

# Suburb Statistics Report

Prepared on 29 Aug 2019

First National Coastal  
Mob: 0754440800  
Email: info@fncoastal.com.au



## Area Profile

The size of Kuluin is approximately 1.9 square kilometres.

It has 10 parks covering nearly 8.8% of total area.

The population of Kuluin in 2011 was 2,255 people.

By 2016 the population was 2,366 showing a population growth of 4.9% in the area during that time.

The predominant age group in Kuluin is 40-49 years.

Households in Kuluin are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Kuluin work in a trades occupation.

In 2011, 70.6% of the homes in Kuluin were owner-occupied compared with 72.4% in 2016.

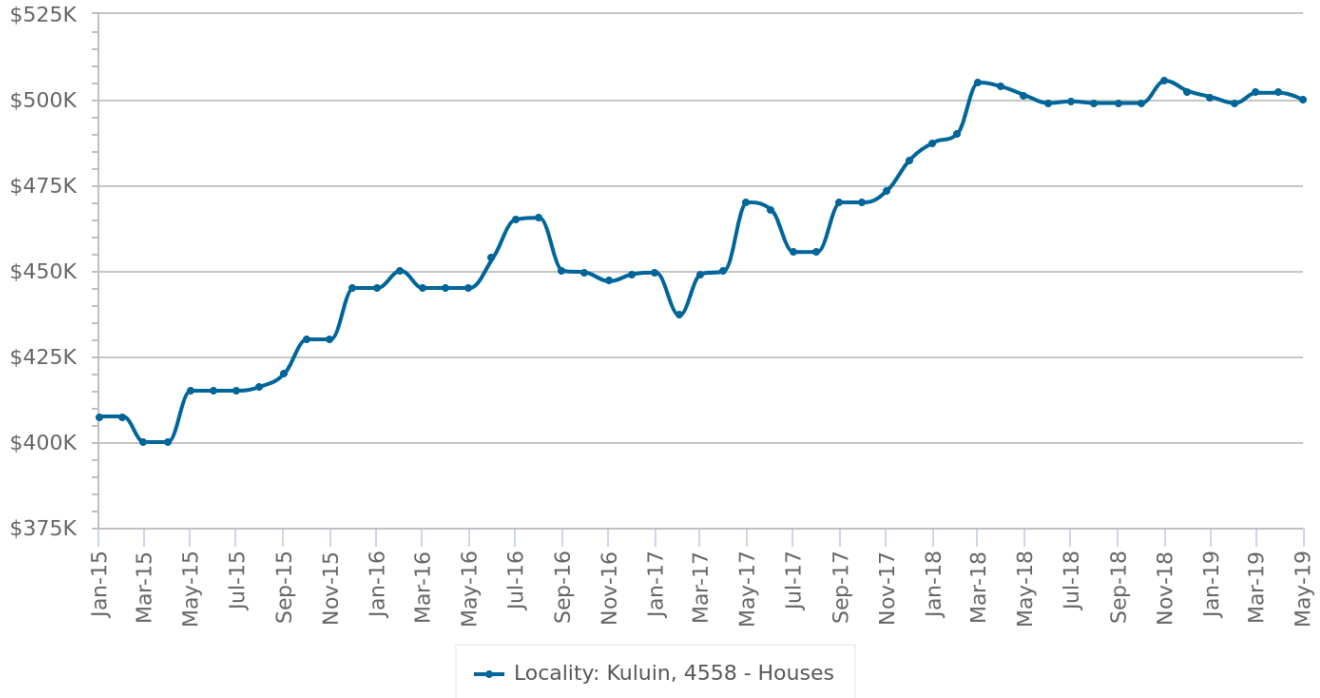
Currently the median sales price of houses in the area is \$500,000.

### Median Sales Price

	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$407,500	\$445,000	\$449,500	\$487,500	\$500,750
February	\$407,500	\$450,000	\$437,000	\$490,000	\$499,000
March	\$400,000	\$445,000	\$449,000	\$505,000	\$502,000
April	\$400,000	\$445,000	\$450,000	\$503,750	\$502,000
May	\$415,000	\$445,000	\$470,000	\$501,250	\$500,000
June	\$415,000	\$453,750	\$468,000	\$499,000	n/a
July	\$415,000	\$465,000	\$455,500	\$499,500	n/a
August	\$416,250	\$465,500	\$455,500	\$499,000	n/a
September	\$420,000	\$450,000	\$470,000	\$499,000	n/a
October	\$430,000	\$449,500	\$470,000	\$499,000	n/a
November	\$430,000	\$447,000	\$473,500	\$505,500	n/a
December	\$445,000	\$449,000	\$482,500	\$502,500	n/a

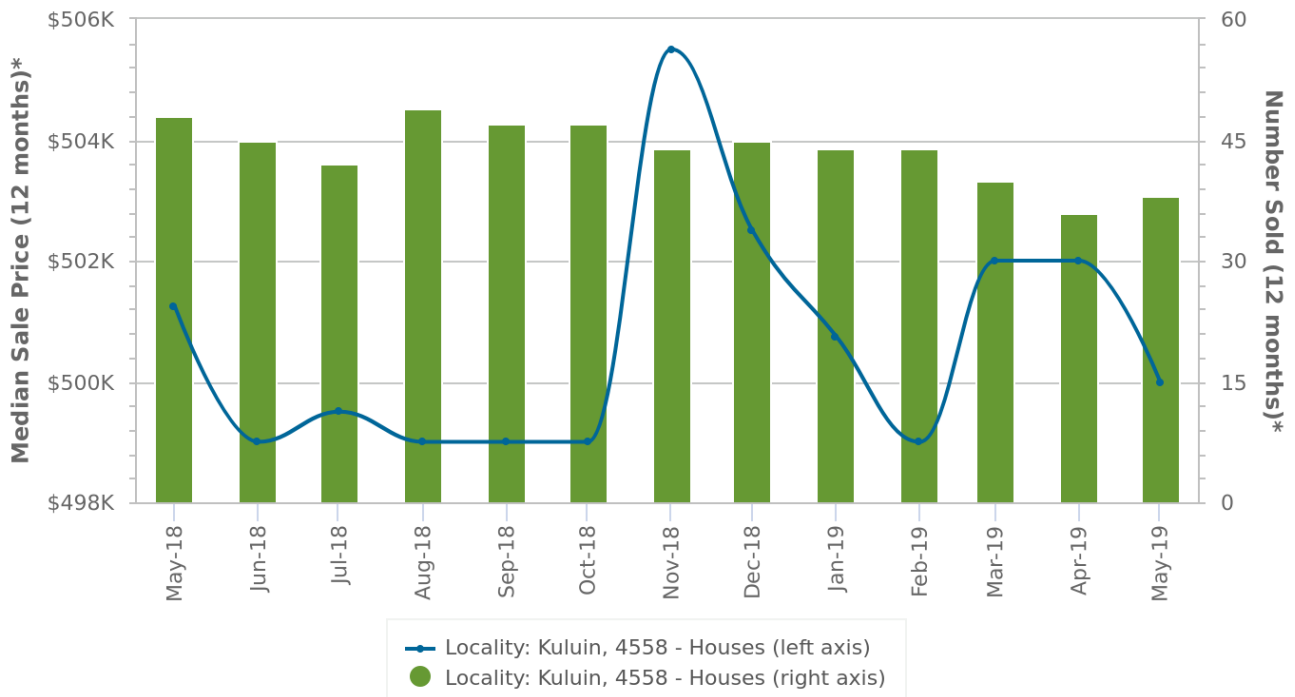
Statistics are calculated over a rolling 12 month period

