

Suburb Statistics Report

Prepared on 25 Oct 2018

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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.

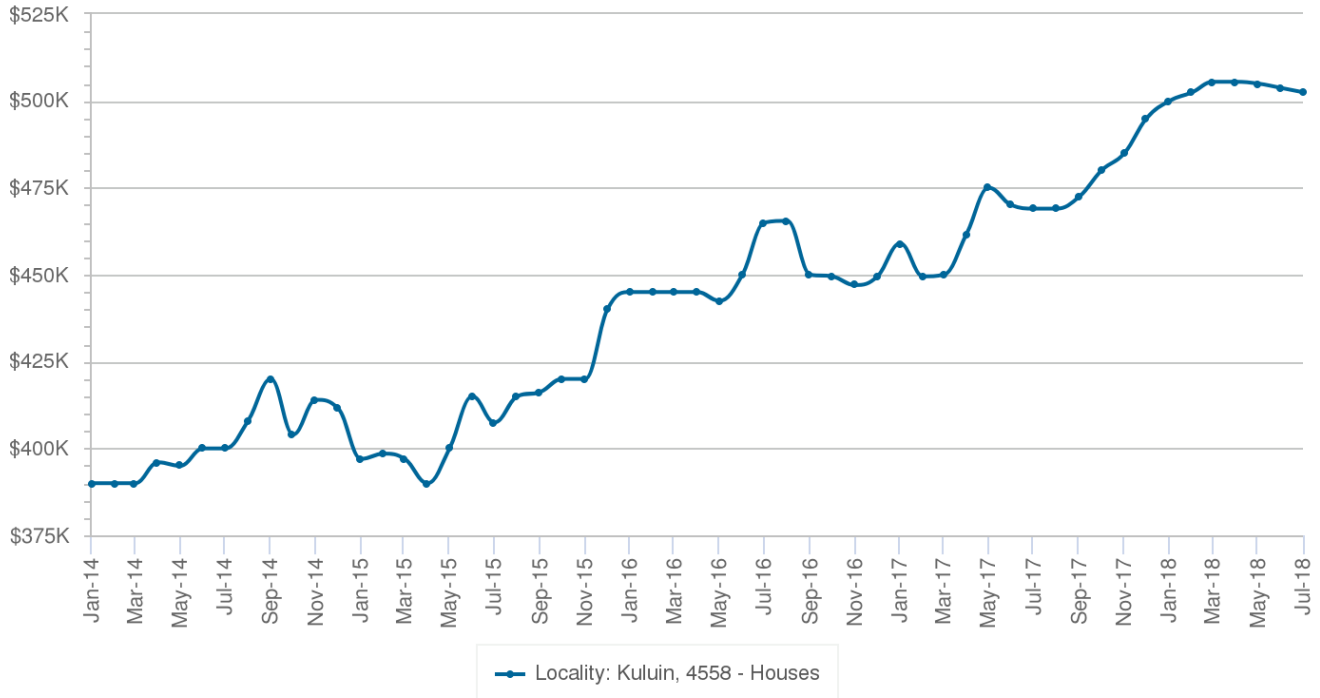
Currently the median sales price of houses in the area is \$502,500.

Median Sales Price

	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$390,000	\$397,000	\$445,000	\$459,000	\$500,000
February	\$390,000	\$398,500	\$445,000	\$449,500	\$502,500
March	\$390,000	\$397,000	\$445,000	\$450,000	\$505,500
April	\$396,000	\$390,000	\$445,000	\$461,750	\$505,500
May	\$395,000	\$400,000	\$442,500	\$475,000	\$505,000
June	\$400,000	\$415,000	\$450,000	\$470,000	\$503,750
July	\$400,000	\$407,500	\$465,000	\$469,000	\$502,500
August	\$408,000	\$415,000	\$465,500	\$469,000	n/a
September	\$420,000	\$416,250	\$450,000	\$472,500	n/a
October	\$404,000	\$420,000	\$449,500	\$480,000	n/a
November	\$414,000	\$420,000	\$447,000	\$485,000	n/a
December	\$411,500	\$440,000	\$449,500	\$495,000	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

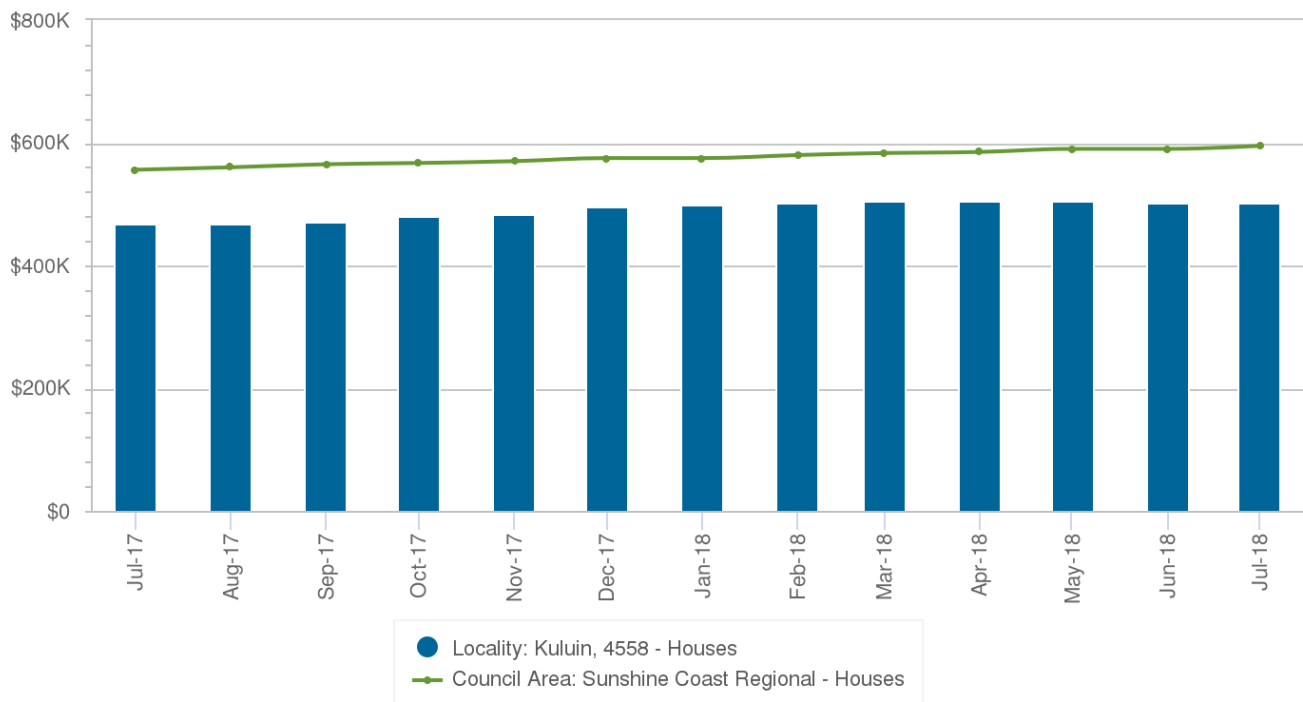
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Kuluin Median Price	Sunshine Coast Regional Median Price
July 2018	\$502,500	\$595,000
June 2018	\$503,750	\$590,000
May 2018	\$505,000	\$590,000
April 2018	\$505,500	\$585,000
March 2018	\$505,500	\$583,250
February 2018	\$502,500	\$580,000
January 2018	\$500,000	\$575,000
December 2017	\$495,000	\$575,000
November 2017	\$485,000	\$570,000
October 2017	\$480,000	\$567,000
September 2017	\$472,500	\$565,000
August 2017	\$469,000	\$560,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



