



South East Queensland

Property Hotspots

1st Half 2017



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HOTSPOTS METHODOLOGY

This South East Queensland hotspot report analyses all suburbs within the Brisbane City Council, Sunshine Coast, Moreton Bay, Ipswich, Logan City Council, Redland City Council, and Gold Coast City Council regions, providing valuable insights and highlights of the property market in 2016/17*.

The following key factors are taken into consideration:

- Sales and median price growth over the past fifteen months to 2016/17*
- Projects value - developments scheduled to commence in the 1st half of 2017, which include mixed use, infrastructure, industrial, and residential projects. This is key to maintaining growth as it indicates a potential increase in economic and commercial activity; as well as interconnectivity to key transport routes, the CBD, and other major urban business hubs.

LGA MARKET COMPARISON

Local Government Area (LGA)	Property Type	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**
BRISBANE	House	\$625,000	\$655,000	4.8%	\$5.3B
	Unit	\$455,000	\$449,000	-1.3%	
SUNSHINE COAST	House	\$515,000	\$545,000	5.8%	\$0.4B
	Unit	\$372,900	\$385,000	3.2%	
MORETON BAY	House	\$429,700	\$442,500	3.0%	\$0.6B
	Unit	\$355,000	\$349,500	-1.5%	
IPSWICH	House	\$330,000	\$335,000	1.5%	\$1.6B
	Unit	\$308,000	\$311,000	1.0%	
LOGAN	House	\$387,500	\$403,000	4.0%	\$0.4B
	Unit	\$250,000	\$258,000	3.2%	
REDLAND	House	\$495,000	\$512,000	3.4%	\$0.1B
	Unit	\$394,500	\$389,000	-1.4%	
GOLD COAST	House	\$560,000	\$600,000	7.1%	\$1.2B
	Units	\$379,000	\$400,000	5.5%	



KEY MARKET INDICATORS***

Indicator	Market Variation
House Sales	↑
House Median Price	↑
House Median Rent	↑
Unit Sales	↑
Unit Median Price	↑
Unit Median Rent	↑

SOUTH EAST QUEENSLAND OVERVIEW

In comparison to the *South East Queensland 2nd Half 2016 Hotspots Report* median prices have increased in the South East. Once again the Gold Coast City Council area tops the list with the highest annual growth for both houses (7.1%) and units (5.5%), followed by the Sunshine Coast and Logan Councils. Ipswich also recorded positive growth for both property types. The utmost house and unit median prices within South East Queensland are recorded in Brisbane, while the most affordable houses are offered in Ipswich and the most affordable units in Logan. In the 1st half of 2017 Brisbane will witness the highest project developments in terms of estimated value**. Ipswich and Gold Coast will benefit from \$1.6B** and \$1.2B** worth of project developments respectively.

*Median price quoted captures sale transactions from 1st January 2016 to 31st March 2017.

**Project development value is based on estimated construction value for residential, commercial, industrial, mixed use, and infrastructure projects commencing in 1st half 2017; and does not reflect commercial/re-sale value.

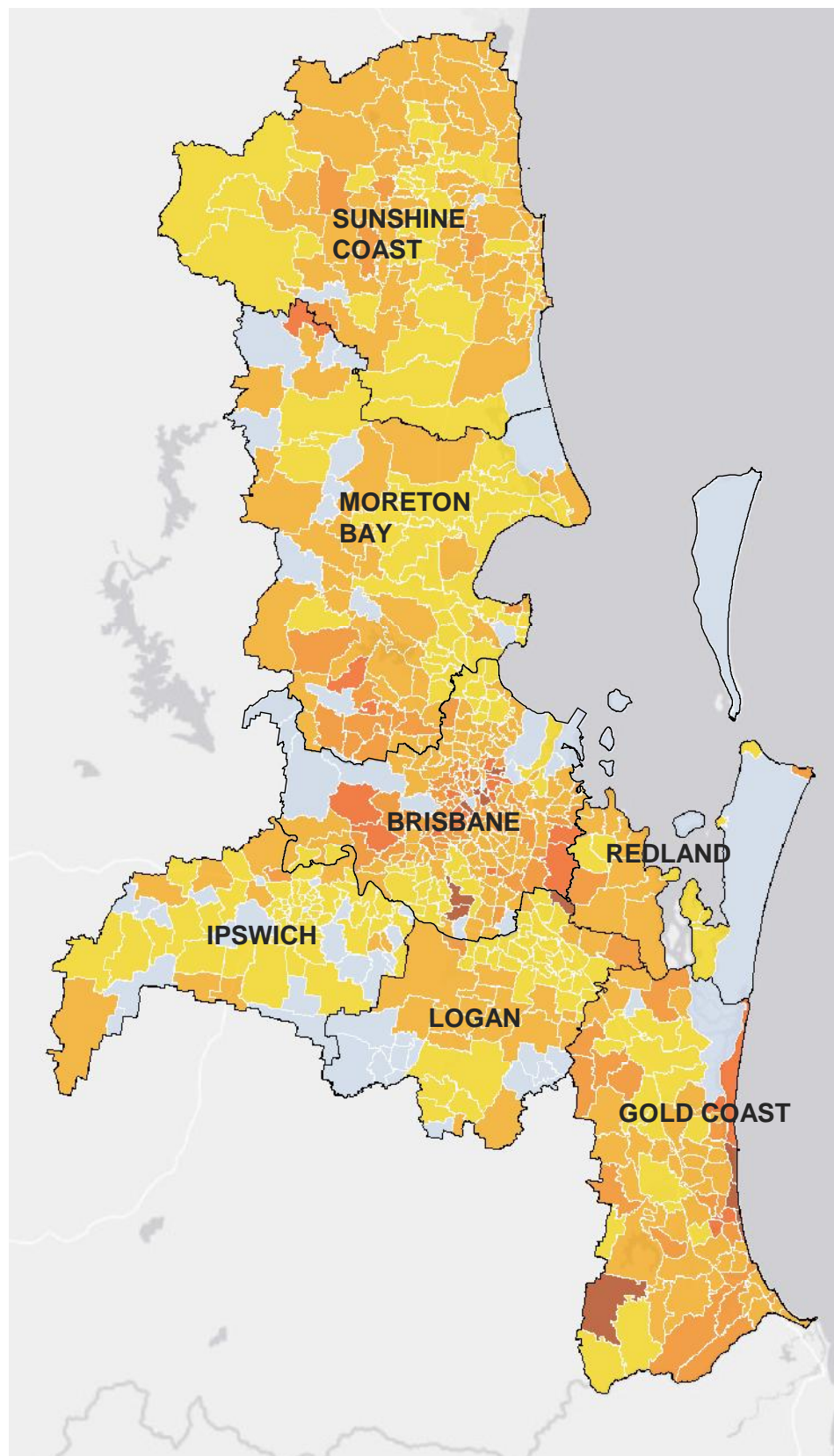
***Key market indicators for sales and median prices are reflective of median price change over 15 months between 2015 and 2016/Q1 2017. Median rent is reflective of median price change between Q4 2015 and Q4 2016.

“South East Queensland continue to provide a unique combination of affordability and great capital growth, when compared to other parts of Australia. Strong future development will deliver a more dynamic commercial landscape, with positive spill-over effects on the property industry”

Tony Brasier

PRDnationwide Chairman & Managing Director

SOUTH EAST QUEENSLAND HOUSE MEDIAN PRICE 2016/17*









TOP 3 LOWEST PRICED SUBURBS

Suburbs	Median Price 2016/17*	Rental Yield
Russell Island	\$200,000	6.2%
Lamb Island	\$205,000	5.8%
Leichhardt	\$230,000	7.5%

TOP 3 HIGHEST PRICED SUBURBS

Suburbs	Median Price 2016/17*	Rental Yield
Teneriffe	\$2,000,000	1.8%
New Farm	\$1,400,000	2.8%
Mermaid Beach	\$1,370,000	2.4%

LEGEND

	DATA NOT AVAILABLE
	\$1 - \$500,000
	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

*Median price quoted captures sales transactions from 1st January 2016 to 31st March 2017.

KEY PROJECT DEVELOPMENTS* 1ST HALF 2017

TOP PROJECTS WITHIN THE SOUTH EAST QUEENSLAND AREA

BRISBANE AIRPORT NEW PARALLEL RUNWAY STAGE 3



Estimated Value:
\$1,000,000,000
Type: Infrastructure -
Pavements/Airfield/Lighting - For
Parallel Runway
Location: Brisbane City
Site Area: 4,750,000sqm
Commence Date: 11/03/2017
Completion Date: 30/11/2017

Stage 3 of construction for the biggest aviation project in Australia commenced with an estimated construction value of \$1.0B. With stage 3 due for completion in November 2017, this overall project is due for finalisation in 2020. Upon completion, the development is proposed to give Brisbane the best runway system in Australia.

The Brisbane Airport new parallel runway has been forecasted to add an approximate regional economic benefit of \$5.0B per year by 2035, with an estimated 7,800 jobs being created for the Brisbane/Moreton region. The runway is expected to handle the same level of capacity as Hong Kong and Singapore airports.

DUSIT THANI BROOKWATER GOLF & SPA RESIDENTIAL RESORT



Estimated Value:
\$550,000,000
Type: Commercial –
Resort/Apartments (520)
Location: Ipswich City
Site Area: 1,022,000sqm
Commence Date: 03/06/2017
Completion Date: 31/03/2019

The development of this 5 star international resort is currently in construction plans, due to start in June 2017 with an expected completion date of March 2019. Construction value is estimated at \$550.0M. The resort will comprise of 520 apartments, 6 private clubs, a great retail emporium and a world-class conference, convention and exhibition centre.

The landmark is set to boost tourism in the area and increase interest in the Ipswich City Council area. Economic benefits will also stream into the council area as hundreds of jobs are expected to be created for construction and operation workers. Positive spill-over effects into the property industry is anticipated.

ELEVE PALM MEADOWS



Estimated Value:
\$98,000,000
Type: Residential - Units (371)
- 10 Storey
Location: Gold Coast City
Site Area: 25,500sqm
Commence Date: 01/05/2017
Completion Date: 01/05/2020

Construction of these luxury units was due to commence in May 2017 with an expected completion date of May 2020. The proposed construction is set to add 371 units to the market, across 5 buildings. The development will also include communal areas with swimming pools and lounge areas.

Available dwellings will include a mix of 1, 2 and 3 bedroom apartments, with basement parking available for each building. Conveniently located in the green area of the Gold Coast, occupiers will enjoy the rejuvenated parkland in Carrara and the short driving distance to Gold Coast beaches, shopping and lifestyle amenities.

YAROOMBA BEACH RESORT MASTERPLAN



Estimated Value:
\$90,000,000
Type: Mixed Use –
Apartments/Dwellings/Hotel
/Serviced Apartments
Location: Sunshine Coast
Site Area: 195,000sqm
Commence Date: 30/03/2017
Completion Date: N/A

Construction of this 5 star sub tropical coastal eco tourist resort village will see 220 rooms built in a 7 story building. In addition to the hotel, conference facilities, restaurants and a day spa that will be built on site, this resort masterplan also includes a Beach Ecological & Indigenous Education Centre.

The resort masterplan also includes a scope to add 160 serviced apartments and 2-3 storey dwellings that can accommodate up to 1,650 people. The village heart will be comprised of a 6 Green Star community including a range of lifestyle facilities such as cafes, shops, restaurants, lakeside boardwalks and direct access to the beach.

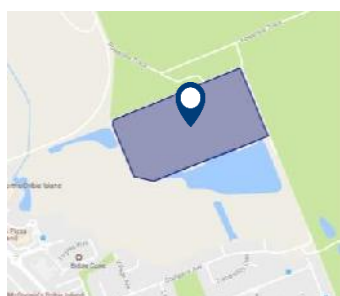
*Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value. Commencement and completion dates are based on data provided by the relevant data authority and is indicative only. PRDnationwide does not hold liability to the exact commencing and completion dates of each project.

