



PROPERTY MARKET FACT SHEET

Kyogle
Third Quarter 2014

Key Comments

Kyogle is house dominant accounting for 91 percent of dwelling types. The residential market has recorded an improvement in the house, unit and vacant land markets with a median price of \$251,000 and an annual growth rate of 3.3 percent.

House median price stood at \$225,000 in a 12 month period ending March 2014 and a registered market share of 4.5 percent in that same period.

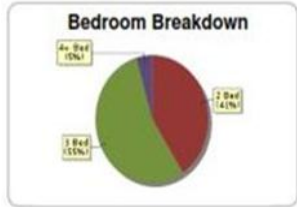
Majority of residents make home loan repayments between \$1400- \$1799 on a monthly basis.

Development projects since 2012 have amounted to \$17,092,000 with a greater focus on public infrastructure.

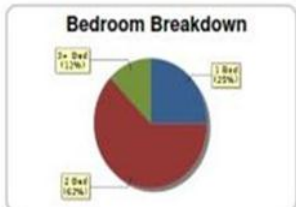
Overall Market



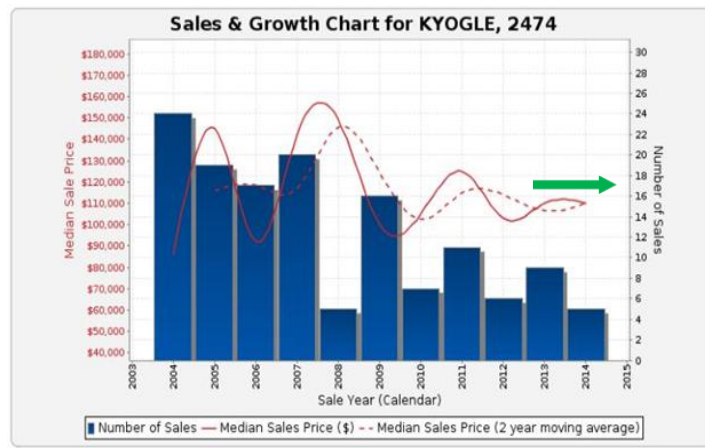
Rental Market House



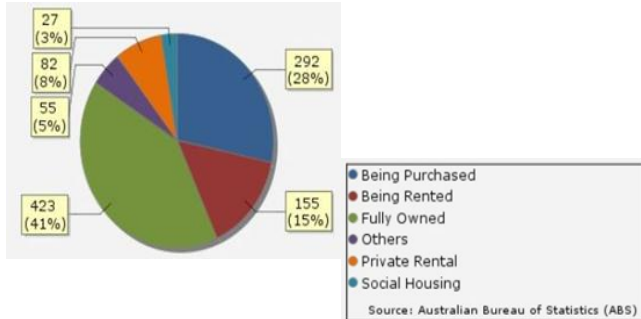
Rental Market Units



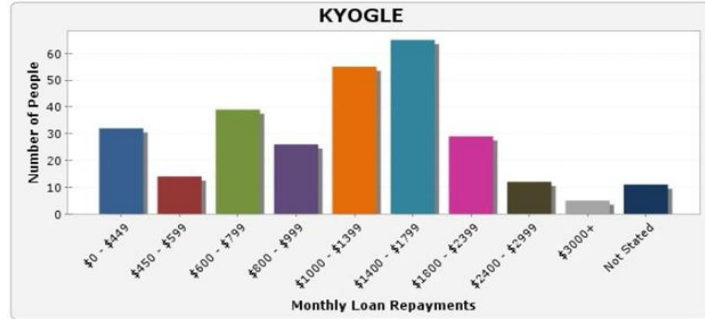
Land Sales and Growth Chart



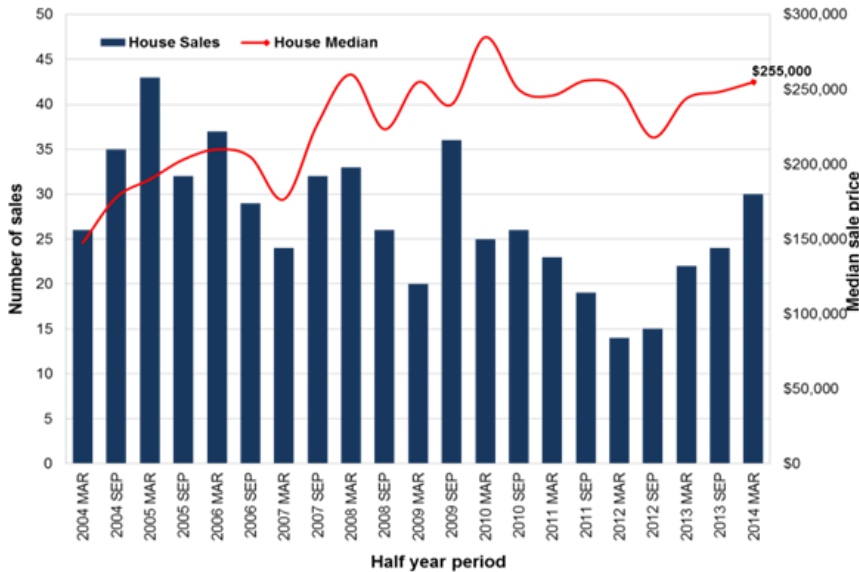
Housing- Home Ownership



Home Loan Repayment- Monthly



House Sales and Growth Chart



Key Comments

28 percent of houses are being purchased in Kyogle whilst 41 percent of houses are fully owned.

Majority of residents in Kyogle pay weekly house rent between \$225- \$274.

There is greater affordability for house and vacant land in Kyogle which could entice first home buyers and the savvy investor.

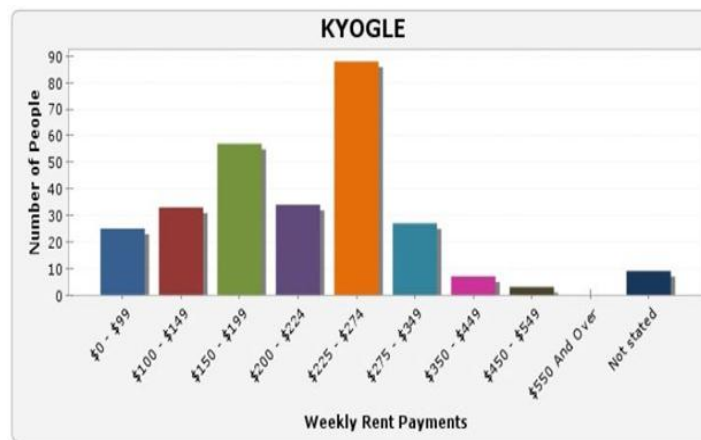
Suburb rental yield accounts for 5% house and 4% unit making Kyogle a viable suburb for investment .