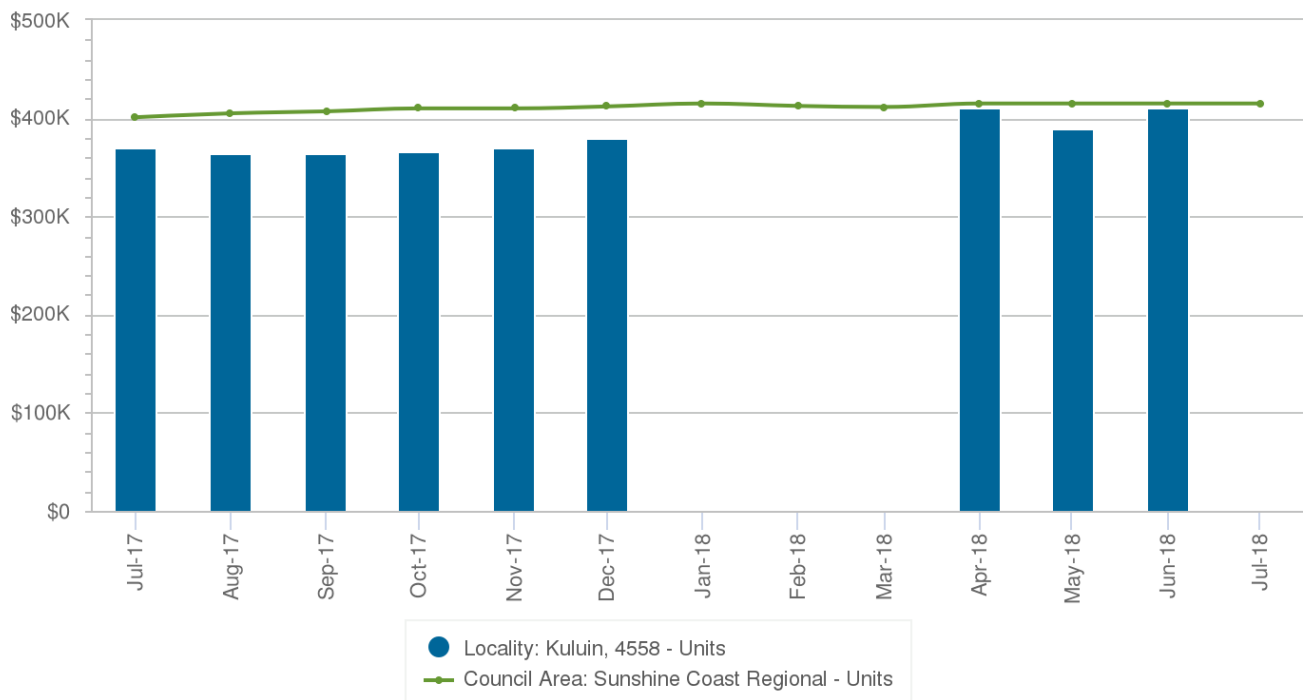
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Kuluin Median Price	Sunshine Coast Regional Median Price
July 2018	\$370,000	\$415,000
June 2018	\$411,000	\$415,000
May 2018	\$390,000	\$415,000
April 2018	\$411,000	\$415,000
March 2018	n/a	\$411,450
February 2018	n/a	\$412,500
January 2018	n/a	\$415,000
December 2017	\$380,000	\$412,000
November 2017	\$370,000	\$410,000
October 2017	\$366,750	\$410,000
September 2017	\$363,500	\$407,000
August 2017	\$363,500	\$405,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