Source: The Queensland Times, Brisbane Airport Australia, Brisbane Times, Colliers International, Cordell Database.

KEY PROJECT DEVELOPMENTS* 1ST HALF 2017

TOP PROJECTS WITHIN THE SOUTH EAST QUEENSLAND AREA

GEMPLIFE - BRIBIE ISLAND

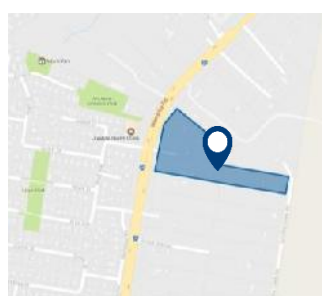


Estimated Value:
\$80,000,000
Type: Commercial – Aged Care Facility (404 dwellings)
Location: Moreton Bay Region
Site Area: 150,000sqm
Commence Date: 19/06/2017
Completion Date: 27/09/2019

Construction of a luxury retirement home is planned for Bribie Island, commencing June 2017 with an expected completion date of September 2019. Approximately 404 dwellings are expected to be added to the market, amounting to approximately \$80.0M in construction costs.

GemLife residents will enjoy close proximity to several 5 star lifestyle amenities, shops, cafes and restaurants while also being close by the Bribie beaches. Convenient amenities planned for the development include a doctor's clinic, gymnasium, ballroom, indoor swimming pool, private cinema, hairdresser and an intra-resort shuttle bus.

WEMBLEY ROAD TOWNHOUSES



Estimated Value:
\$35,000,000
Type: Residential – Townhouses (174) - 2 Storey
Location: Logan City
Site Area: 10,727sqm
Commence Date: 20/03/2017
Completion Date: 30/11/2018

Inclusive of the removal and demolition of existing dwellings, the Wembley Road Townhouses was due to commence construction in January 2017 and will see an expected completion date of November 2018. Approximately 174 townhouses in 80 separate buildings are set to be added to the market upon completion, with a scope of 15 residential lots and 2 townhouse lots.

Construction will also include a communal barbecue area, gymnasium, pool, store room and 392 car parks. Occupants will enjoy their townhouse location in Browns Plains, with close proximity to convenient amenities such as shopping centres and schools, whilst easily accessing the highway to the Gold Coast.

REFLECTIONS

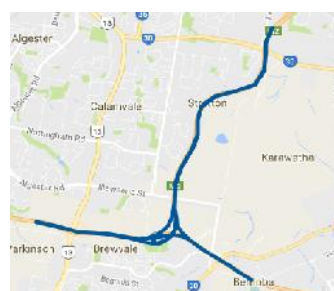


Estimated Value:
\$25,000,000
Type: Residential – Units (59) - 8 Storey
Location: Redland Shire
Site Area: 2,428sqm
Commence Date: 22/06/2017
Completion Date: 20/09/2018

The Reflections residential development is due to add 59 new units to the market with a mixture of 1, 2 and 3 bedroom options. The units will be spread across two buildings with associated car parking for occupiers. The units will be conveniently located close to the Cleveland CBD boasting the luxury of bayside living.

The Reflections project has been strategically placed, being only an approximate 30 minute drive east to Brisbane's CBD. Right at their doorstep, occupants will enjoy the Raby Bay Harbour, a vibrant shopping district, health services and various other lifestyle amenities. This new residential development will help to meet an increasing demand as local jobs continue to emerge within the growing Cleveland CBD.

LOGAN ENHANCEMENT PROJECT



Estimated Value:
\$512,000,000
Type: Infrastructure – Motorway Upgrades
Location: Brisbane City
Commence Date: 30/01/2017
Completion Date: 30/03/2019

The Logan enhancement project is the proposed upgrade on the Logan Motorway & Gateway Extension Motorway. The overall infrastructure development is to include interchange upgrades, widening parts of Gateway Extension Motorway & construction of new south-facing ramps at Compton Road.

The project will bring extreme benefits upon completion such as providing a safer and more reliable motorway network, reduce travel times, reduce congestion, enhance connectivity to key business and residential districts, and cater to future growth. Approx. 1300 direct jobs will be supported during construction and is expected to generate approximately \$1.0B in economic benefits for Queensland residents over the next 30 years.

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Source, Logan City Council, Reflections Cleveland, Google My Maps, Cordell Database.

BRISBANE



KEY MARKET INDICATORS***

Indicator	Market Variation
House Sales	↑
House Median Price	↑
House Median Rent	↔
Unit Sales	↑
Unit Median Price	↓
Unit Median Rent	↑

RECENT TOP PERFORMERS

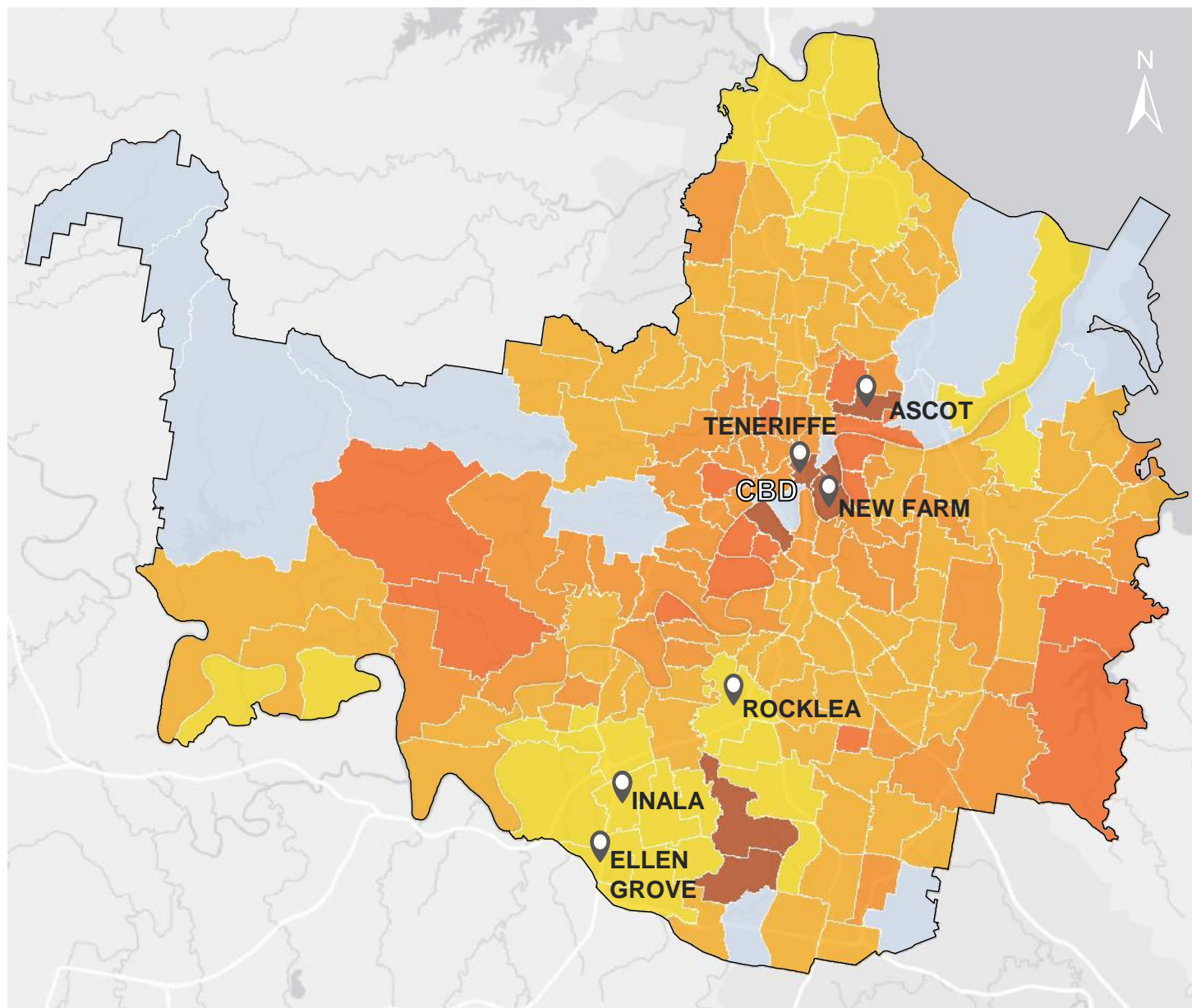
Type	Area	Suburb	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**	Main 2017 Projects**
HOUSE	Inner	West End	\$1,000,000	\$1,111,750	11.2%	\$32.8M	• Virtuoso Apartments (\$22.0M)
	North	Wilston	\$965,000	\$1,100,000	14.0%	\$2.5M	• Heather Street Units (\$2.5M)
	South	Robertson	\$896,000	\$1,142,500	27.5%	\$18.0M	• Aveo Robertson Independent Living Units & Community Centre Stage 1 (\$18.0M)
	East	Carina Heights	\$591,000	\$715,000	21.0%	\$4.5M	• Birdwood Road Units (\$2.5M)
	West	Milton	\$770,000	\$951,000	23.5%	\$83.4M	• Icon Milton (\$75.0M) • AMP End Of Trip Facilities (\$4.0M)
UNIT	Inner	Highgate Hill	\$550,000	\$586,000	6.5%	\$2.5M	• Gladstone Road Units (\$2.5M)
	North	Mitchelton	\$407,000	\$439,000	7.9%	\$20.0M	• Brookside Shopping Centre Reconfiguration (\$20.0M)
	South	Greenslopes	\$385,000	\$475,000	23.4%	\$52.6M	• Florence Residences (\$40.0M) • Cleveland Street Mixed Development (\$9.0M)
	East	Camp Hill	\$442,000	\$569,500	28.8%	\$8.4M	• Centro Whites Hill Shopping Centre Extension (\$2.8M) • Albert Street Townhouses (\$1.8M)
	West	Bardon	\$565,000	\$620,000	9.7%	\$8.0M	• Breezes On Bardon Mixed Use Development (\$8.0M)

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BRISBANE HOUSE MEDIAN PRICE 2016/17*