### Median Sales Price



Statistics are calculated over a rolling 12 month period

### Median Sales Price vs Number Sold



\*Statistics are calculated over a rolling 12 month period

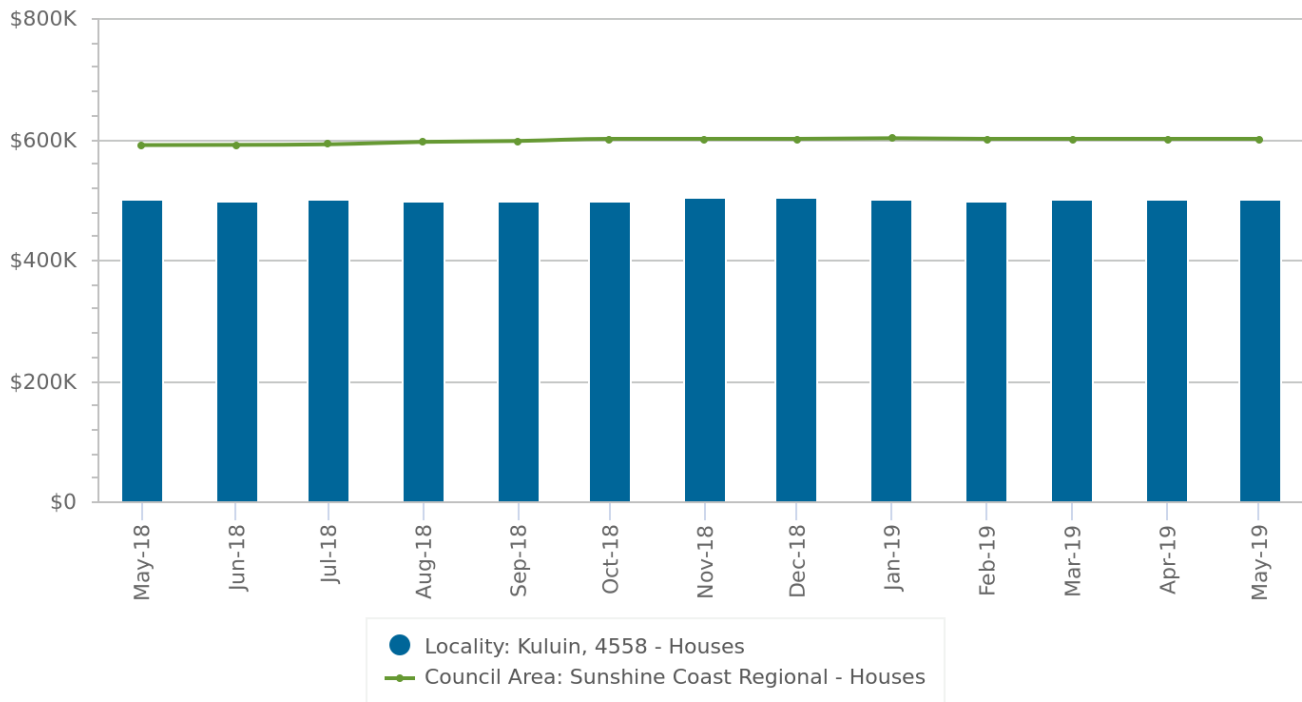
# Recent Median Sale Prices

## Recent Median Sale Prices (House)

Period	Kuluin Median Price	Sunshine Coast Regional Median Price
May 2019	\$500,000	\$600,000
April 2019	\$502,000	\$600,000
March 2019	\$502,000	\$600,000
February 2019	\$499,000	\$600,000
January 2019	\$500,750	\$601,000
December 2018	\$502,500	\$600,000
November 2018	\$505,500	\$600,000
October 2018	\$499,000	\$600,000
September 2018	\$499,000	\$596,500
August 2018	\$499,000	\$595,000
July 2018	\$499,500	\$591,000
June 2018	\$499,000	\$590,000

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

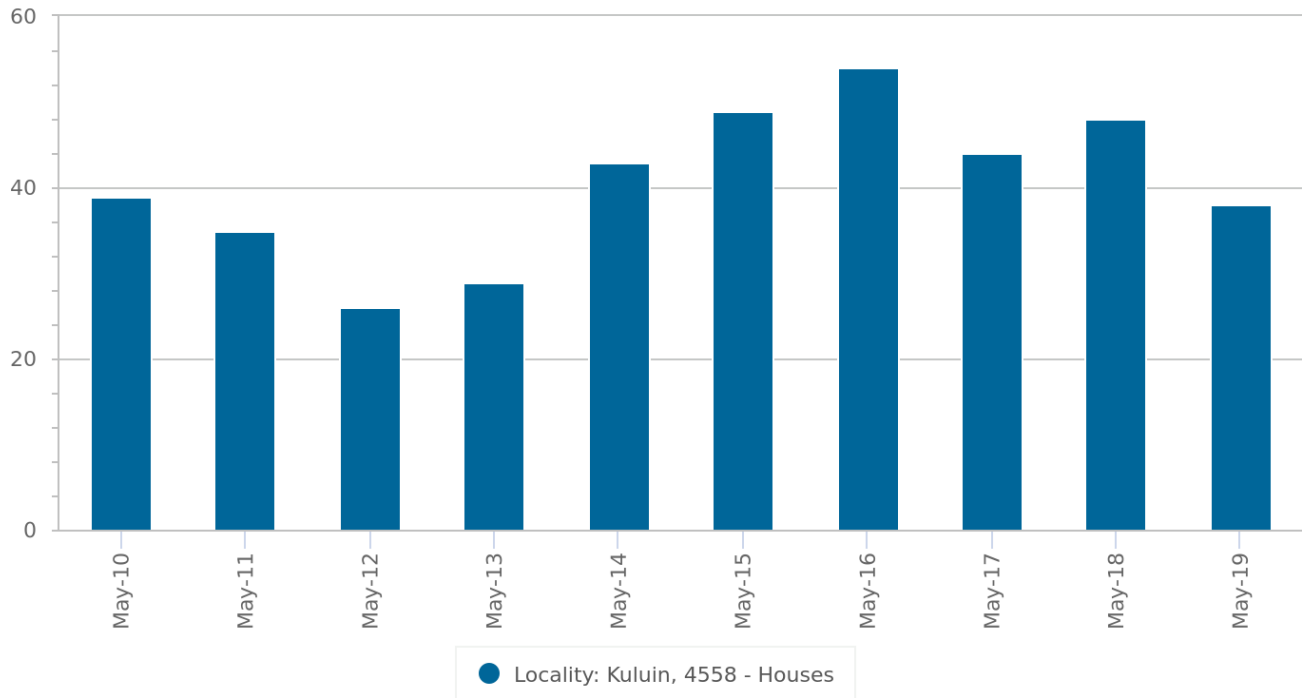
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Kuluin	
	Number	
May 2019	38	
May 2018	48	
May 2017	44	
May 2016	54	
May 2015	49	
May 2014	43	
May 2013	29	
May 2012	26	
May 2011	35	
May 2010	39	