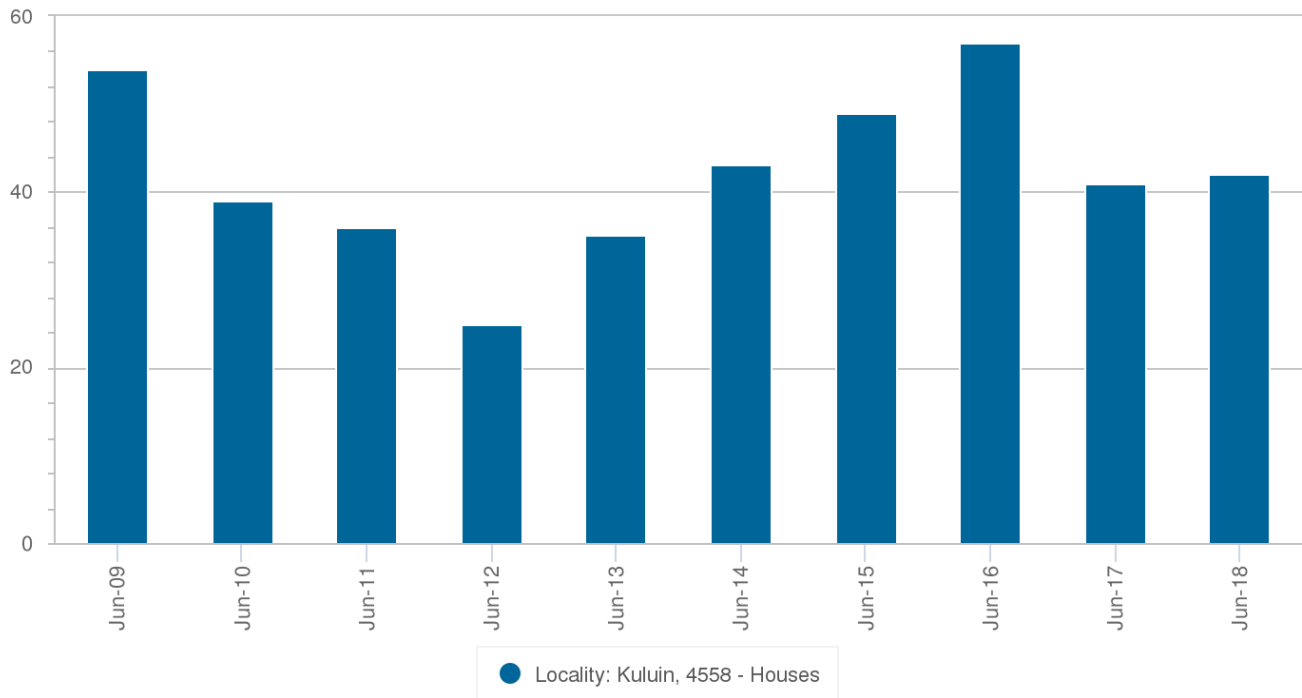
Sales Per Annum

Sales Per Annum (House)

Period Ending	Kuluin Number
Jun 2018	42
Jun 2017	41
Jun 2016	57
Jun 2015	49
Jun 2014	43
Jun 2013	35
Jun 2012	25
Jun 2011	36
Jun 2010	39
Jun 2009	54

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



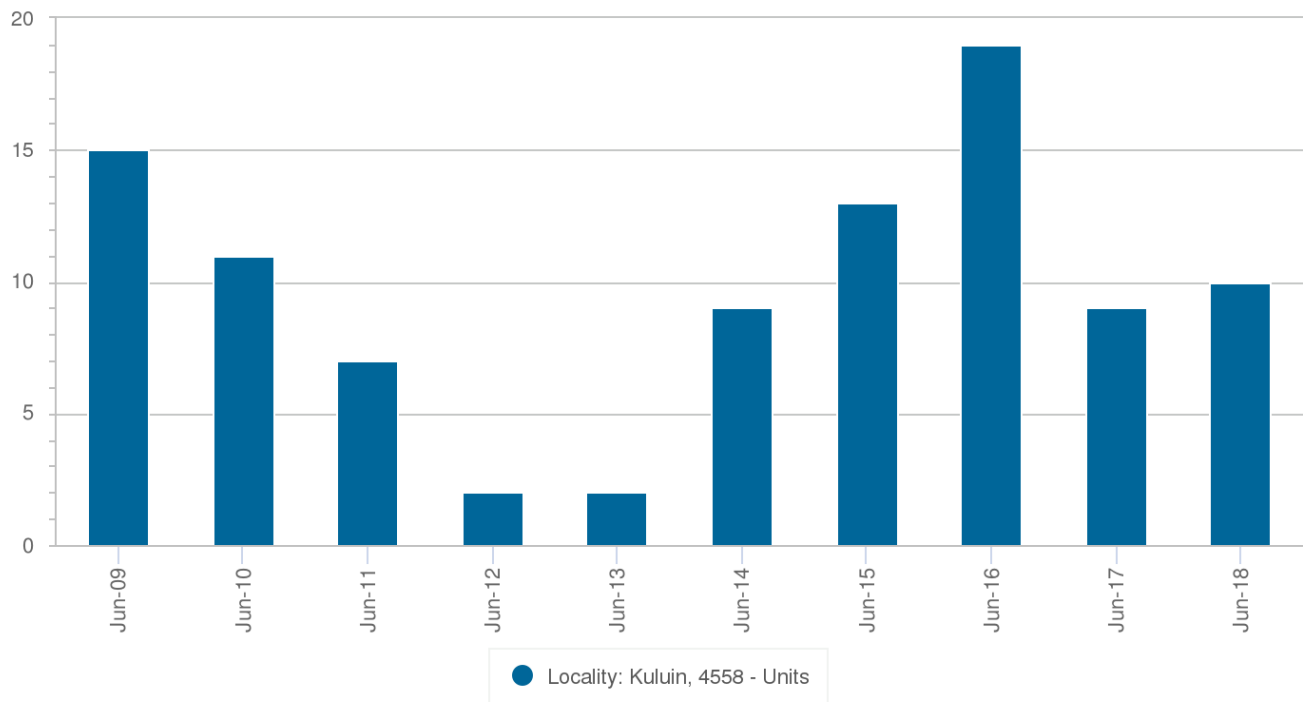
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Kuluin Number
Jun 2018	10
Jun 2017	9
Jun 2016	19
Jun 2015	13
Jun 2014	9
Jun 2013	2
Jun 2012	2
Jun 2011	7
Jun 2010	11
Jun 2009	15