LEGEND

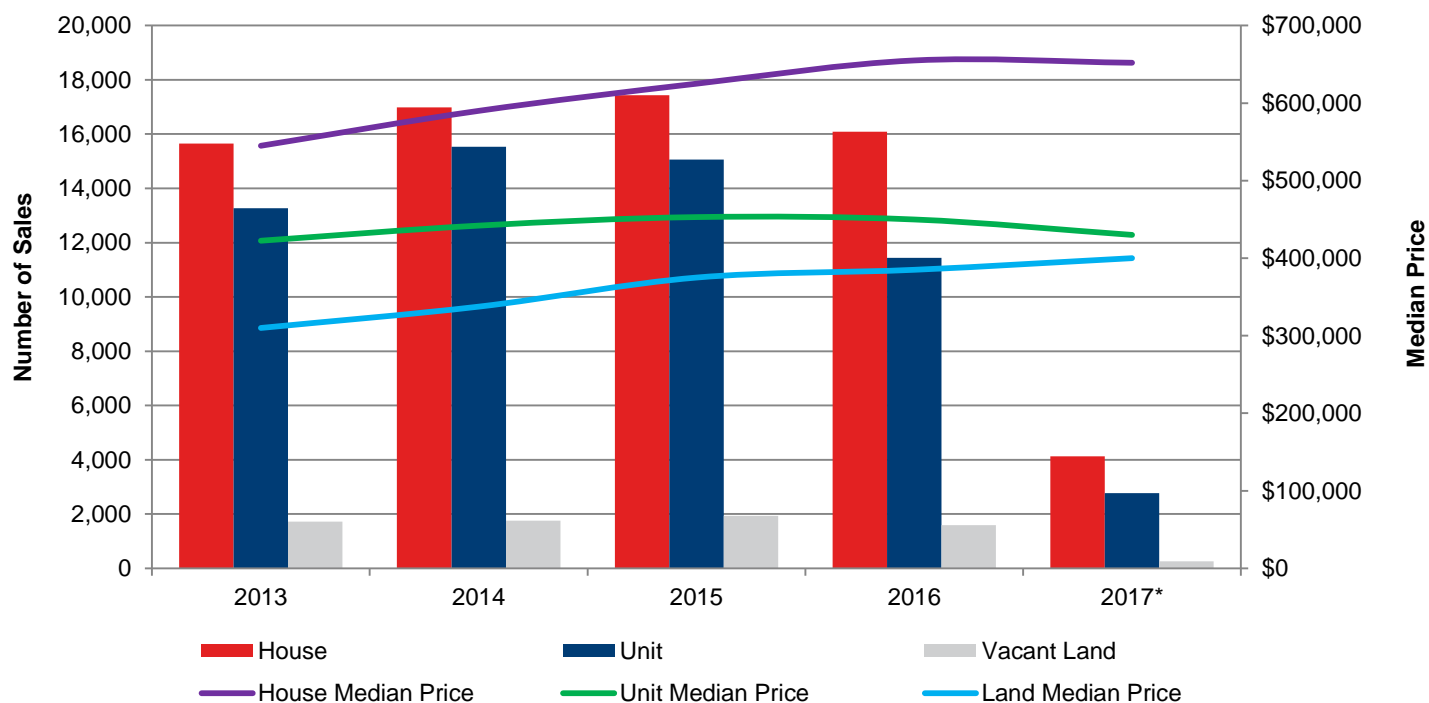
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	\$1 - \$500,000
	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

Top 3 Lowest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Ellen Grove	\$288,000	\$2.5M	\$320	5.8%
Inala	\$353,500	N/A	\$320	4.7%
Rocklea	\$385,000	\$15.6M	\$353	4.8%
Top 3 Highest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Ascot	\$1,338,000	\$417.8M	\$800	3.1%
New Farm	\$1,400,000	\$16.0M	\$750	2.8%
Teneriffe	\$2,000,000	N/A	\$685	1.8%

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

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BRISBANE* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 1st HALF 2017**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Brisbane Airport New Parallel Runway Stage 3	Brisbane Airport	Pavements/Airfield/Lighting	\$1.0B	11/03/2017	30/11/2017
Logan Enhancement Project	Runcorn	Motorway Upgrades	\$512.0M	30/01/2017	30/03/2019
Student One Elizabeth Arcade	Brisbane	Student Units (466)/shops/gym/pool 24 & 32 Storey	\$150.0M	16/06/2017	14/02/2019
Banyan Tree Residences	Kangaroo Point	Units (76)/Shops/Restaurant 12 Storey	\$150.0M	24/03/2017	21/05/2019
Mercedes Benz Autohaus Newstead	Newstead	Showroom/Service Centre 5 Storey	\$100.0M	29/05/2017	31/03/2018
Queens Wharf Redevelopment	Brisbane	Early Works Package	\$100.0M	30/01/2017	28/02/2018
Avion Residences Mixed Use Development	Upper Mount Gravatt	Units (174)/Shops/Restaurant 15 Storey	\$96.0M	18/04/2017	24/01/2019

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SUNSHINE COAST



KEY MARKET INDICATORS***

Indicator	Market Variation
House Sales	↑
House Median Price	↑
House Median Rent	↑
Unit Sales	↑
Unit Median Price	↑
Unit Median Rent	↑

RECENT TOP PERFORMERS

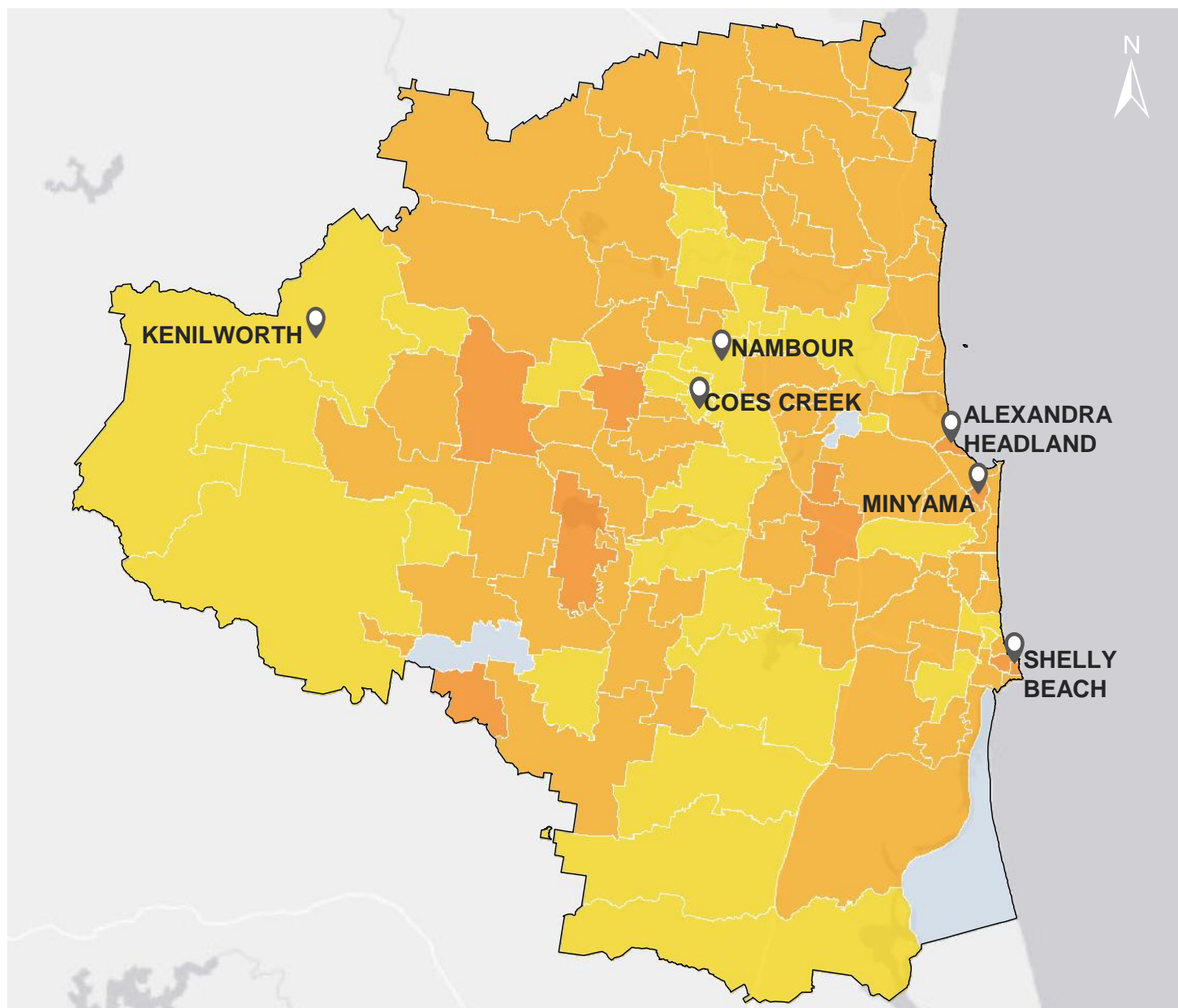
Type	Area	Suburb	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**	Main 2017 Projects**
HOUSE	South	Moffat Beach	\$590,000	\$752,500	27.5%	N/A	• Neighbours the suburb of Caloundra, which has planned development of \$26.0M
	South	Caloundra	\$437,000	\$547,500	25.3%	\$26.0M	• Osterley Avenue apartments (\$11.4M) • Sunshine Coast Regional Council Dredging Services (\$5.0M)
	Inner	Yaroomba	\$572,000	\$660,000	15.4%	\$90.0M	• Beach Resort masterplan (\$90.0M)
	Inner	Maroochydore	\$510,000	\$565,000	10.8%	\$40.4M	• Pinnacle Picnic Point units (\$9.0M) • Aerodrome Road units (\$5.0M)
	North	Yandina	\$375,000	\$430,000	14.7%	\$3.3M	• Paulger Flat Road Factory Units (\$3.0M)
UNIT	North	Peregian Beach	\$392,000	\$480,000	22.4%	\$3.8M	• Roadworks & landscaping (\$0.8M) • Digital hub building & car park (\$3.0M)
	North	Peregian Springs	\$310,000	\$375,000	21.0%	\$5.0M	• Ridges Peregian Beach Estate subdivision (\$5.0M)
	South	Birtinya	\$455,000	\$531,000	16.7%	\$55.0M	• Moko Livin apartments mixed use (\$25.0M) • Shine Court units (\$15.0M)
	West	Nambour	\$255,000	\$295,000	15.7%	\$5.8M	• Fairmeadow townhouses Stage 1 (\$3.0M) • The Image Estate subdivision (\$1.8M)
	Inner	Maroochydore	\$360,000	\$407,000	13.1%	\$40.4M	• Pinnacle Picnic Point units (\$9.0M) • Aerodrome Road units (\$5.0M)

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SUNSHINE COAST HOUSE MEDIAN PRICE 2016/17*



LEGEND

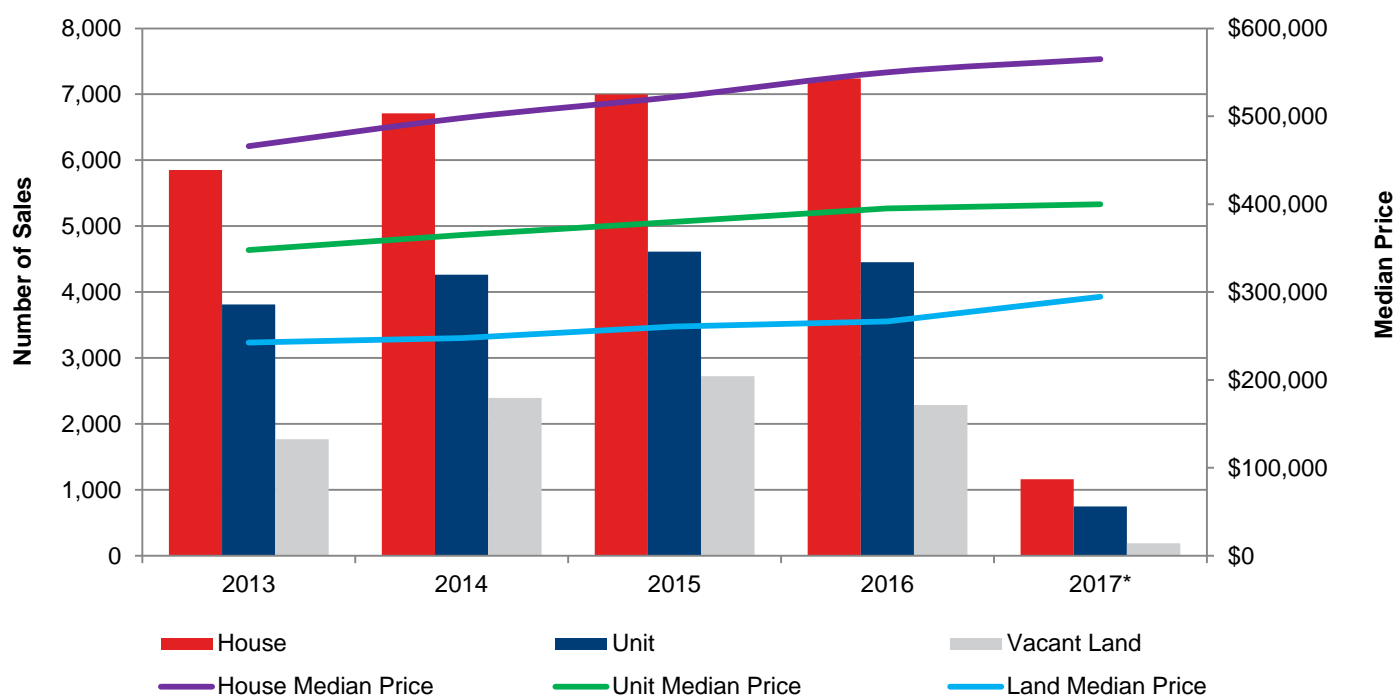
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	\$1,000,000 - \$1,250,000
	\$1,250,000+