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



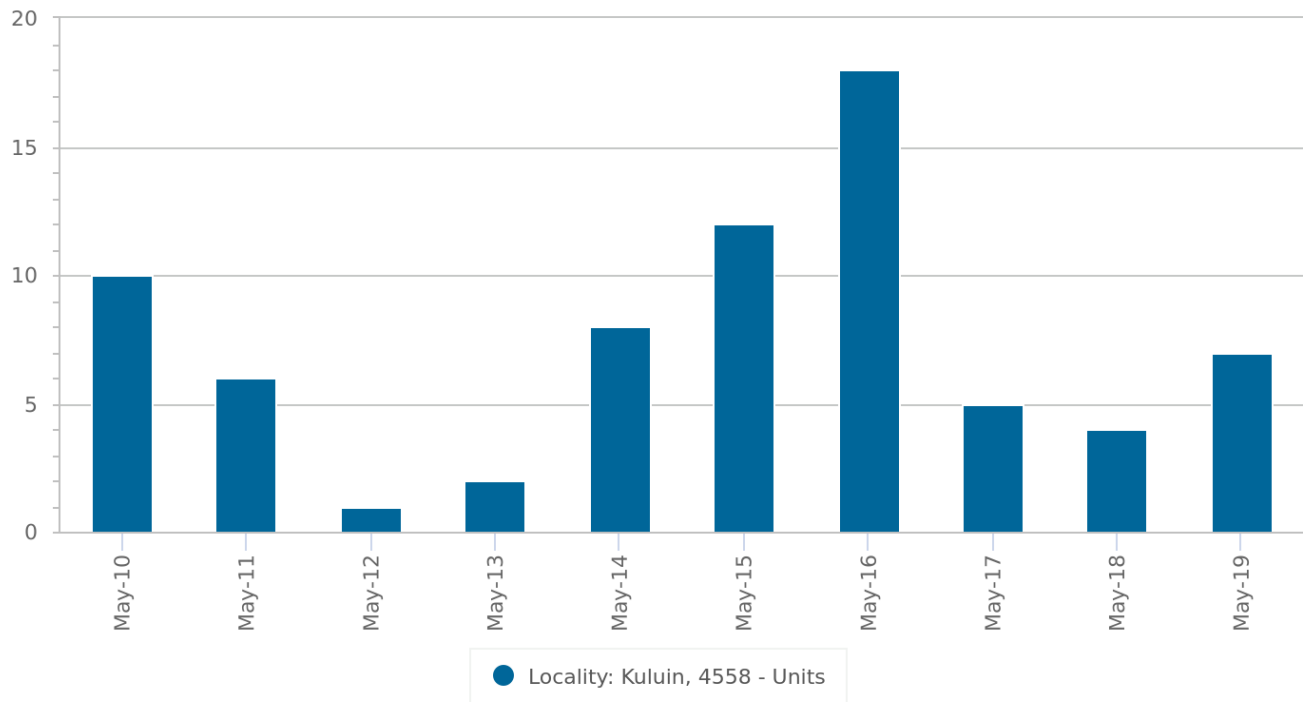
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Kuluin Number
May 2019	7
May 2018	4
May 2017	5
May 2016	18
May 2015	12
May 2014	8
May 2013	2
May 2012	1
May 2011	6
May 2010	10

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



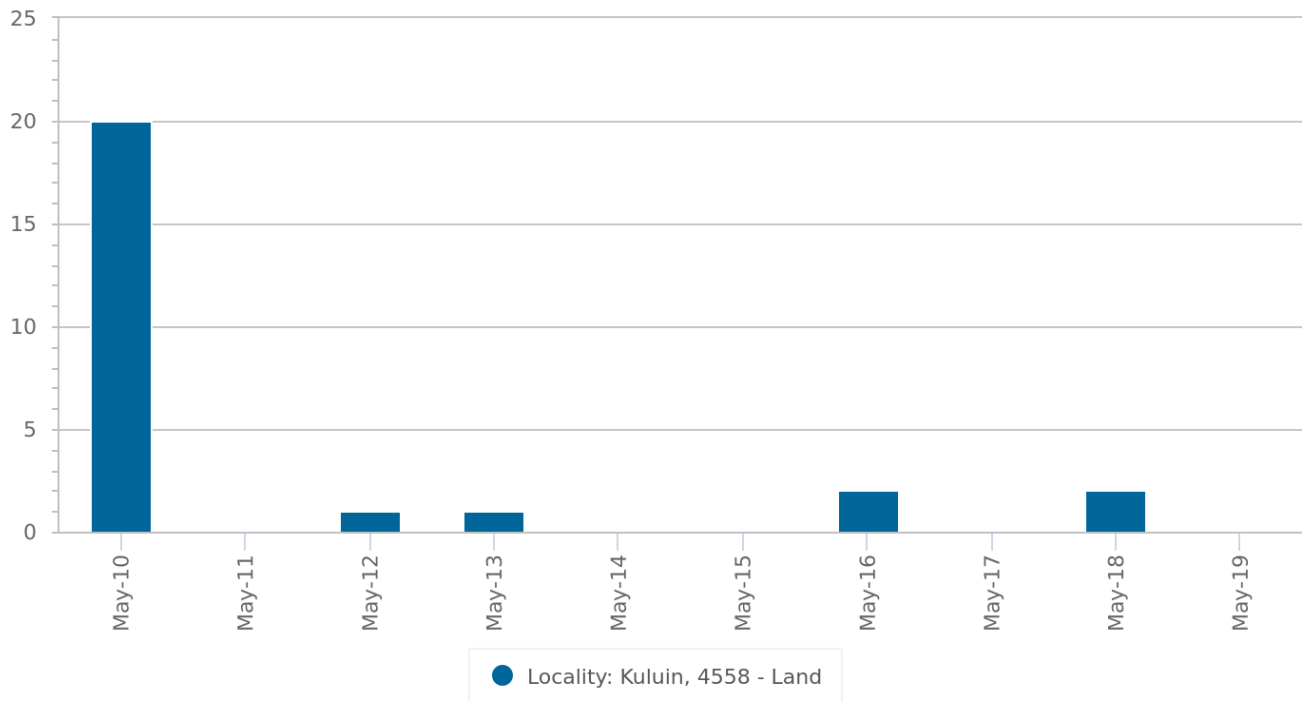
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Kuluin Number
May 2019	0
May 2018	2
May 2017	0
May 2016	2
May 2015	0
May 2014	0
May 2013	1
May 2012	1
May 2011	0
May 2010	20

