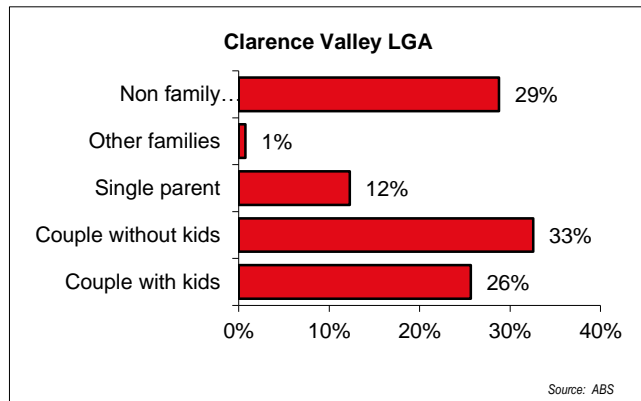
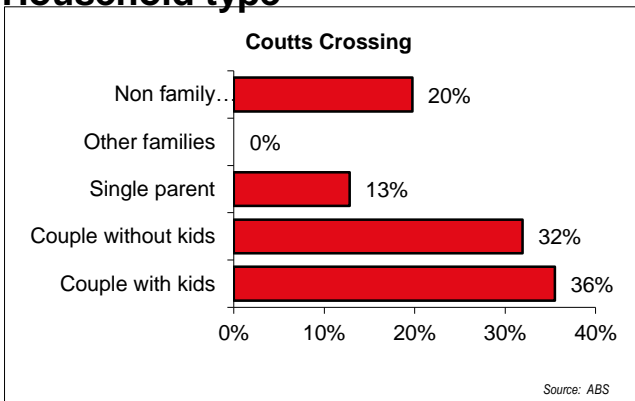
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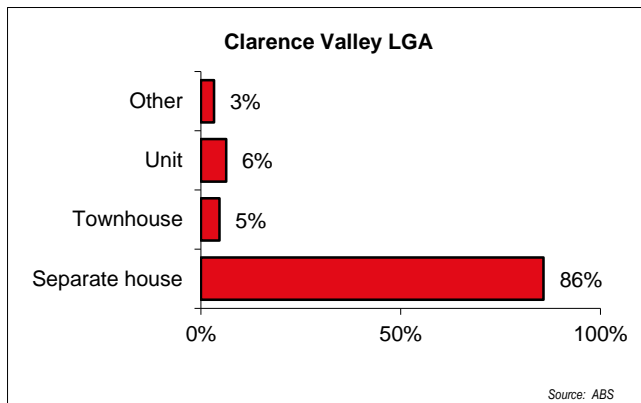
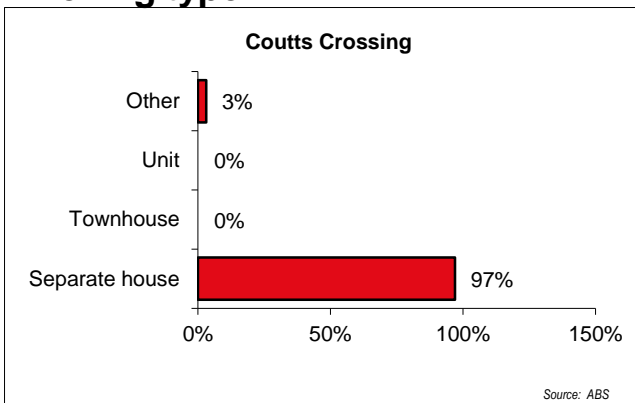
### Income distribution



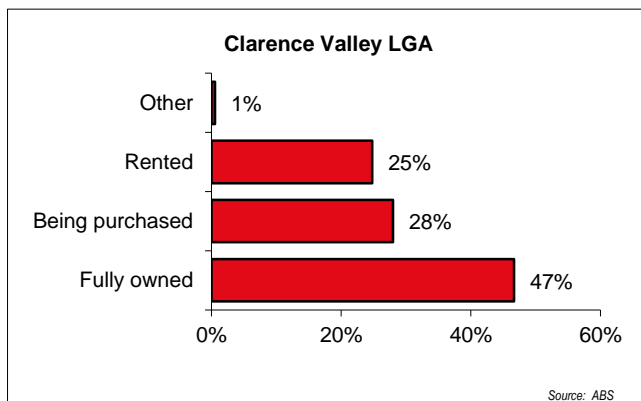
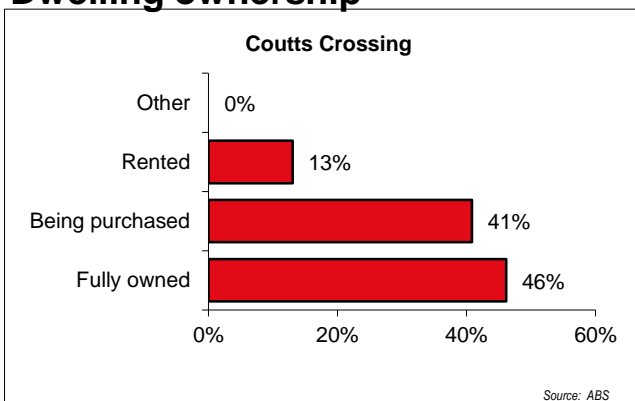
### Household type



### Dwelling type



### Dwelling ownership



\* Within Coutts Crossing demographics are based on the Coutts Crossing SSC.

\* Within Clarence Valley LGA demographics are based on the Clarence Valley LGA.