Top 3 Lowest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Kenilworth	\$285,000	\$1.6M	\$300	3.7%
Nambour	\$365,000	\$5.8M	\$385	5.5%
Coes Creek	\$394,500	N/A	\$415	5.5%
Top 3 Highest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Alexandra Headland	\$950,000	\$1.1M	\$558	3.1%
Shelly Beach	\$892,500	N/A	\$480	3.3%
Minyama	\$837,500	\$0.4M	\$600	4.0%

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

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SUNSHINE COAST* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 1st HALF 2017**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Yaroomba Beach Resort Masterplan	Yaroomba	Apartments/Hotel/Dwellings/Service Apartments	\$90.0M	30/03/2017	N/A
Moko Living Apartments Mixed Use Development	Birtinya	Units (55)/Shops/Offices 2,3 & 4 Storey	\$25.0M	20/03/2017	18/04/2018
Tricare Kawana Waters Aged Care Facility	Warana	Aged Care Facility 3 Storey	\$20.0M	18/03/2017	31/05/2018
Bright Place Units	Birtinya	Units (60) 8 Storey	\$15.0M	15/05/2017	30/03/2018
Shine Place Units	Birtinya	Units (60) 7 Storey	\$15.0M	03/04/2017	28/02/2018
Bruce Highway Upgrade	Caloundra	Roadworks	\$11.3M	07/04/2017	11/11/2018
Pinnacle Picnic Point Units	Maroochydore	Units (30) 8 Storey	\$9.0M	13/03/2017	25/05/2018
Pierce Avenue Manufacturing Stages 1-4	Bells Creek	Factory (4) 2 Storey	\$8.0M	14/04/2017	24/11/2017

*This analysis is based on Sunshine Coast regional data. Median price for 2017 captures sales transactions from 1st January 2017 to 31st March 2017.

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MORETON BAY



KEY MARKET INDICATORS***

Indicator	Market Variation
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RECENT TOP PERFORMERS

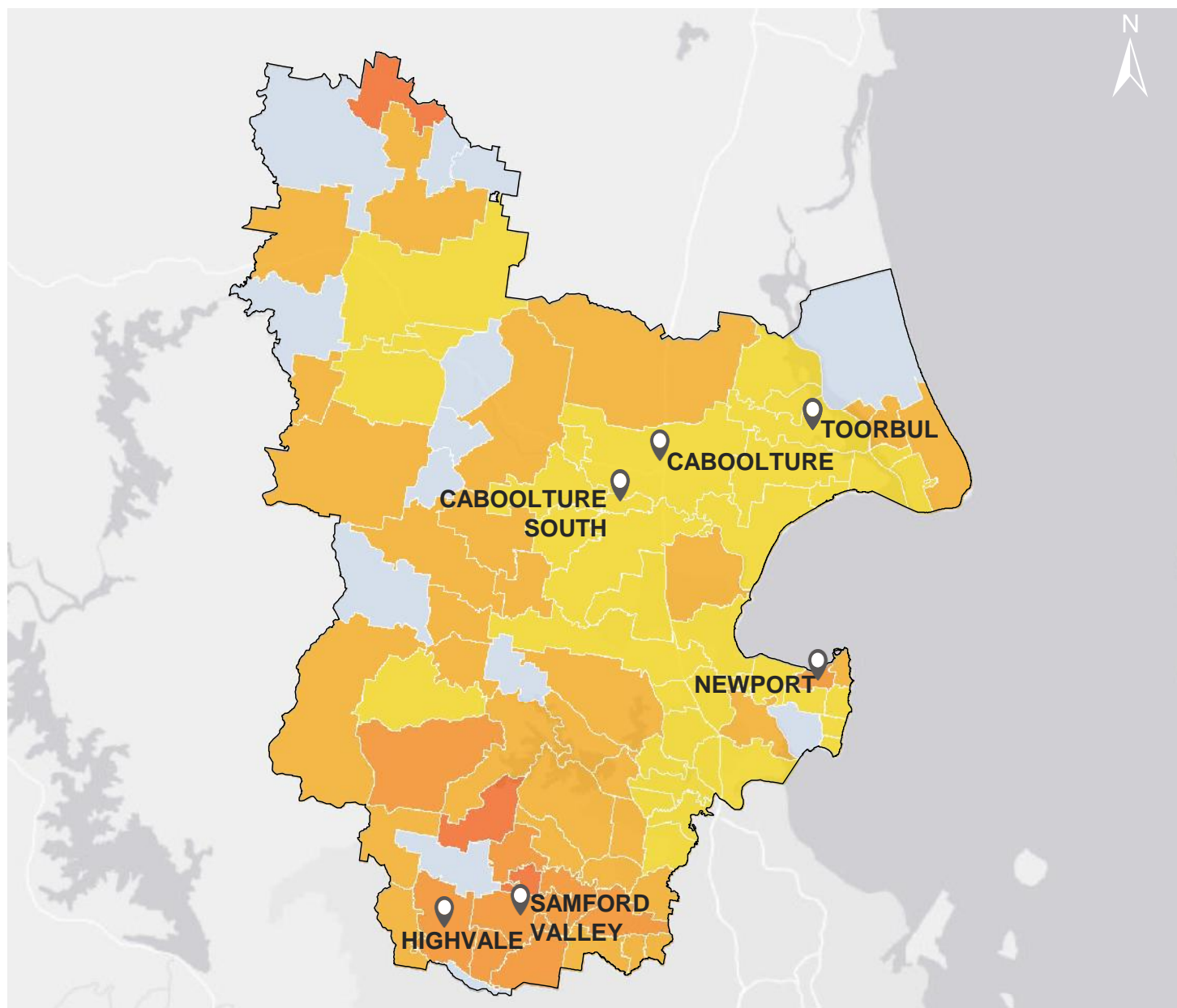
Type	Area	Suburb	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**	Main 2017 Projects**
HOUSE	East	Woorim	\$430,000	\$510,000	18.6%	\$1.8M	• Boyd Street Units (\$1.8M)
	East	Scarborough	\$486,000	\$545,000	12.1%	\$4.0M	• Prince Edwards Parade Units (\$2.5M) • Mein Street Townhouses (\$1.5M)
	South	Mango Hill	\$459,000	\$507,900	10.7%	\$30.6M	• Capestone Boulevard Shopping Centre (\$10.6M) • Abercrombie Street Townhouses (\$6.0M)
	East	Bellara	\$320,000	\$357,000	11.6%	\$0.2M	• Bellara Boat Ramp (\$0.2M)
	South	Redcliffe	\$391,000	\$430,000	10.0%	\$13.4M	• Redcliffe Hospital Kidney & Cancer Services Relocation (\$3.0M) • Redcliffe Rd (Anzac Ave) (\$4.6M)
UNIT	South	Lawnton	\$228,000	\$268,000	17.5%	\$3.0M	• Blue Care Pine Woods Aged Care Facility (\$3.0M)
	East	Woody Point	\$410,000	\$474,500	15.7%	\$3.5M	• Bramble Street Units (\$3.5M)
	Inner	Morayfield	\$269,000	\$310,000	15.2%	\$47.5M	• Oakey Flat Road Retirement Village (\$30.0M) • Oakey Flat Road Townhouses (\$12.0M)
	East	Scarborough	\$432,000	\$487,500	12.8%	\$4.0M	• Prince Edwards Parade Units (\$2.5M) • Mein Street Townhouses (\$1.5M)
	East	Banksia Beach	\$342,000	\$372,500	8.9%	\$2.1M	• Pacific Harbour Stage 4A & 4B (\$2.1M)

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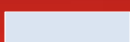
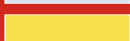




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MORETON BAY HOUSE MEDIAN PRICE 2016/17*



LEGEND

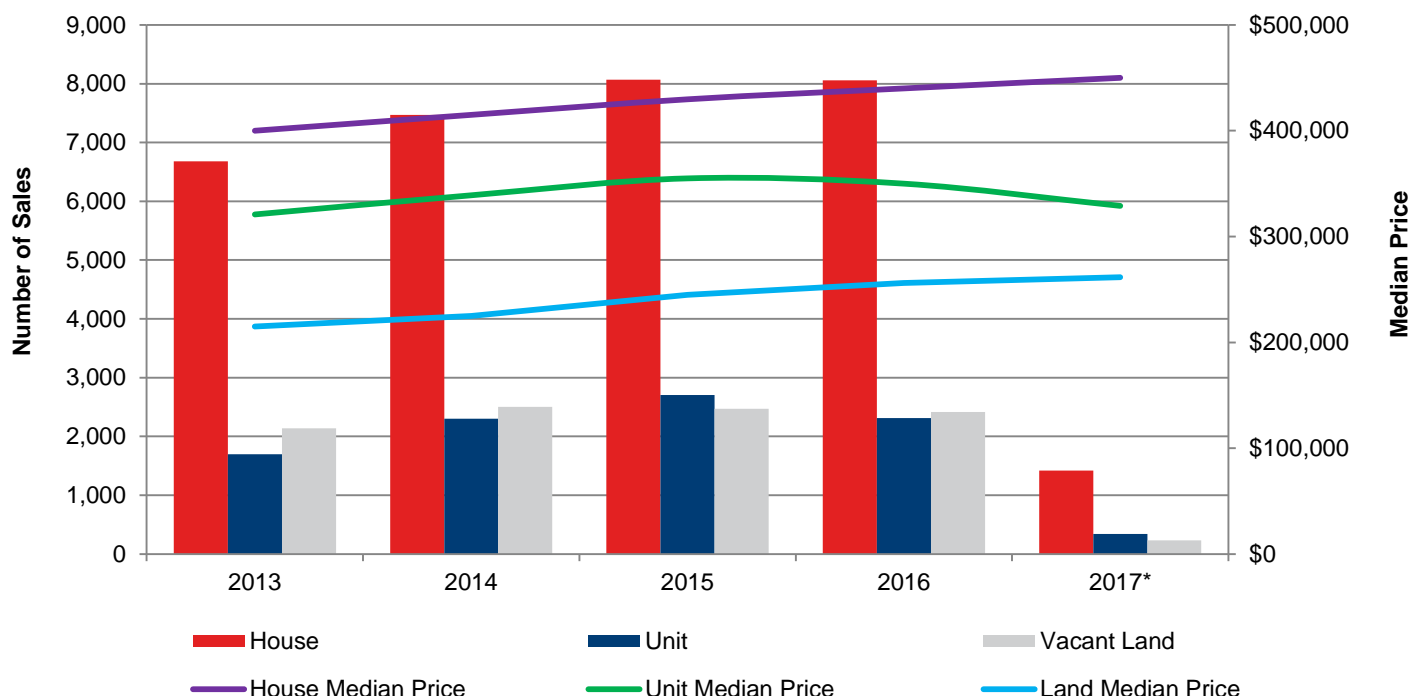
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	\$1 - \$500,000
	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

Top 3 Lowest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Caboolture South	\$283,000	N/A	\$320	5.9%
Toorbul	\$320,000	N/A	\$325	5.3%
Caboolture	\$340,000	\$24.5M	\$340	5.2%
Top 3 Highest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Samford Valley	\$925,000	N/A	\$750	4.2%
Newport	\$910,000	N/A	\$665	3.8%
Highvale	\$865,000	N/A	\$645	3.95%

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

**Project development value is based on estimated construction value for residential, commercial, industrial, mixed use, and infrastructure projects commencing in 1st half 2017; and does not reflect commercial/re-sale value.