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

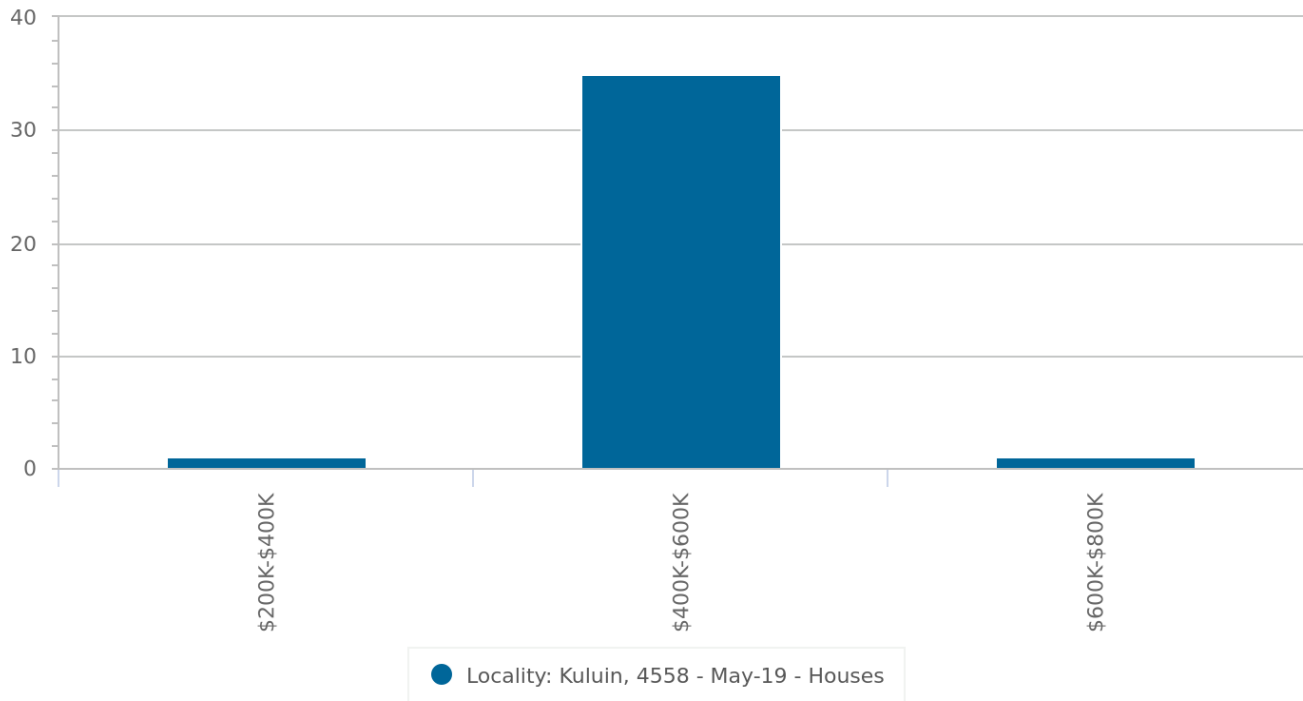
## Sales By Price

### Sales By Price - 12 months (House)

Price	Kuluin	
	Number	
\$200K-\$400K	1	
\$400K-\$600K	35	
\$600K-\$800K	1	

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

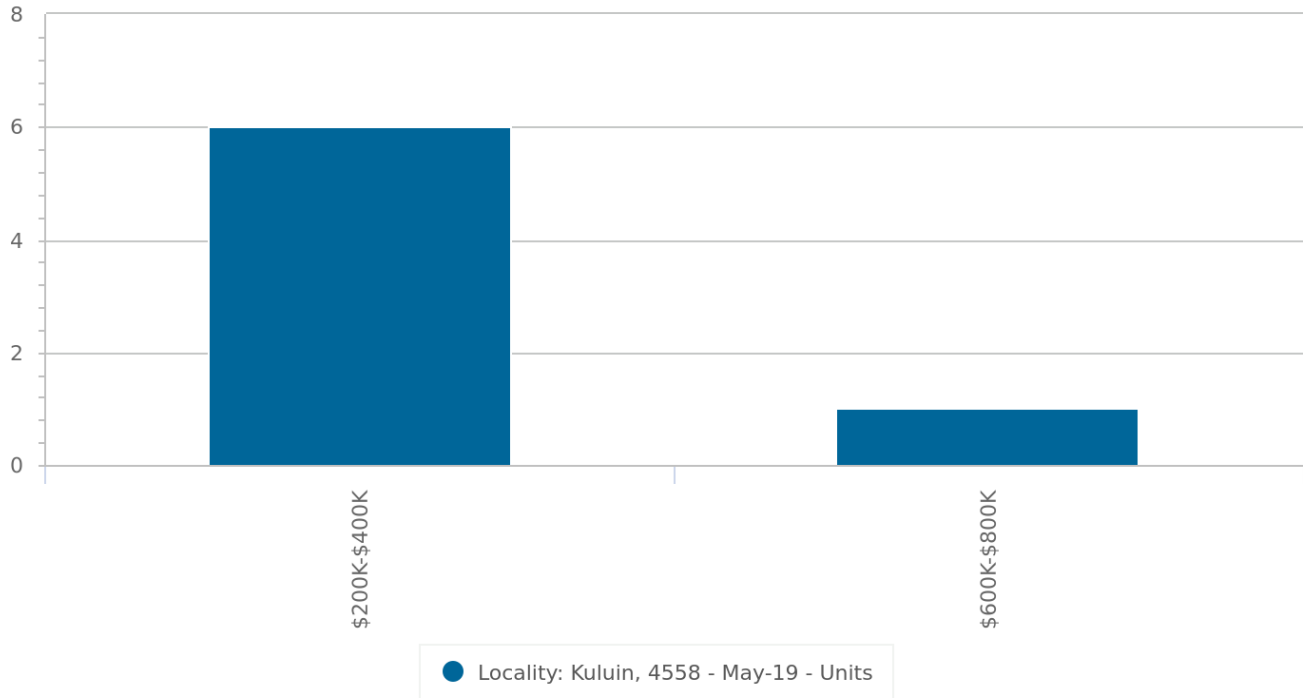
### Sales By Price - 12 months (Unit)