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



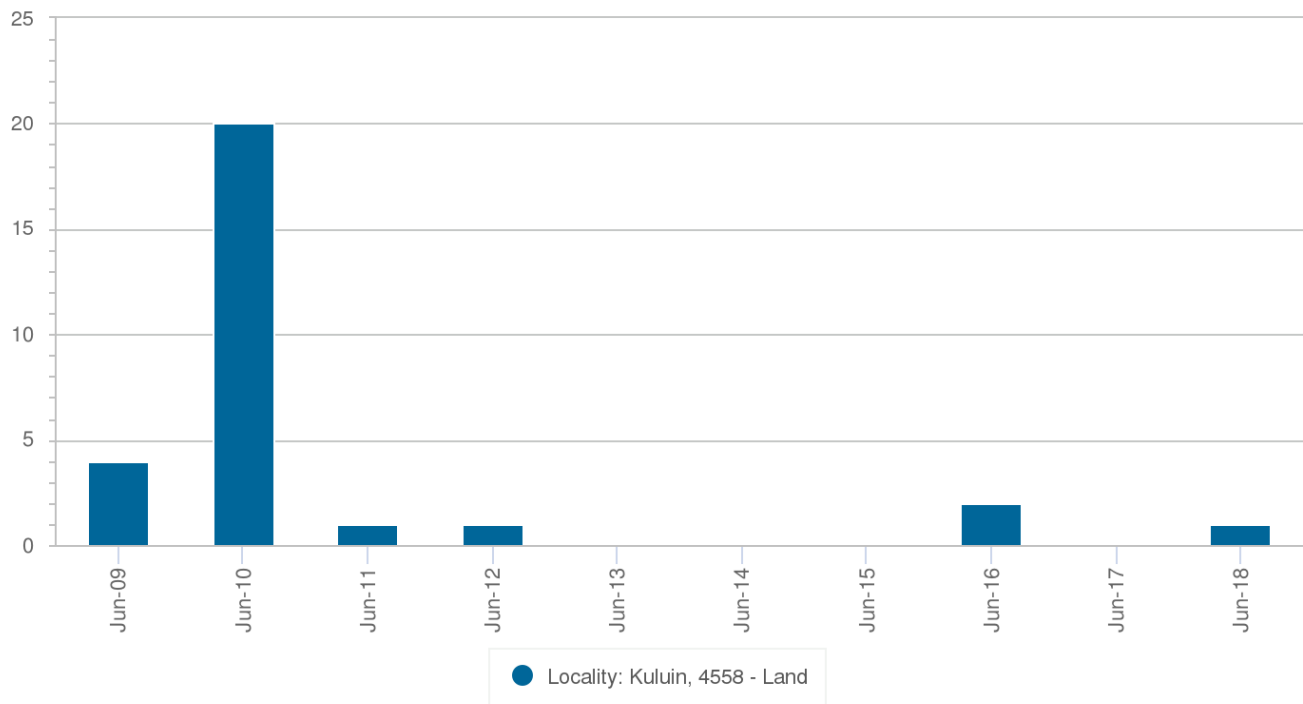
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Kuluin Number
Jun 2018	1
Jun 2017	0
Jun 2016	2
Jun 2015	0
Jun 2014	0
Jun 2013	0
Jun 2012	1
Jun 2011	1
Jun 2010	20
Jun 2009	4

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

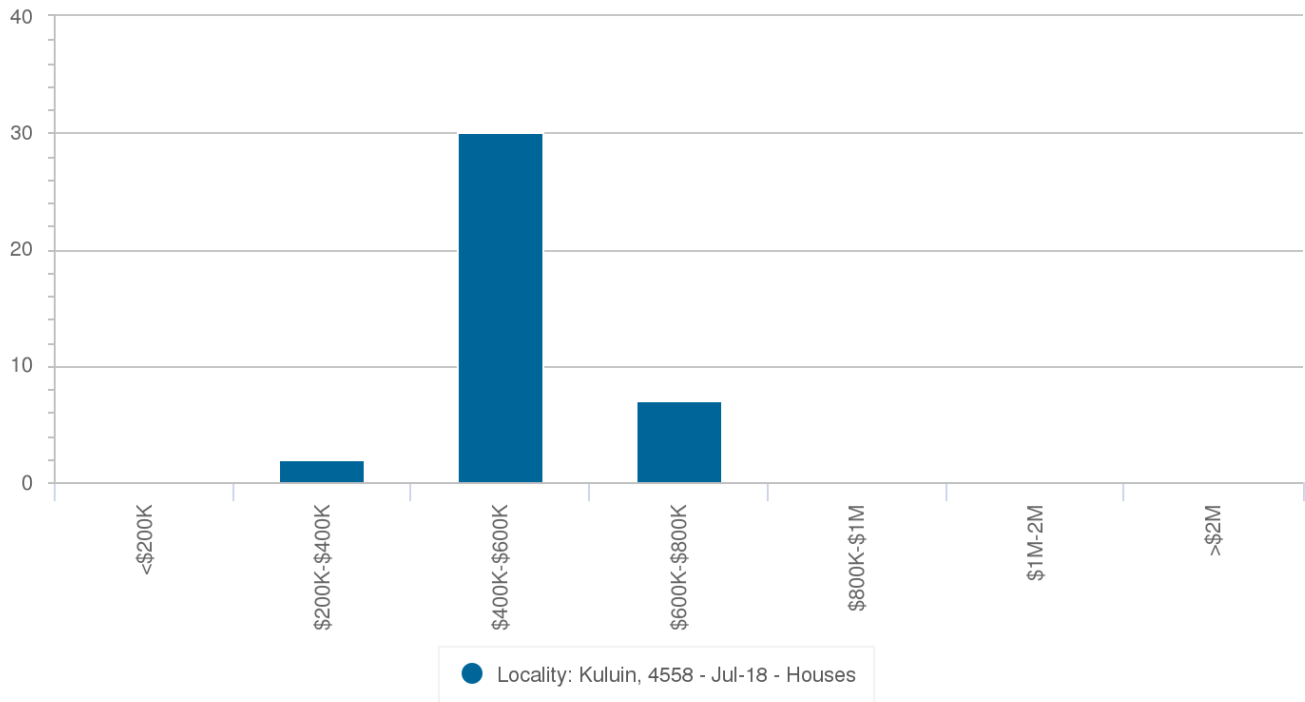
Sales By Price

Sales By Price - 12 months (House)

Price	Kuluin	
	Number	
<\$200K	0	
\$200K-\$400K	2	
\$400K-\$600K	30	
\$600K-\$800K	7	
\$800K-\$1M	0	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