MORETON BAY* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 1st HALF 2017**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
GemLife - Bribie Island Stages 1 - 27	Bongaree	Aged Care Facility	\$80.0M	19/06/2017	27/09/2019
Fortune Avenue Mixed Use Development	Bongaree	Units (184)/Sale Centre/Community Facilities	\$50.0M	06/06/2017	30/11/2018
Bruce Highway Townhouses	Burpengary	Townhouses (142) 2 Storey	\$30.0M	15/02/2017	15/12/2019
Burpengary Relocatable Home Park	Burpengary	Relocatable Home Park	\$30.0M	06/02/2017	31/12/2019
Oakey Flat Road Retirement Village & Townhouses Stages 1-3	Morayfield	Retirement Village/Townhouses (10) 2 Storey	\$30.0M	01/03/2017	31/03/2020
Greens Road Townhouses Stages 1-5	Griffin	Townhouses (88) 2 Storey	\$26.4M	24/04/2017	06/07/2018
Opal Aged Care Facility	North Lakes	Aged Care Facility 5 Storey	\$24.0M	03/04/2017	25/05/2018
Nottingham Road Residential Subdivision & Terrace Units	Murrumba Downs	Residential Subdivision (82) 2 Storey	\$18.0M	19/06/2017	15/02/2019

*This analysis is based on Moreton Bay regional data. Median price for 2017 captures sales transactions from 1st January 2017 to 31st March 2017.

**Top Projects are determined according to Estimated Value. Estimated value is the value of land and construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

IPSWICH



KEY MARKET INDICATORS***

Indicator	Market Variation
House Sales	↑
House Median Price	↑
House Median Rent	↑
Unit Sales	↑
Unit Median Price	↑
Unit Median Rent	↑

RECENT TOP PERFORMERS

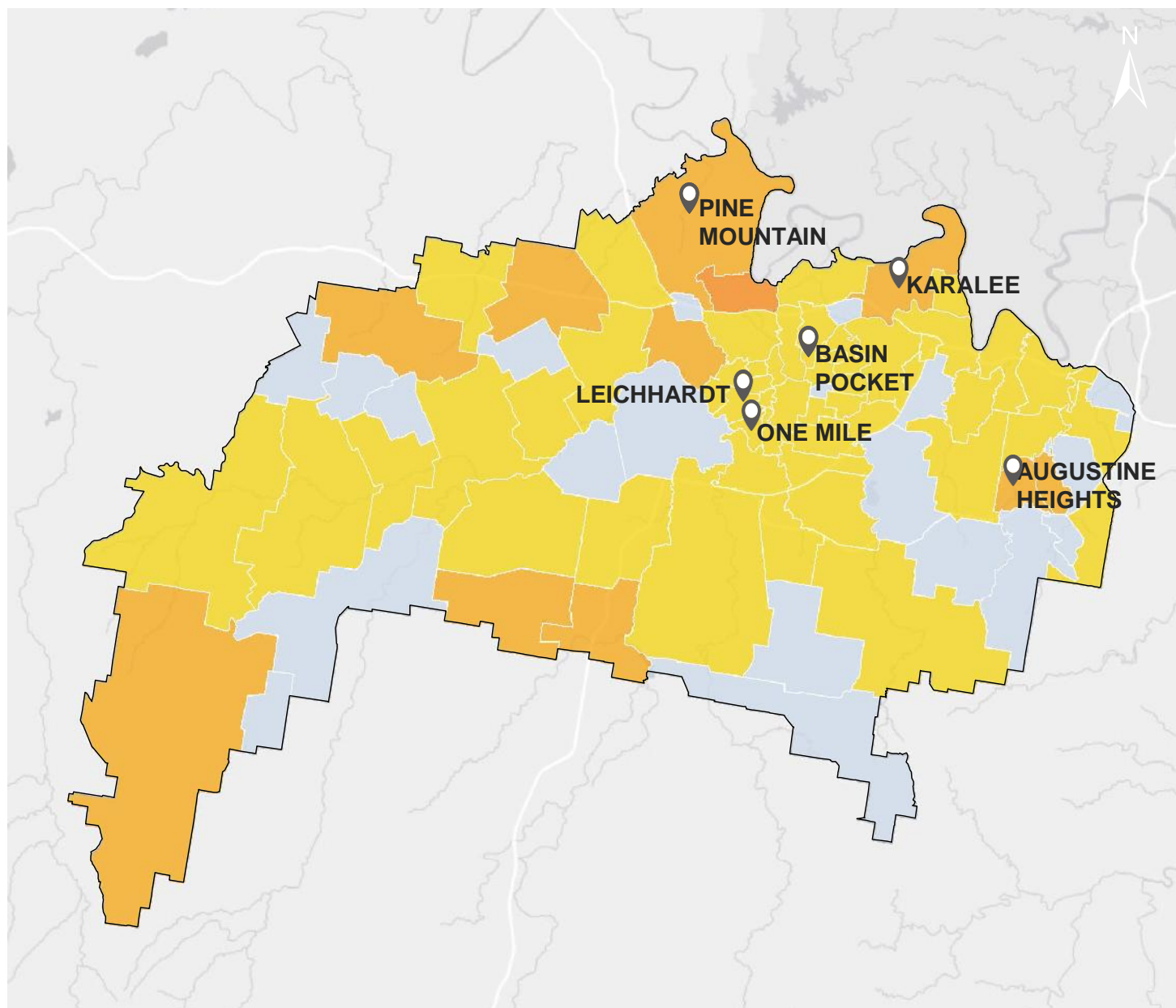
Type	Area	Suburb	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**	Main 2017 Projects**
HOUSE	Inner	Sadliers Crossing	\$325,000	\$378,750	16.5%	\$4.5M	• Able Street Units Stages 1-6 (\$4.5M)
	Inner	Ipswich	\$300,000	\$349,000	16.3%	\$68.0M	• St Andrews Private Hospital Redevelopment (\$64.0M)
	East	Dinmore	\$227,000	\$250,000	10.1%	\$30.0M	• River Road Townhouses Stages 1-11 (\$30.0M)
	East	Bellbird Park	\$339,000	\$370,000	9.1%	\$2.0M	• Harris Street Residential Subdivision (\$2.0M)
	East	Goodna	\$290,000	\$315,000	8.6%	\$5.7M	• Stuart Street Townhouses (\$3.4M) • Woogaroo Street Residential Subdivision (\$2.0M)
UNIT	East	Brookwater	\$376,000	\$475,000	26.3%	\$550.0M	• Dusit Thani Brookwater Golf & Spa Residential Resort (\$550.0M)
	East	Redbank Plains	\$259,000	\$300,000	15.8%	\$73.7M	• Redbank Plains Road Townhouses (\$40.0M) • The Junction Estate Units (\$7.4M)
	East	Bellbird Park	\$215,000	\$240,000	11.6%	\$2.0M	• Harris Street Residential Subdivision (\$2.0M)
	Inner	Brassall	\$250,000	\$269,000	7.6%	\$0.9M	• Windle Road Residential Subdivision (\$0.9M)

*Median price quoted captures sales transactions from 1st January 2016 to 31st March 2017.

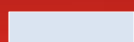





**Project development value is based on estimated construction value for residential, commercial, industrial, mixed use, and infrastructure projects commencing in 1st half 2017; and does not reflect commercial/re-sale value. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2017.

***Key market indicators for sales and median prices are reflective of median price change over 15 months between 2015 and 2016/Q1 2017. Median rent is reflective of median price change between Q4 2015 and Q4 2016.

IPSWICH HOUSE MEDIAN PRICE 2016/17*



LEGEND

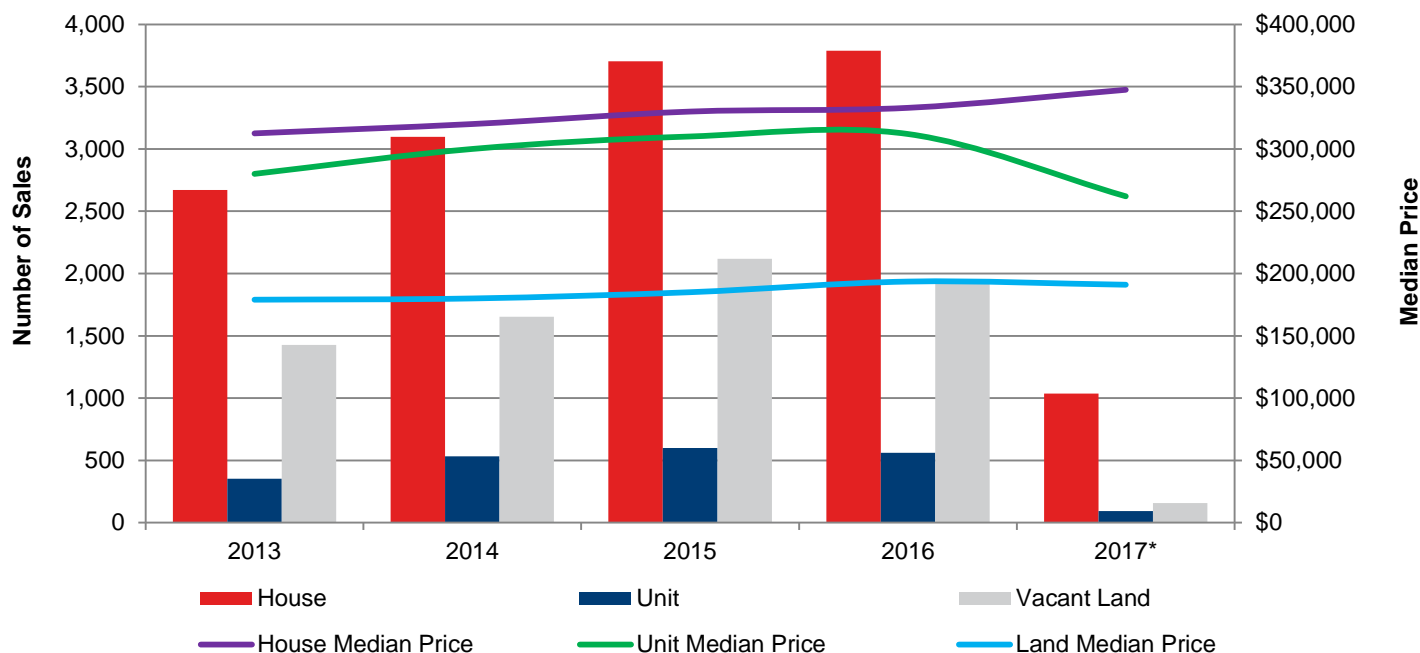
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	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

Top 3 Lowest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Leichhardt	\$230,000	\$0.8M	\$330	7.5%
Basin Pocket	\$233,000	N/A	\$280	6.3%
One Mile	\$240,000	N/A	\$290	6.3%
Top 3 Highest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Pine Mountain	\$570,000	M/A	\$493	4.5%
Karalee	\$559,000	N/A	\$410	3.8%
Augustine Heights	\$540,000	\$3.0M	\$420	4.0%

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

**Project development value is based on estimated construction value for residential, commercial, industrial, mixed use, and infrastructure projects commencing in 1st half 2017; and does not reflect commercial/re-sale value.