Price	Kuluin	
	Number	
\$200K-\$400K	6	
\$600K-\$800K	1	

Statistics are calculated over a rolling 12 month period



### Sales By Price - 12 months (Unit)



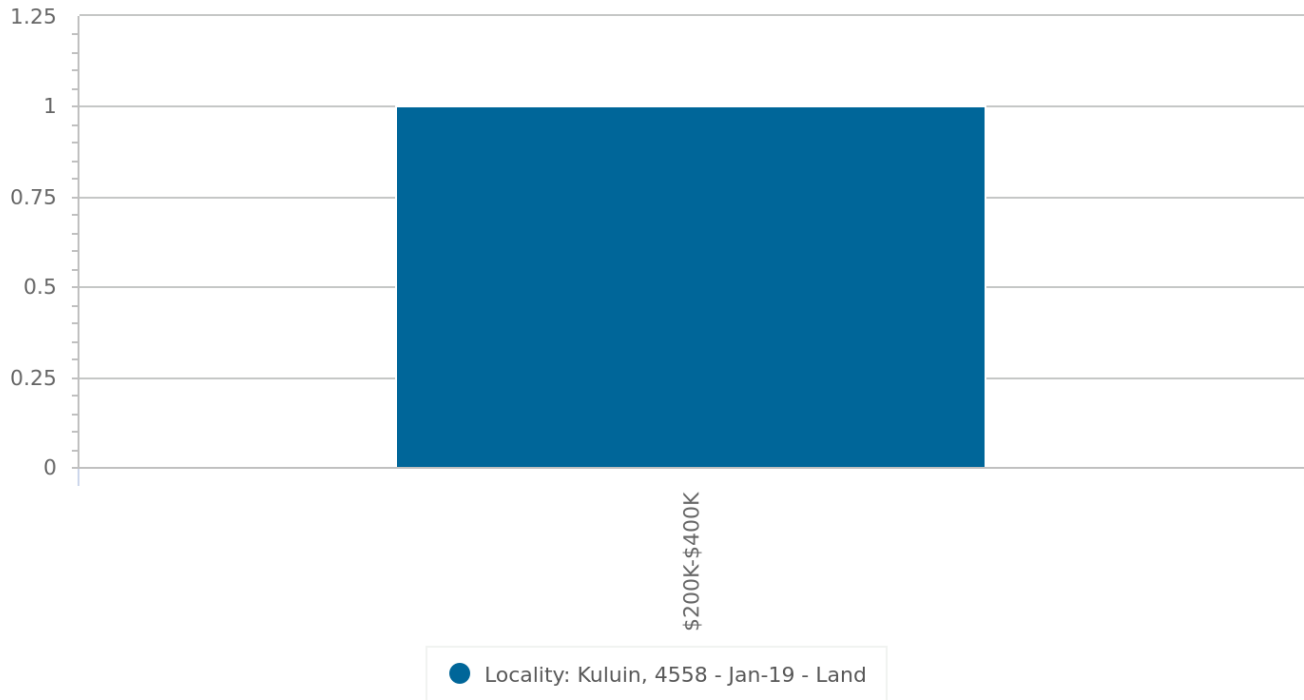
Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)

Price	Kuluin	
	Number	
\$200K-\$400K	1	

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

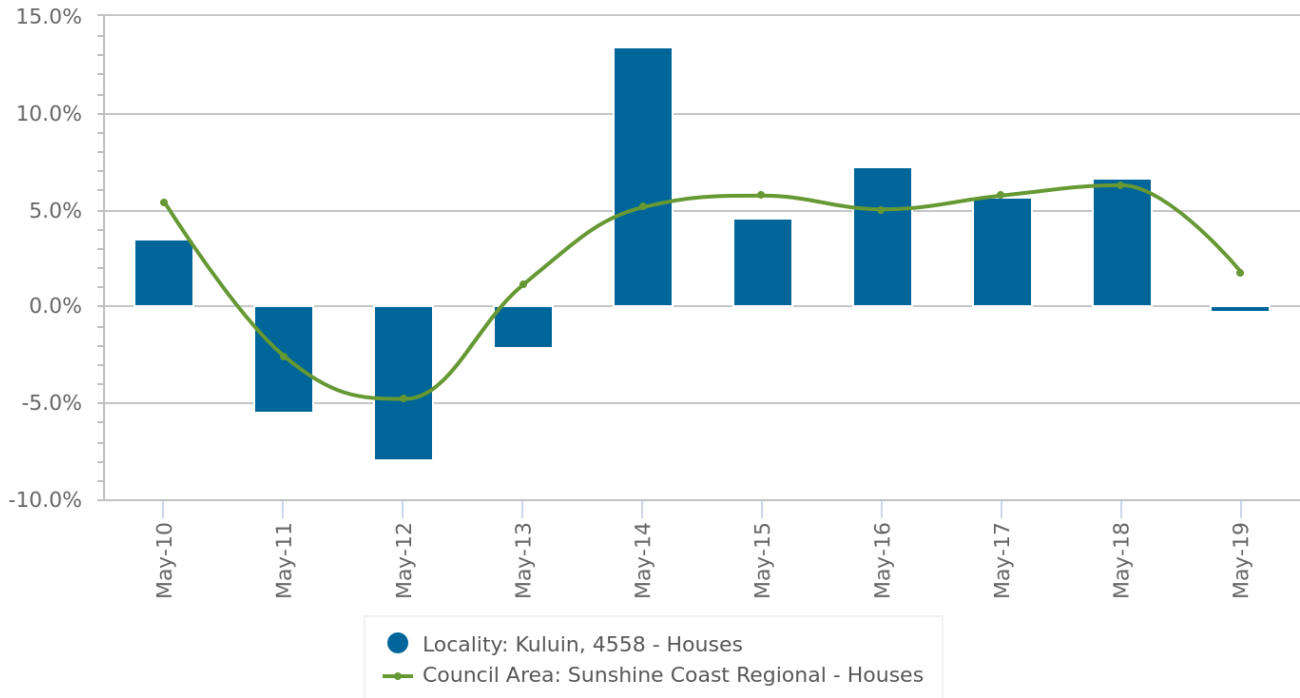
# Change in Median Price

## Change in Median Price (House)

Period	Kuluin % Change	Sunshine Coast Regional % Change
May 2019	-0.25%	1.75%
May 2018	6.65%	6.25%
May 2017	5.62%	5.71%
May 2016	7.23%	5%
May 2015	4.53%	5.71%
May 2014	13.43%	5.11%
May 2013	-2.1%	1.12%
May 2012	-7.98%	-4.81%
May 2011	-5.47%	-2.6%
May 2010	3.51%	5.35%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (House)