Days on market have improved for properties that are listed at a realistic asking price and in line with current market values.

Land Sales Statistics

Year	No. of Sales	Average Price	Median Price
2004	20	\$115,271	\$175,500
2005	22	\$159,906	\$250,000
2006	15	\$181,529	\$207,000
2007	20	\$219,600	\$229,000
2008	7	\$159,500	\$438,750
2009	9	\$114,200	\$140,000
2010	11	\$126,679	\$203,500
2011	14	\$182,000	\$330,000
2012	7	\$124,748	\$206,000
2013	8	\$117,500	\$329,500
2014	2	\$109,400	\$65,000

Weekly Housing- Rent Payments



Kyogle Planned Developments

Project Title	Type	Estimated Value (\$)	Commence Date	Completion Date
Night Cap Village	RURAL VILLAGE/RESIDENTIAL SUBDIVISION	71,000,000	15/07/2015	31/12/2017
TABULAM BRIDGE	BRIDGE	24,000,000.00	2/11/2015	2/02/2018
SUMMERLAND WAY 124 LOT SUBDIVISION	INDUSTRIAL SUBDIVISION (124) LOTS	6,200,000.00	20/11/2014	20/09/2015
KYOGLE SHOPPING CENTRE	SHOPPING CENTRE	3,600,000.00	28/06/2010	25/05/2011
KYOGLE COUNCIL ROADWORKS	ROADWORKS	2,000,000.00	1/01/2011	30/06/2012
MOUNT WARNING HOTEL REDEVELOPMENT	HOTEL/MOTEL - Redevelopment	2,000,000.00	15/02/2015	31/10/2016
KYOGLE COUNCIL ROADWORKS	PAVEMENT - stabilisation	1,000,000.00	13/08/2013	13/08/2013
KYOGLE LANDFILL	WASTE TRANSFER/RECYCLING - upgrade	875,000.00	27/08/2011	30/12/2011
BROGO, LOSTOCK & TOONUMBAR DAMS	DAM OUTLET	752,000.00	12/04/2011	31/08/2012
BOOMI CREEK BRIDGE	BRIDGE - replacement	622,000.00	20/06/2011	20/10/2011

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