IPSWICH* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 1st HALF 2017 **

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Dusit Thani Brookwater Golf & Spa Residential Resort	Brookwater	Resort/Apartments (520) 2 Storey	\$550.0M	03/06/2017	31/03/2019
Waterlea At Walloon	Amberley	Master Planned Development	\$350.0M	01/06/2017	01/06/2020
Springfield Rise At Spring Mountain Master Planned Community - Overall	Springfield Central	Master Planned Community	\$225.0M	28/03/2017	N/A
St Andrews Ipswich Private Hospital Stages 1 - 5c	Ipswich	Hospital 4 Storey	\$64.0M	12/06/2017	25/01/2021
EnergyAustralia Blackstone Natural Gas Fired Power Station	Swanbank	Power Station/Office	\$50.0M	17/03/2017	N/A
Redbank Plains Road Townhouses	Redbank Plains	Townhouses (87) 2 Storey	\$40.0M	21/01/2017	24/02/2018
Aveo Springfield Aged Friendly Community Stage 2	Springfield Central	Retirement/Aged Care Facility 4 & 6 Storey	\$40.0M	18/02/2017	29/06/2018
River Road Townhouses Stages 1-11	Dinmore	Townhouses (146) 2 Storey	\$30.0M	27/04/2017	18/04/2018

*This analysis is based Ipswich City Council data. Median price for 2017 captures sales transactions from 1st January 2017 to 31st March 2017.

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

LOGAN



KEY MARKET INDICATORS***

Indicator	Market Variation
House Sales	↑
House Median Price	↑
House Median Rent	↔
Unit Sales	↓
Unit Median Price	↑
Unit Median Rent	↑

RECENT TOP PERFORMERS

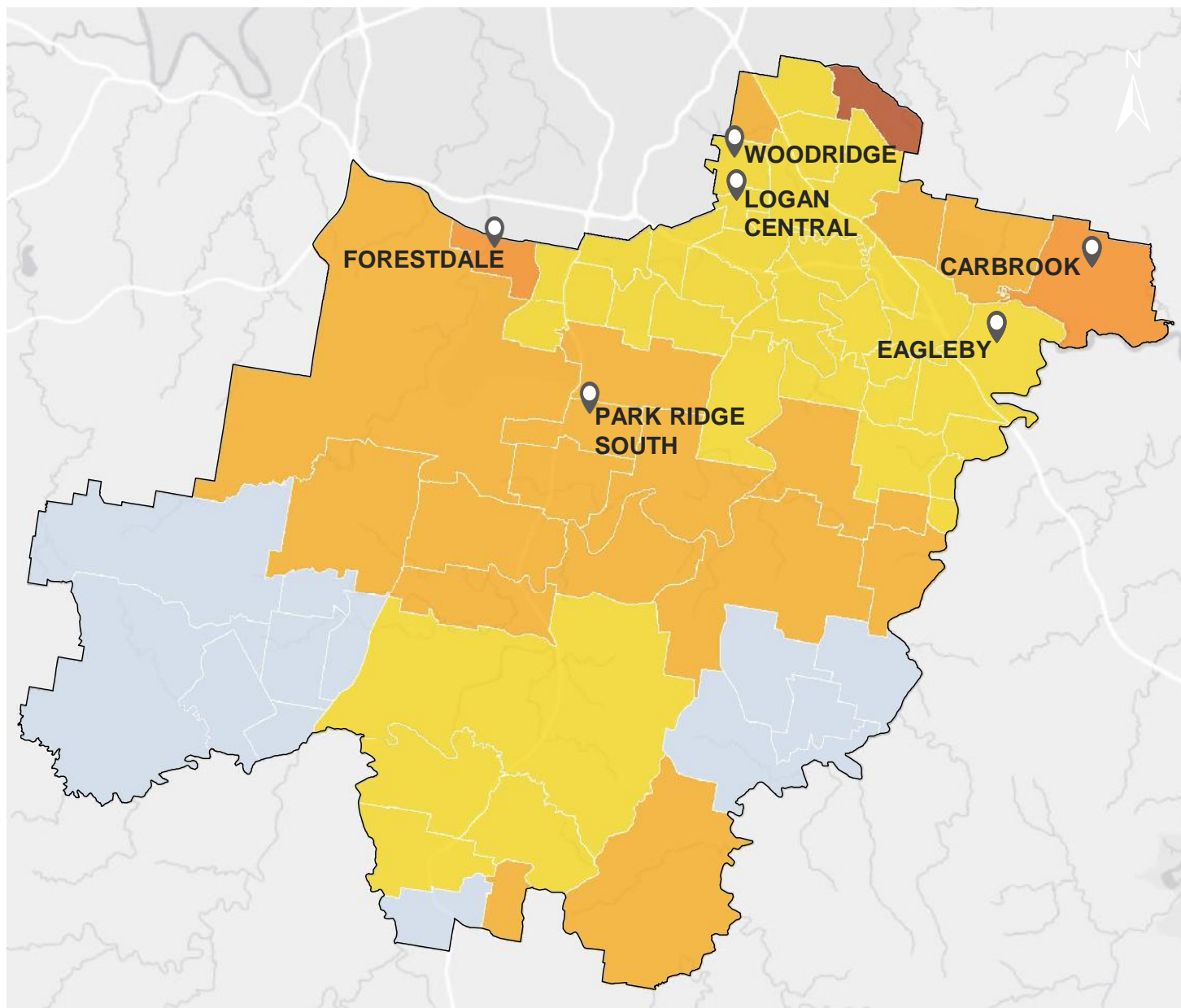
Type	Area	Suburb	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**	Main 2017 Projects**
HOUSE	East	Eagleby	\$275,000	\$305,000	10.9%	\$5.6M	<ul style="list-style-type: none"> Kelly Street Townhouses (\$1.6M) Aishling Village (\$4.0M)
	South	Heritage Park	\$423,000	\$466,000	10.2%	\$8.0M	<ul style="list-style-type: none"> Bayliss Road Estate Residential Subdivision Stages 1 – 4 (\$8.0M)
	South	Waterford	\$394,000	\$431,000	9.4%	\$31.7M	<ul style="list-style-type: none"> Waterford Tamborine Road (\$26.0M)
	South	Waterford West	\$326,000	\$355,000	8.9%	\$3.0M	<ul style="list-style-type: none"> Patrick Court Townhouses (\$3.0M)
	East	Beenleigh	\$308,000	\$332,500	8.0%	\$14.1M	<ul style="list-style-type: none"> Caltex Service Station & Fast Food Outlets Stage 1 (\$7.0M) Kent Street Units (\$6.8M)
UNIT	East	Beenleigh	\$202,000	\$250,000	23.8%	\$14.1M	<ul style="list-style-type: none"> Caltex Service Station & Fast Food Outlets Stage 1 (\$7.0M) Kent Street Units (\$6.8M)
	South	Waterford West	\$208,750	\$215,000	3.0%	\$3.0M	<ul style="list-style-type: none"> Patrick Court Townhouses (\$3.0M)
	Inner	Loganlea	\$210,000	\$336,000	60.0%	\$3.3M	<ul style="list-style-type: none"> Above Ground Pool Sales Warehouse Extension (\$1.0M) Haig Road Estate Residential Subdivision Stages 1 – 4 (\$3.0M)
	Inner	Springwood	\$272,750	\$281,500	3.2%	\$5.0M	<ul style="list-style-type: none"> Cinderella Drive Mixed Use Development (\$3.0M) Chatswood Central Shopping Centre Extension Stages 1-3 (\$1.0M)
	East	Eagleby	\$217,500	\$236,250	8.6%	\$5.6M	<ul style="list-style-type: none"> Kelly Street Townhouses (\$1.6M) Aishling Village (\$4.0M)

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**Project development value is based on estimated construction value for residential, commercial, industrial, mixed use, and infrastructure projects commencing in 1st half 2017; and does not reflect commercial/re-sale value. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2017.

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LOGAN HOUSE MEDIAN PRICE 2016/17*



LEGEND

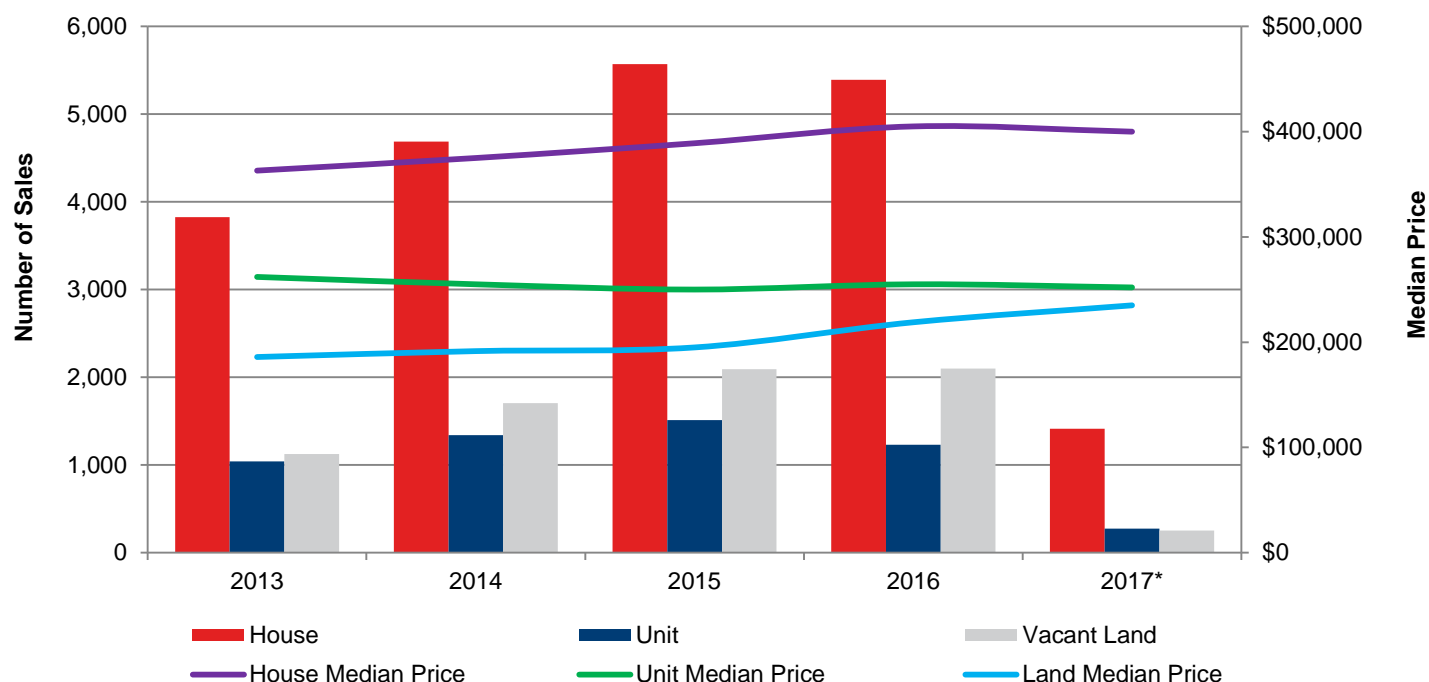
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	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

Top 3 Lowest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Woodridge	\$300,000	N/A	\$320	5.5%
Eagleby	\$305,000	\$5.6M	\$330	5.6%
Logan Central	\$308,000	N/A	\$325	5.5%
Top 3 Highest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Park Ridge South	\$610,000	N/A	\$450	3.8%
Forestdale	\$755,000	N/A	\$550	3.8%
Carbrook	\$884,500	N/A	\$508	3.0%

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

**Project development value is based on estimated construction value for residential, commercial, industrial, mixed use, and infrastructure projects commencing in 1st half 2017; and does not reflect commercial/re-sale value.