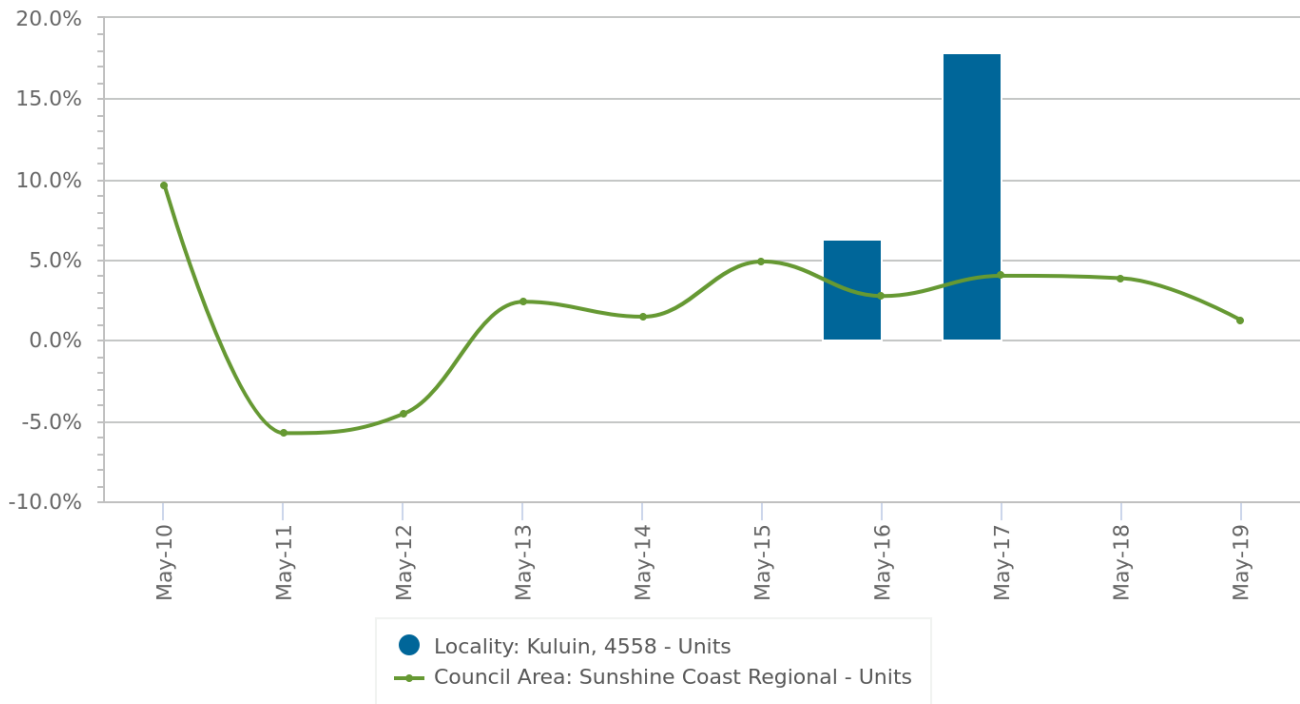
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

Period	Kuluin % Change	Sunshine Coast Regional % Change
Feb 2017	17.9%	4%
Feb 2016	6.35%	2.74%
Feb 2015	0%	4.89%
Feb 2014	0%	1.46%
Feb 2013	0%	2.39%
Feb 2012	0%	-4.56%
Feb 2011	0%	-5.77%
Feb 2010	0%	9.56%
Feb 2009	0%	0%
Feb 2008	0%	0%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)



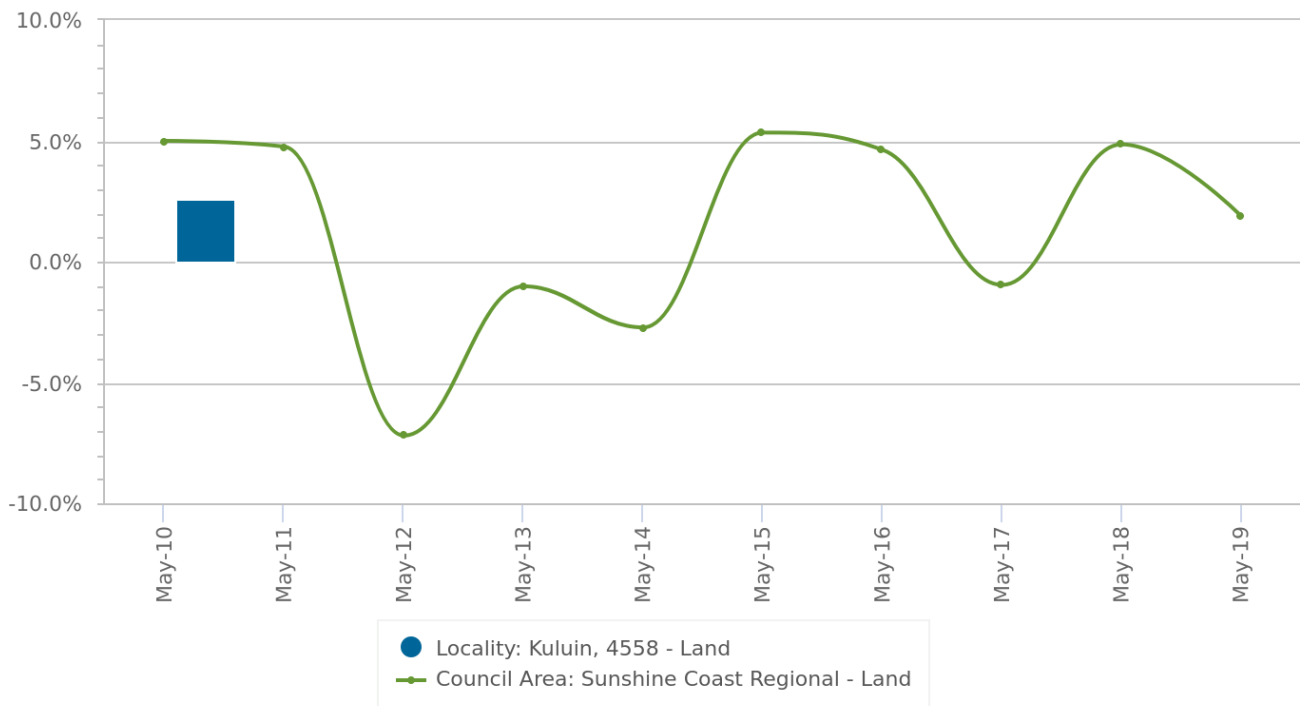
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)