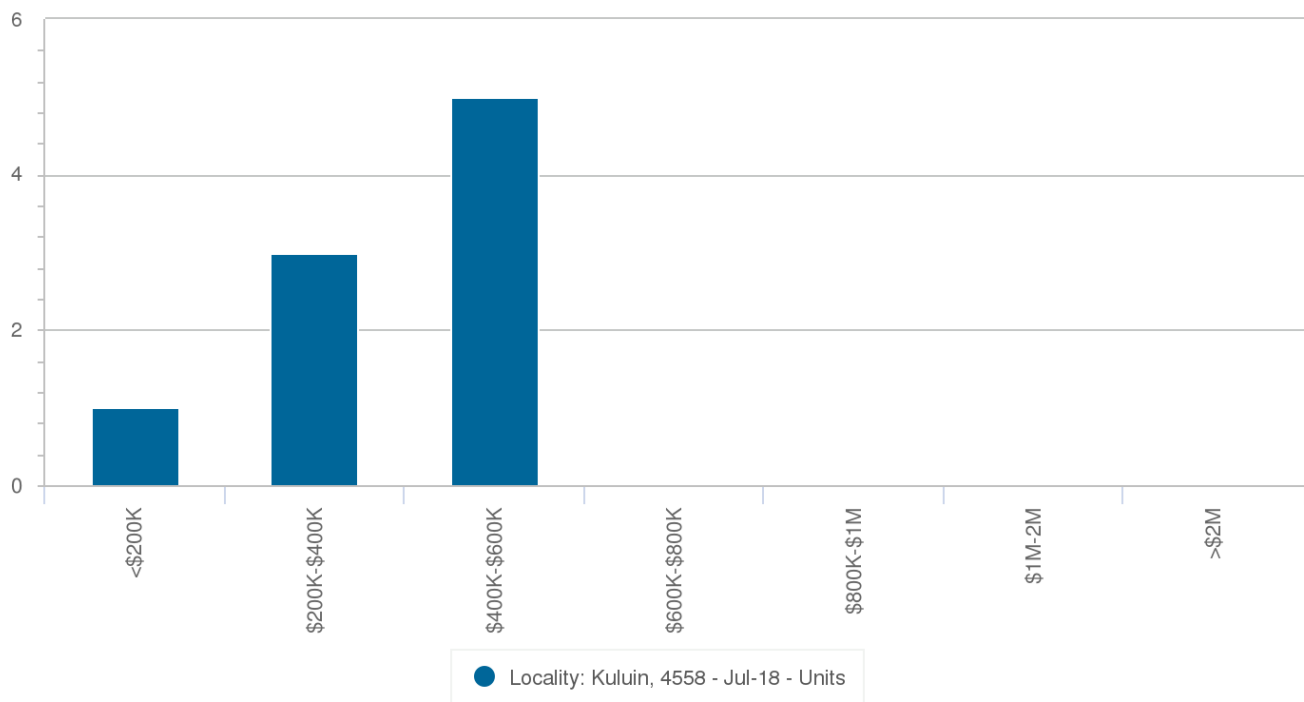
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Kuluin Number
<\$200K	1
\$200K-\$400K	3
\$400K-\$600K	5
\$600K-\$800K	0
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



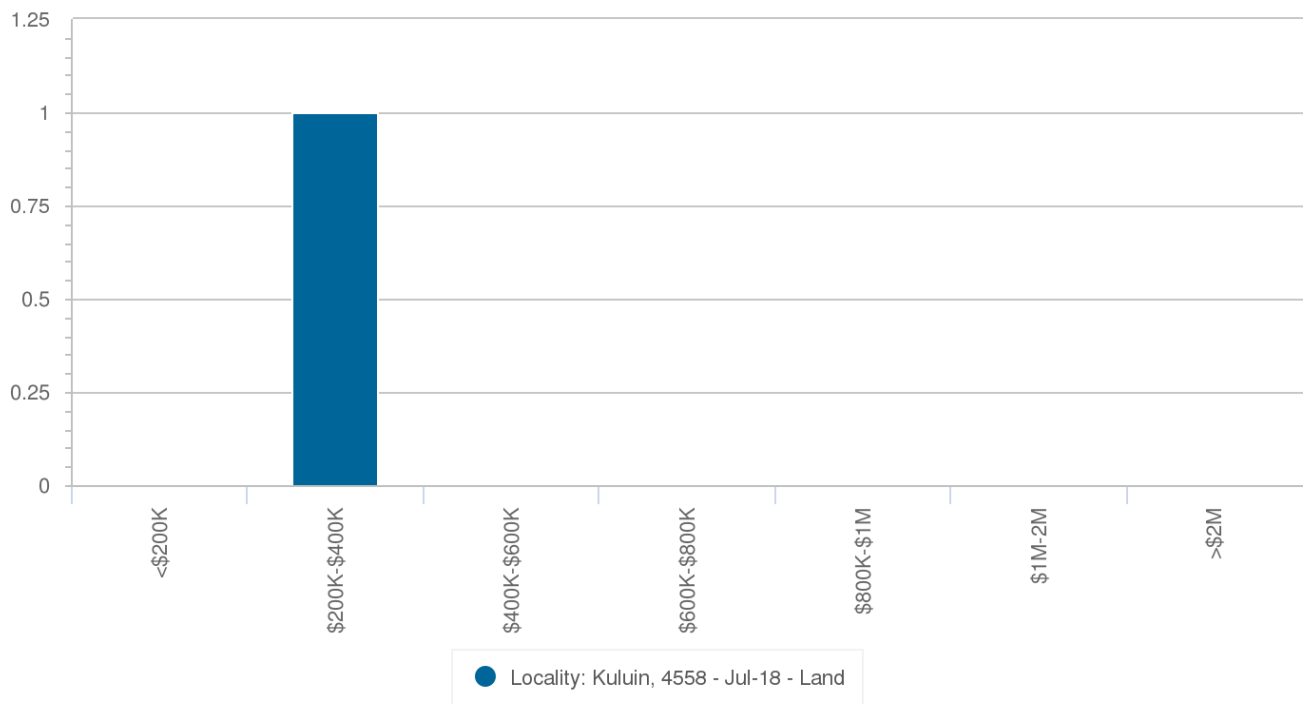
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Kuluin Number
<\$200K	0
\$200K-\$400K	1
\$400K-\$600K	0
\$600K-\$800K	0
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