LOGAN* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 1st HALF 2017**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Wembley Road Townhouses	Browns Plains	Townhouses (174) 2 Storey	\$35.0M	20/03/2017	30/11/2018
Logan Reserve Estate Stages 1 - 15	Logan Reserve	Residential Subdivision (726)	\$35.0M	18/02/2017	30/12/2020
Marsden Park Shopping Centre Extension	Marsden	Shopping Centre	\$30.0M	10/06/2017	31/10/2018
Station Road Townhouses Stages 1-5	Bethania	Townhouses (95) 2 Storey	\$28.5M	15/04/2017	31/01/2019
Waterford Tamborine Road	Waterford	Intersection - Upgrade	\$26.0M	01/06/2017	01/12/2018
Freedom Aged Care Retirement Village Stage 3	Tanah Merah	Assisted Living Units (62) 2 Storey	\$25.0M	18/06/2017	08/03/2019
Southwest 1 Enterprise Park National Tiles	Berrinba	Warehouse Units (2) 2 Storey	\$20.0M	18/01/2017	31/08/2017
Chambers Pines Lifestyle Resort	Chambers Flat	Relocatable Home Park	\$20.0M	01/05/2017	05/11/2018

*This analysis is based on Logan City Council data. Median price for 2017 captures sales transactions from 1st January 2017 to 31st March 2017.

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

REDLAND



KEY MARKET INDICATORS***

Indicator	Market Variation
House Sales	↑
House Median Price	↑
House Median Rent	↑
Unit Sales	↓
Unit Median Price	↓
Unit Median Rent	↔

RECENT TOP PERFORMERS

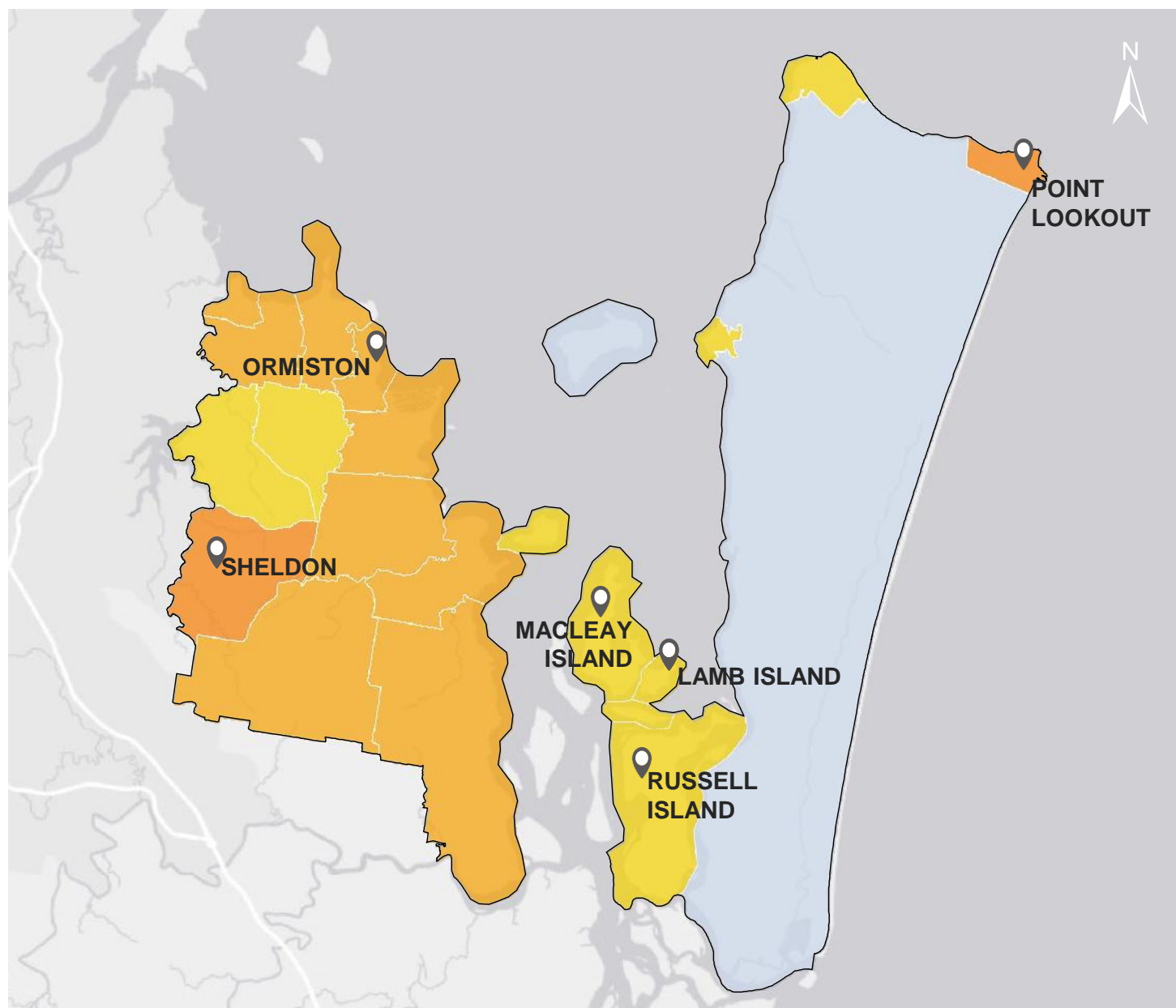
Type	Area	Suburb	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**	Main 2017 Projects**
HOUSE	South	Mount Cotton	\$490,000	\$525,000	7.1%	\$4.9M	<ul style="list-style-type: none"> Mount View Road Eco Tourist Park Cabins (\$0.9M) Mount Cotton Roadworks (\$4.0M)
	Inner	Alexandra Hills	\$425,000	\$445,000	4.7%	\$5.5M	<ul style="list-style-type: none"> Nandeebie Aged Care Facility (\$3.0M) Alexandra Hills Woolworths Refurbishment (\$1.5M)
	Inner	Thornlands	\$566,000	\$590,000	4.2%	\$19.6M	<ul style="list-style-type: none"> Veridian Townhouses Stages 1-2 (15.0M) Kinross Road Residential Subdivision Stage 1 (\$1.6M)
	South	Victoria Point	\$502,000	\$521,000	3.8%	\$27.2M	<ul style="list-style-type: none"> Renaissance Retirement Village Serviced Apartments (\$13.0M)
	North	Birkdale	\$510,000	\$527,750	3.5%	\$4.7M	<ul style="list-style-type: none"> Birkdale Road Apartments (\$2.9M) Mary Street Townhouses (\$1.8M)
UNIT	South	Victoria Point	\$330,000	\$364,500	10.5%	\$27.2M	<ul style="list-style-type: none"> Renaissance Retirement Village Serviced Apartments (\$13.0M)
	Inner	Ormiston	\$379,000	\$417,500	10.2%	\$4.2M	<ul style="list-style-type: none"> Tranquil Waters Retirement Villages Stages 3,4 & 6 (\$3.5M)
	West	Capalaba	\$390,000	\$417,900	7.2%	\$8.9M	<ul style="list-style-type: none"> Pittwin Road North Apartments (\$6.0M) Pittwin Road South Units (\$1.8M)
	Inner	Cleveland	\$390,000	\$395,000	1.3%	\$44.2M	<ul style="list-style-type: none"> Reflections Cleveland Units (\$25.0M) Bayside Business Park Stage 5 (\$3.5M)
	South	Redland Bay	\$419,000	\$423,000	1.0%	\$8.0M	<ul style="list-style-type: none"> Falkirk Parade Estate Residential Subdivision Stages 1-3 (\$4.0M)

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REDLAND HOUSE MEDIAN PRICE 2016/17*



LEGEND

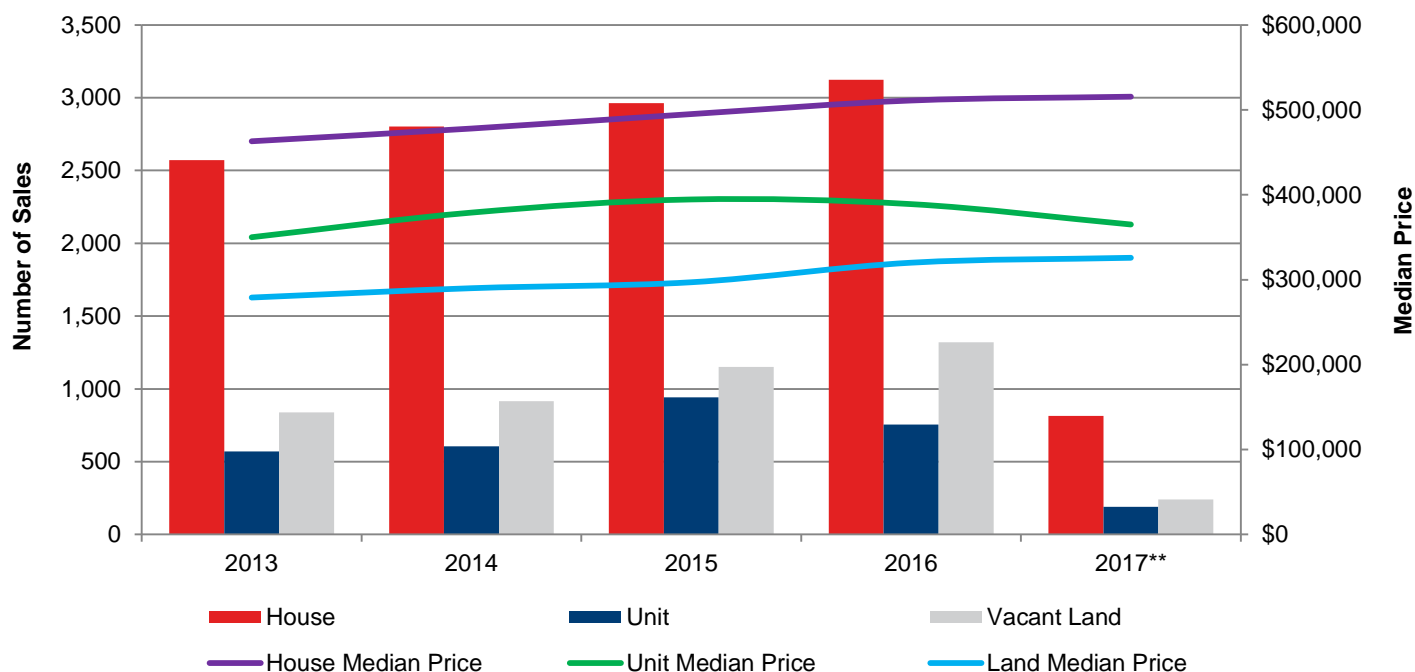
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	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

Top 3 Lowest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Russell Island	\$200,000	N/A	\$240	6.2%
Lamb Island	\$205,000	N/A	\$230	5.8%
Macleay Island	\$230,000	\$5.0M	\$265	6.0%
Top 3 Highest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Point Lookout	\$840,000	N/A	\$1180	7.3%
Sheldon	\$792,500	N/A	\$560	3.7%
Ormiston	\$629,500	\$4.2M	\$500	4.1%

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

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REDLAND* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 1st HALF 2017**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Reflections	Cleveland	Units (59) 8 Storey	\$25.0M	22/06/2017	20/09/2018
Veridian Townhouses Stages 1 & 2	Thornlands	Townhouses (64) - 2 Storey	\$15.0M	12/06/2017	13/10/2017
Renaissance Retirement Village Victoria Point	Victoria Point	Seviced Apartments (80-160) 2-4 Storey	\$13.0M	03/04/2017	N/A
Aveo Cleveland Stage 5	Cleveland	Units (40) 4 Storey	\$8.0M	07/03/2017	N/A
Renaissance Retirement Village Victoria Point	Victoria Point	Retirement Village Units (20)	\$7.0M	03/04/2017	N/A
Pittwin Road North Apartments	Capalaba	Apartments (28) 5 Storey	\$6.0M	27/02/2017	27/04/2018
Aveo Cleveland Stage 4	Cleveland	Independent Living Units (30)	\$5.0M	07/03/2017	N/A
Macleay Island Marine Landing Facility	Macleay Island	Marine Landing Facility	\$5.0M	22/05/2017	18/06/2018

*This analysis is based on Redland City Council data. Due to the very low vacant land prices in the Redland City Council islands and their negative impact on the actual median prices, all the vacant land sales in the islands have been removed. Median price for 2017 captures sales transactions from 1st January 2017 to 31st March 2017.