Period	Kuluin % Change	Sunshine Coast Regional % Change
Sep 2010	2.61%	5%
Sep 2009	0%	0%
Sep 2008	0%	0%
Sep 2007	0%	0%
Sep 2006	0%	0%
Sep 2005	0%	0%
Sep 2004	0%	0%
Sep 2003	0%	0%
Sep 2002	0%	0%
Sep 2001	0%	0%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

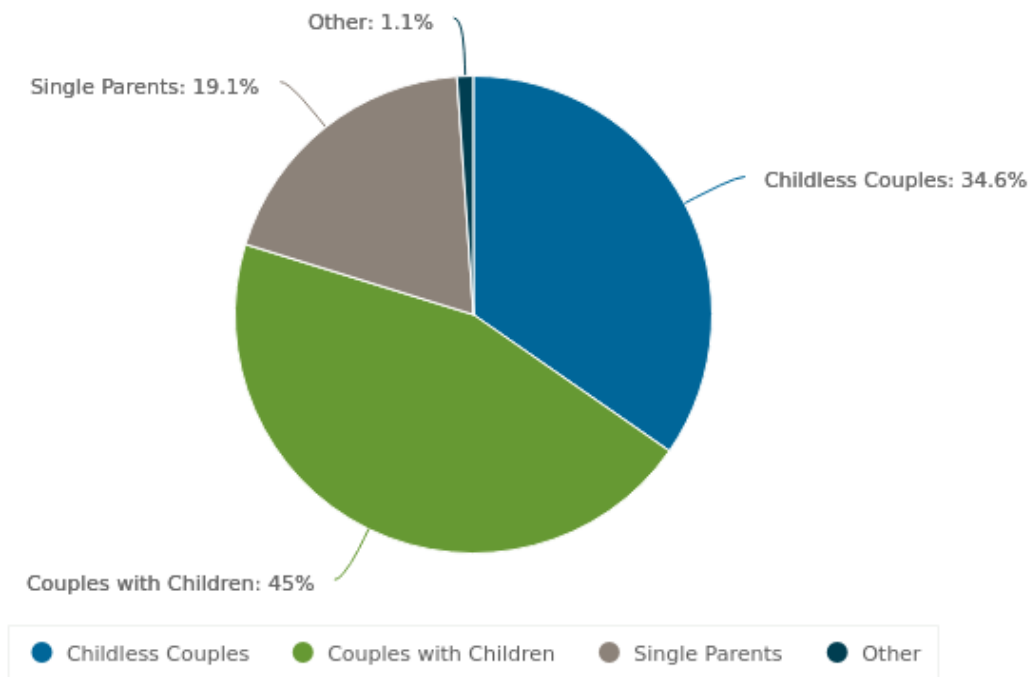
# Household

## Household Structure

Type	Percent
Couples with Children	45.0
Childless Couples	34.6
Single Parents	19.1
Other	1.1

Statistics are provided by the Australian Bureau of Statistics (ABS)

### Household Structure



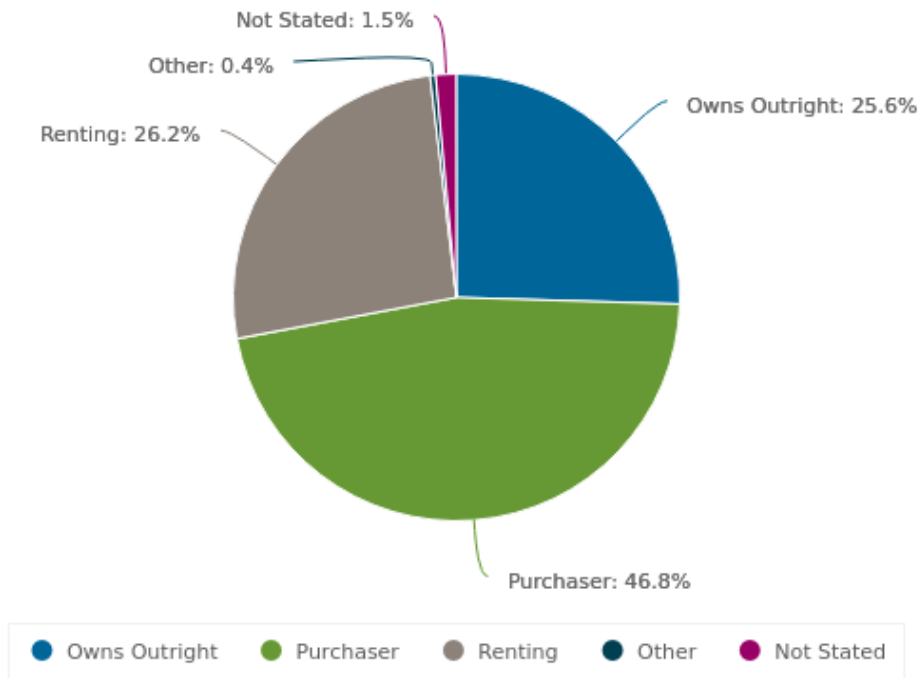
Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Occupancy

Type	Percent
Purchaser	46.8
Renting	26.2
Owns Outright	25.6
Not Stated	1.5
Other	0.4

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Occupancy



Statistics are provided by the Australian Bureau of Statistics (ABS)