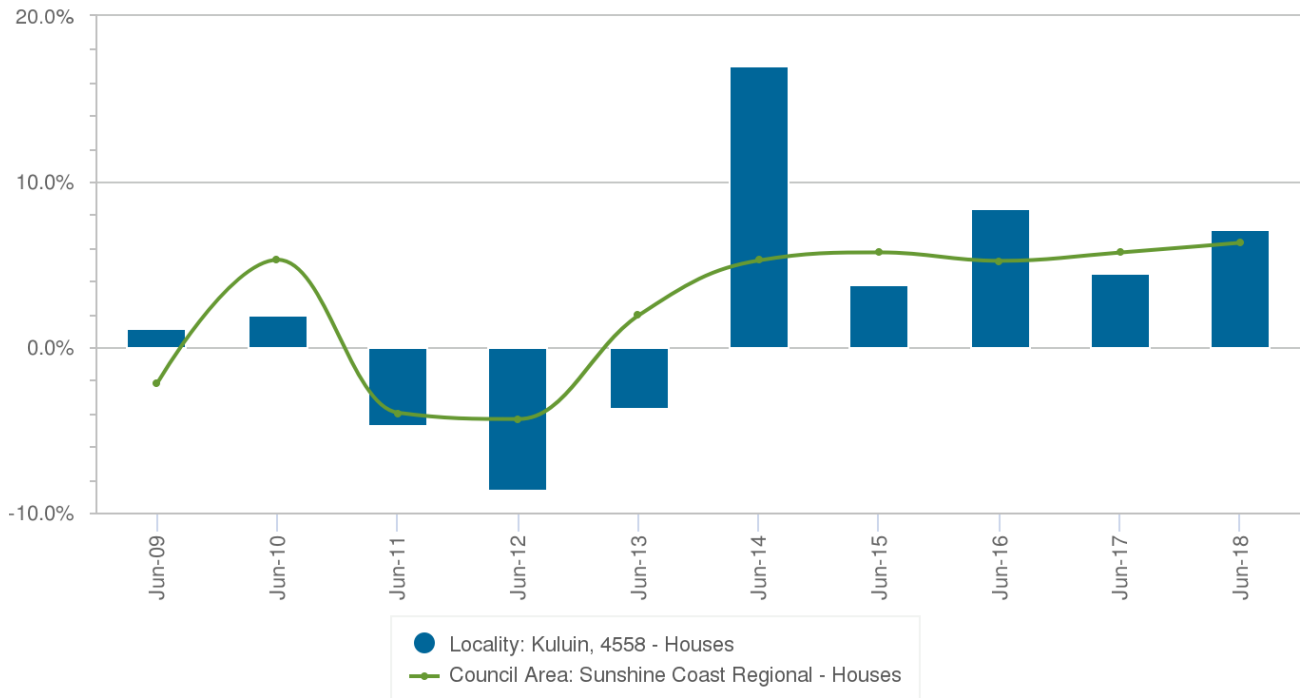
Change in Median Price

Change in Median Price (House)

Period	Kuluin % Change	Sunshine Coast Regional % Change
Jun 2018	7.18%	6.31%
Jun 2017	4.44%	5.71%
Jun 2016	8.43%	5.21%
Jun 2015	3.75%	5.72%
Jun 2014	16.96%	5.24%
Jun 2013	-3.66%	1.93%
Jun 2012	-8.62%	-4.35%
Jun 2011	-4.66%	-3.97%
Jun 2010	2%	5.27%
Jun 2009	1.14%	-2.15%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



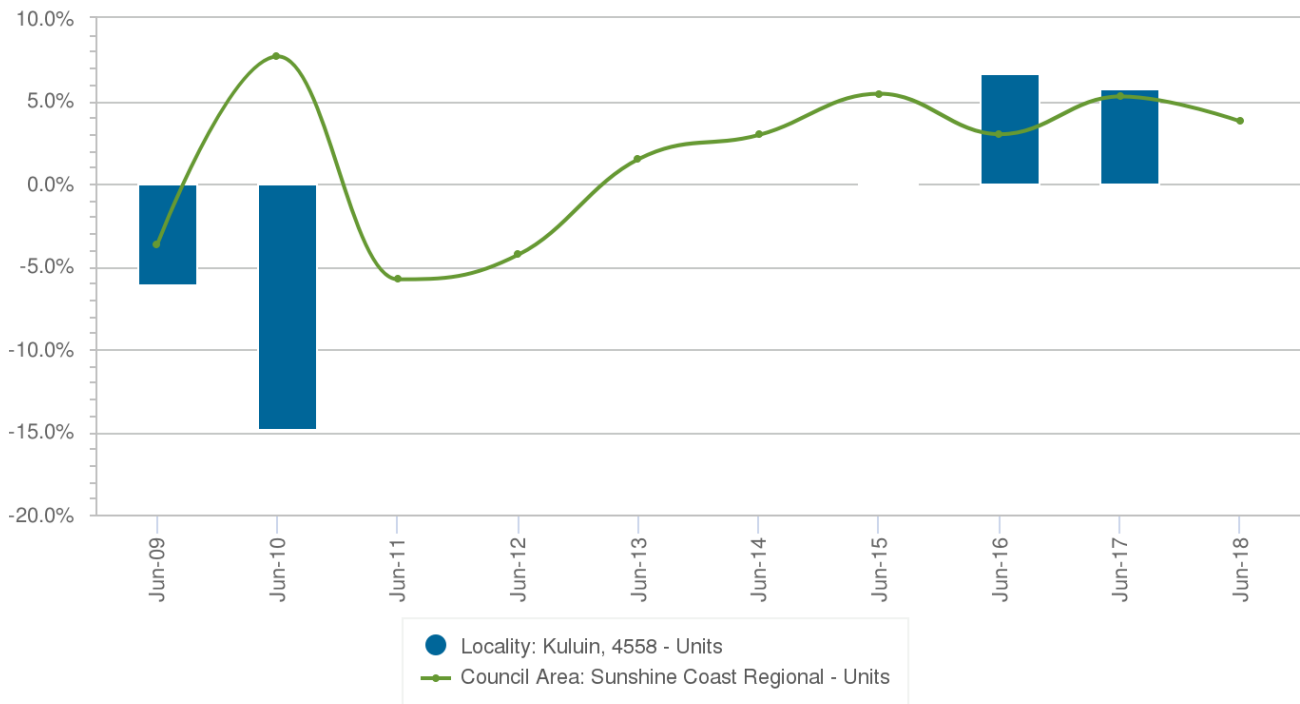
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Kuluin % Change	Sunshine Coast Regional % Change
Jul 2017	5.71%	5.26%
Jul 2016	6.71%	2.98%
Jul 2015	0.15%	5.43%
Jul 2014	0%	2.94%
Jul 2013	0%	1.49%
Jul 2012	0%	-4.29%
Jul 2011	0%	-5.79%
Jul 2010	-14.77%	7.68%
Jul 2009	-6.13%	-3.63%
Jul 2008	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