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

GOLD COAST



KEY MARKET INDICATORS***

Indicator	Market Variation
House Sales	↑
House Median Price	↑
House Median Rent	↑
Unit Sales	↑
Unit Median Price	↑
Unit Median Rent	↑

RECENT TOP PERFORMERS

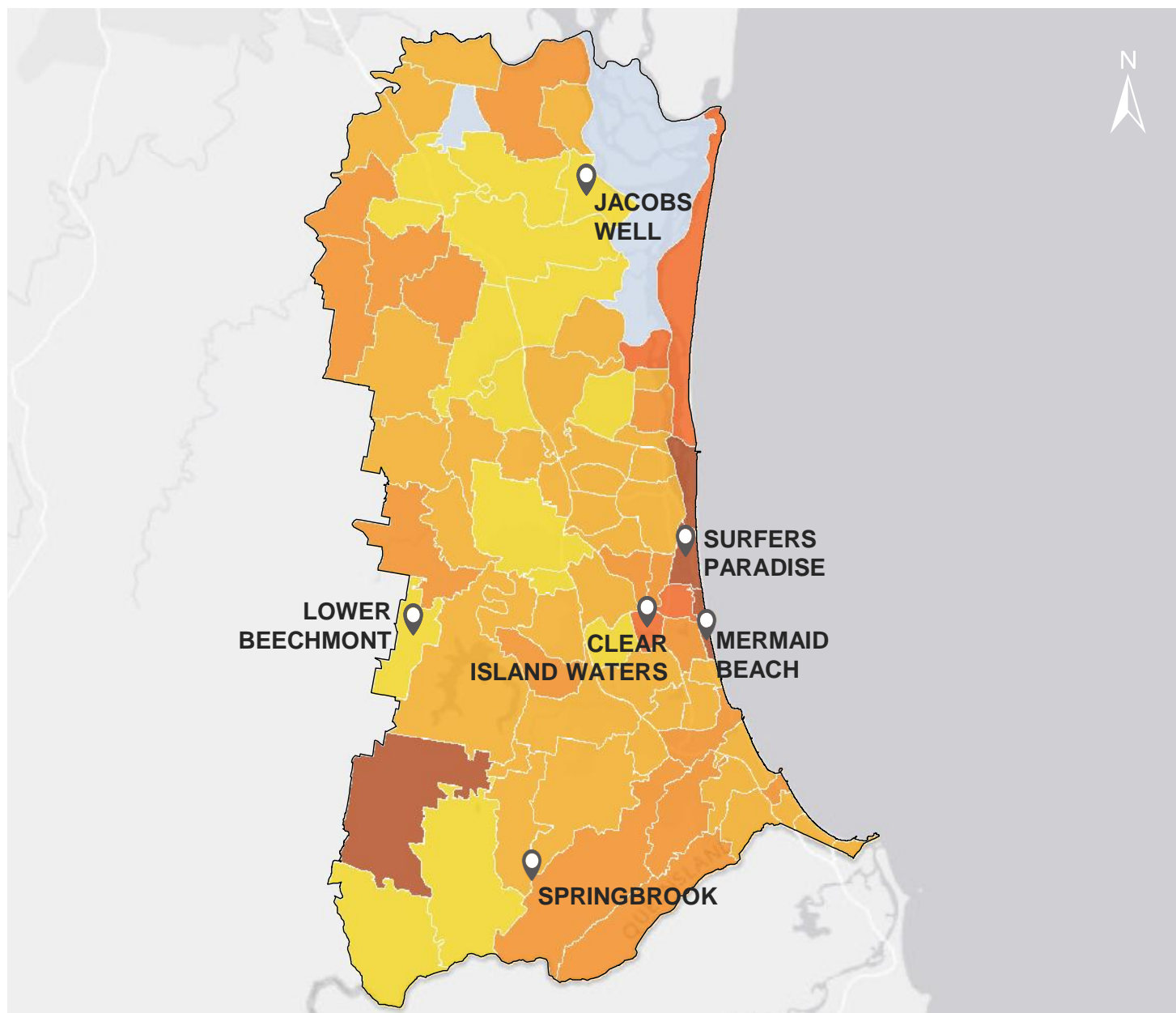
Type	Area	Suburb	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017**	Main 2017 Projects**
HOUSE	Inner	Broadbeach Waters	\$847,500	\$1,050,000	23.9%	\$17.0M	<ul style="list-style-type: none"> • IVY95 Apartments (\$15.0M) • Gold Coast Media Centre (\$2.0M)
	South	Miami	\$625,000	\$742,800	18.9%	\$43.1M	<ul style="list-style-type: none"> • Miami Ice Apartments (\$30.0M) • North Residences (\$6.0M)
	Inner	Ashmore	\$515,000	\$586,500	13.9%	\$2.1M	<ul style="list-style-type: none"> • Cotlew Street Townhouses (\$1.7M)
	North	Hope Island	\$665,000	\$749,000	12.6%	\$20.0M	<ul style="list-style-type: none"> • Hope Island Apartments (\$20.0M)
	South	Tugun	\$515,000	\$580,000	12.6%	\$3.8M	<ul style="list-style-type: none"> • Cabarita Avenue Townhouses (\$1.0M) • Croft Court Townhouses (\$1.8M)
UNIT	Inner	Bundall	\$326,000	\$420,000	28.8%	\$5.0M	<ul style="list-style-type: none"> • Corporate Centre Shops (\$5.0M)
	North	Hope Island	\$455,000	\$555,000	22.0%	\$20.0M	<ul style="list-style-type: none"> • Hope Island Apartments (\$20.0M)
	North	Coomera	\$275,000	\$335,000	21.8%	\$27.5M	<ul style="list-style-type: none"> • Bloom Estate Subdivision (\$6.7M) • Exit 54 Coomera Service Centre (\$6.0M)
	Inner	Mermaid Beach	\$361,000	\$405,000	12.2%	\$7.0M	<ul style="list-style-type: none"> • United Petroleum Service Station (\$2.0M) • Lake Intrepid & Heron Bridge Widening (\$5.0M)
	South	Palm Beach	\$348,000	\$390,000	12.1%	\$14.7M	<ul style="list-style-type: none"> • Palm Beach Avenue Medical Centre & Retail (\$0.8M) • Beach Nourishment - Dredging (\$13.9M)

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GOLD COAST HOUSE MEDIAN PRICE 2016/17*



LEGEND

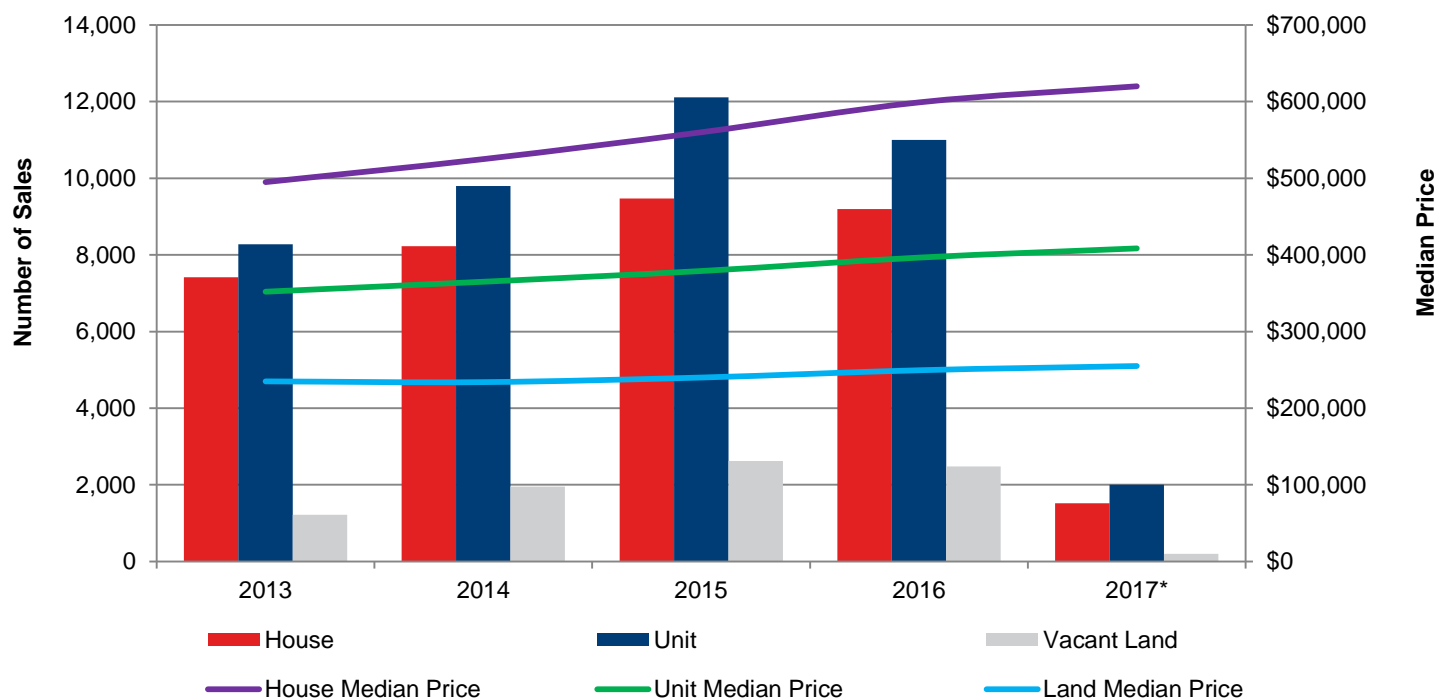
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	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

Top 3 Lowest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Springbrook	\$392,500	N/A	\$355	4.7%
Lower Beechmont	\$388,000	N/A	\$415	5.6%
Jacobs Well	\$412,000	\$2.0M	\$435	5.5%
Top 3 Highest Priced Suburbs	Median Price 2016/17*	Project Development**	Median Rent 2016/17*	Rental Yield
Mermaid Beach	\$1,370,000	\$7.0M	\$635	2.4%
Surfers Paradise	\$1,350,000	\$106.0M	\$655	2.5%
Clear Island Waters	\$1,094,000	N/A	\$770	3.7%

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

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GOLD COAST* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 1st HALF 2017**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Eleve Palm Meadows	Carrara	Units (371) 10 Storey	\$98.0M	01/05/2017	01/05/2020
Cambridge Residences Stage 2	Robina	Units (213) 9 Storey	\$86.0M	04/05/2017	14/10/2020
Northcliffe Residences	Surfers Paradise	Units (75) 28 Storey	\$80.0M	20/04/2017	31/07/2018
Tallahassee Residential Tower	Burleigh Heads	Units (174) 25 Storey	\$55.0M	23/01/2017	30/11/2019
South Lakes Stages 2 & 3	Varsity Lakes	Units (183) 8 Storey	\$50.0M	18/01/2017	22/05/2019
Sage Apartments Stages 4-7	Merrimac	Units (98) 3 Storey	\$41.0M	26/01/2017	22/01/2020
Movie World Top Golf	Oxenford	Recreation Facility 3 Storey	\$35.0M	17/04/2017	23/02/2018
Sharks Resort Hotel Mantra Stage 1	Southport	Hotel 8 Storey	\$30.0M	16/01/2017	14/02/2018

*This analysis is based on Gold Coast City Council data. Median price for 2017 captures sales transactions from 1st January 2017 to 31st March 2017.

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Real Estate Institute of Queensland, ESRI ArcGIS, QSpatial, Cordell Database, Queensland Department of State Development, Infrastructure and Planning, Brisbane City Council, Sunshine Coast Council, Moreton Bay Regional Council, Ipswich City Council, Logan City Council, Redland City Council, City of Gold Coast Council.

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