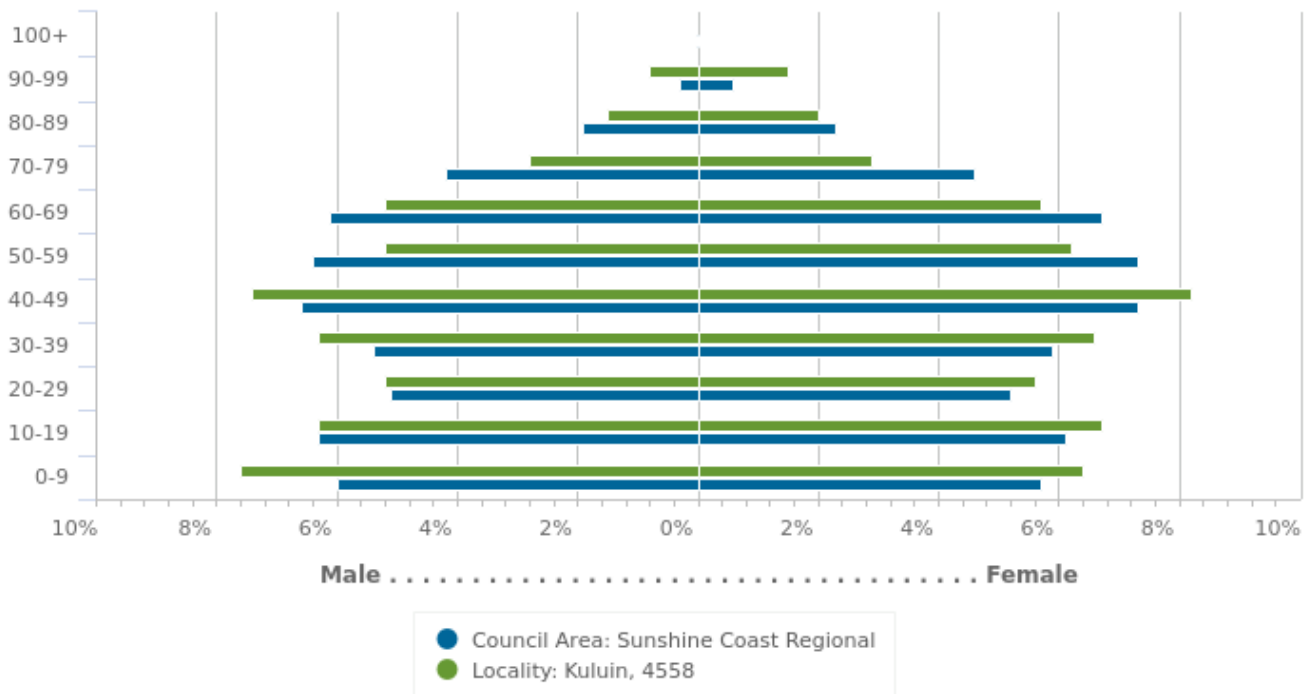
# Age Sex Ratio

## Age Sex Ratio

Age Group	Kuluin		Sunshine Coast Regional	
	Male %	Female %	Male %	Female %
0-9	7.6	6.4	6.0	5.7
10-19	6.3	6.7	6.3	6.1
20-29	5.2	5.6	5.1	5.2
30-39	6.3	6.6	5.4	5.9
40-49	7.4	8.2	6.6	7.3
50-59	5.2	6.2	6.4	7.3
60-69	5.2	5.7	6.1	6.7
70-79	2.8	2.9	4.2	4.6
80-89	1.5	2.0	1.9	2.3
90-99	0.8	1.5	0.3	0.6
100+	n/a	n/a	0.0	0.0

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Age Sex Ratio



Statistics are provided by the Australian Bureau of Statistics (ABS)



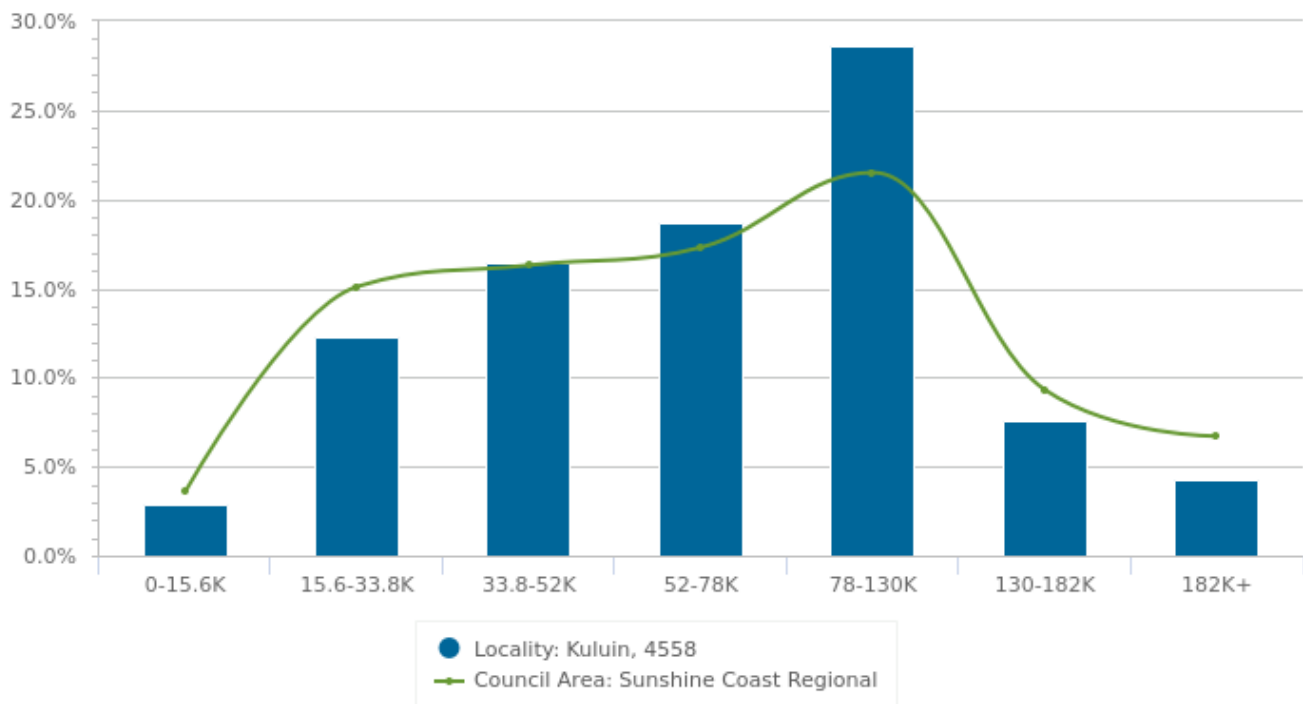
# Household Income

## Household Income

Income Range	Kuluin %	Sunshine Coast Regional %
0-15.6K	2.9	3.6
15.6-33.8K	12.3	15.1
33.8-52K	16.4	16.3
52-78K	18.7	17.3
78-130K	28.6	21.5
130-182K	7.6	9.3
182K+	4.3	6.7

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Income



Statistics are provided by the Australian Bureau of Statistics (ABS)

## Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2019. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.