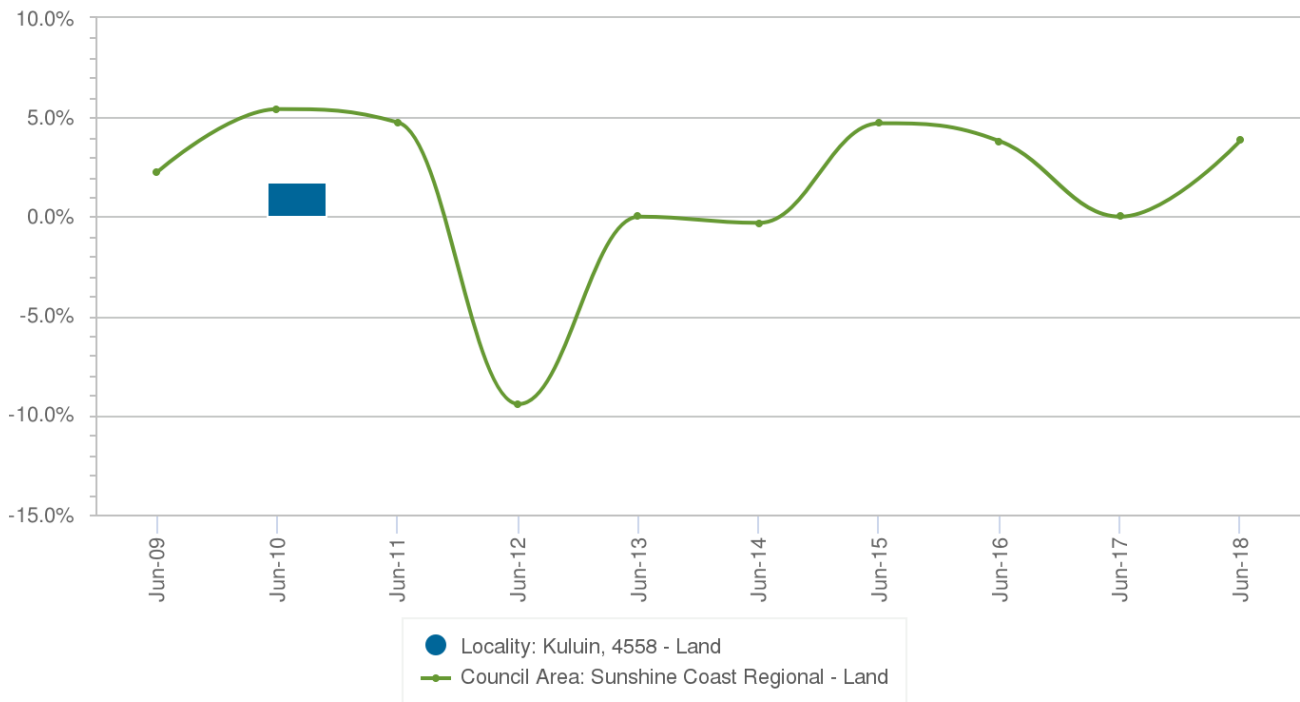
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Kuluin % Change	Sunshine Coast Regional % Change
Aug 2010	1.75%	5.42%
Aug 2009	0%	2.26%
Aug 2008	0%	0%
Aug 2007	0%	0%
Aug 2006	0%	0%
Aug 2005	0%	0%
Aug 2004	0%	0%
Aug 2003	0%	0%
Aug 2002	0%	0%
Aug 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

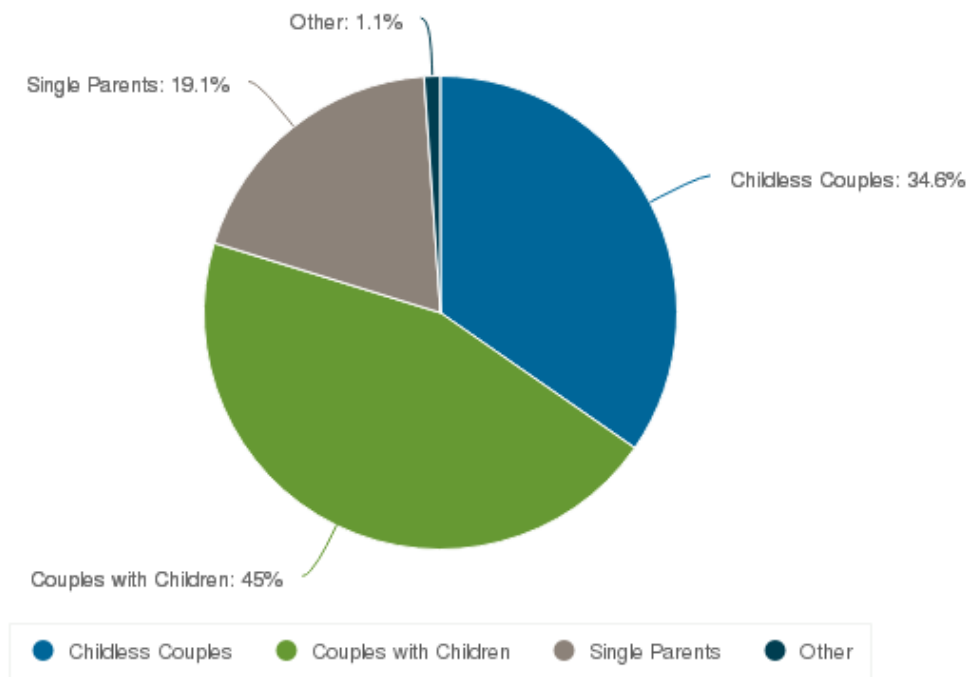
Household

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



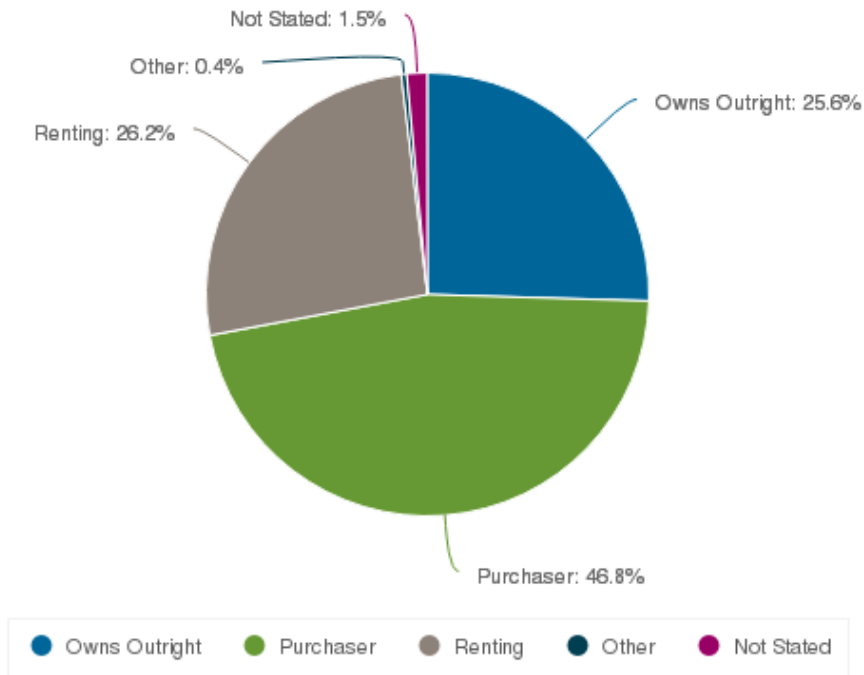
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Household Occupancy

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

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Household Occupancy



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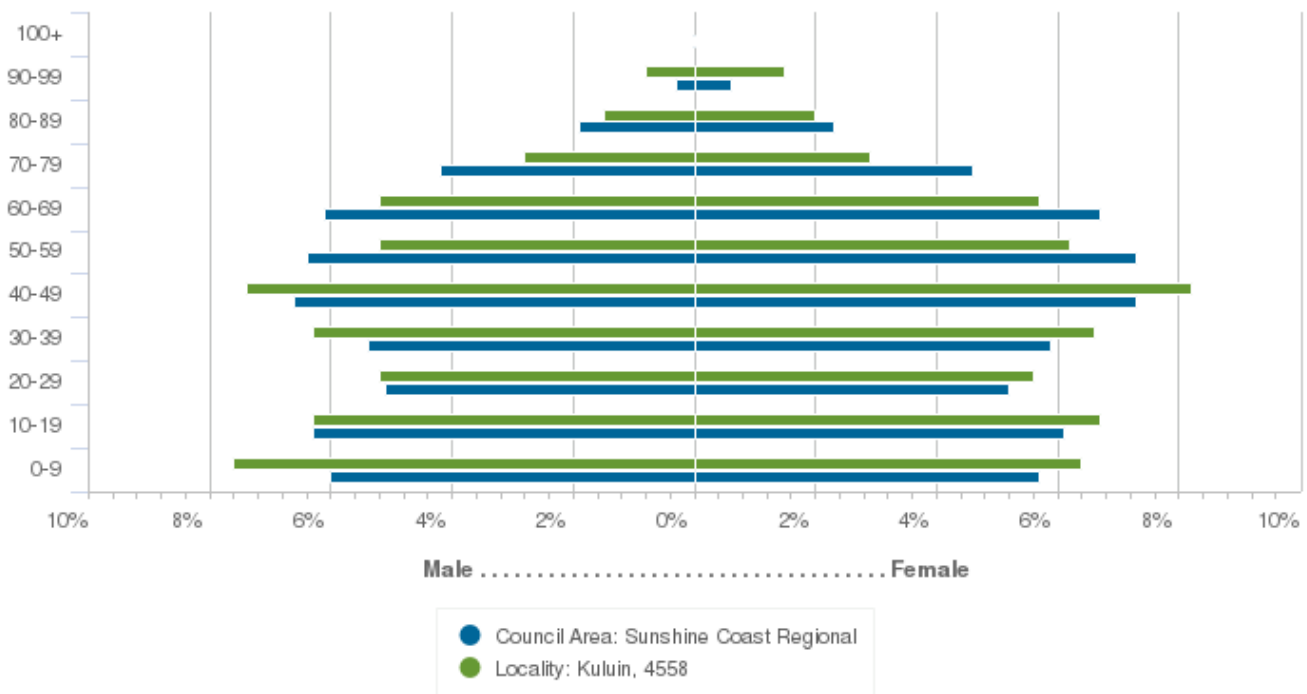
Age Sex Ratio

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

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Age Sex Ratio



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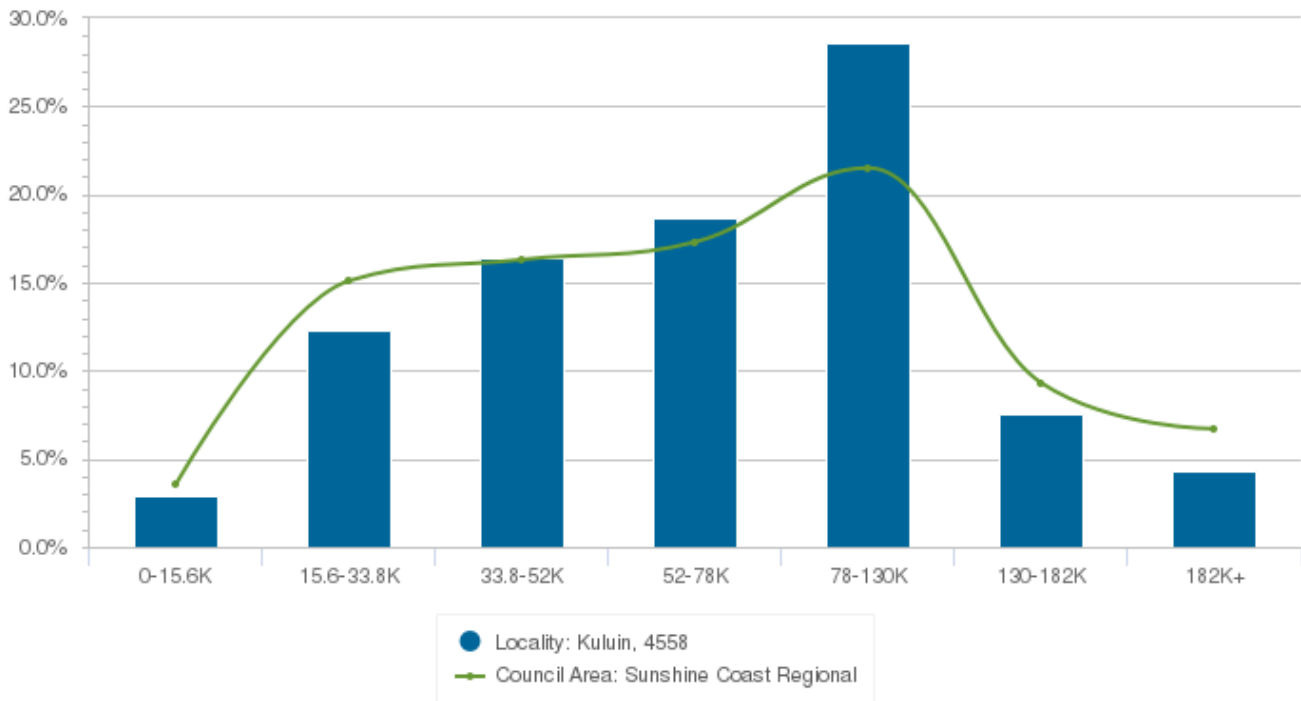
Household Income

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

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Household Income



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