



Nundah

Property Factsheet

1st Half 2017





MARKET CONDITIONS

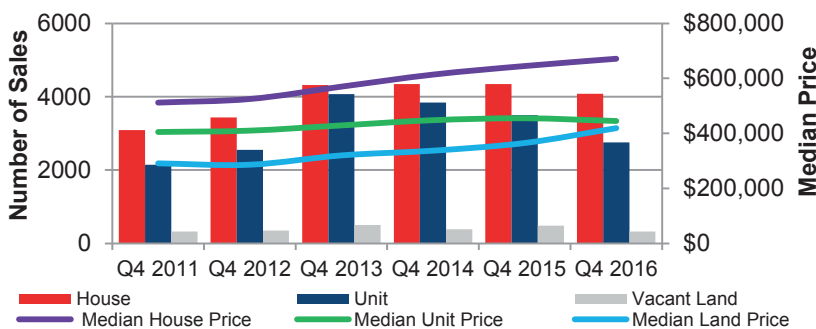
In Q4 2016 Nundah* recorded median house price of \$700,000 with an annual growth of 7.7% - almost double the annual growth in Brisbane City region. This indicates Nundah* house market is an attractive option for investors. Nundah* also recorded a lower median unit price of \$427,500 compared to the Brisbane City region (\$445,000), suggesting its unit market as a sought-after option for first home buyers.

Over the past three years average days on market has decreased to 34 for houses and it has suddenly increased to 62 days for units in Q4 2016. This increase in average days on the market may be due to the influence of new residential developments that commenced in the 2nd half 2016, with estimated supply of over 170 new units in the 1st half of 2017. In addition there are approximately 41 new units planned to commence over the same time period.

Compared to a year before, average vendor discounting in Q4 2016 has remained fairly unchanged (2.2%), while it has stretched for units to 3.6%. This indicates that buyers can benefit from larger discounts in units prices.

Despite the fluctuations, overall median rents for three-bedroom houses and two-bedroom units have been on a rising trend since Q4 2011. After a peak in Q4 2015, median rent for two-bedroom units was leveled to \$365 with less number of rentals (191) in Q4 2016. Similarly median rent for three-bedroom houses reduced to \$435 over the same period, but with an increase in the number of rentals (80). Rental yields sat at 3.2% for three-bedroom houses and 4.4% for two-bedroom units in Q4 2016, which is attractive for first time investors.

BRISBANE CITY REGION GROWTH



*Nundah market data and key indicators encapsulates aggregated property market conditions in postcode 4012.

**Half Yearly market indicators represent data comparison between Q2 2016 and Q4 2016.

***Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Quoted construction and/or completion dates are estimate only, as per relevant data authority.

Source: AMP PriceFinder, Cordell Database, PRDnationwide, realestate.com.au, Real Estate Institute of Queensland.

OVERVIEW

Located only 9km from Brisbane's CBD, Nundah is popular amongst predominantly younger couples and families. Its good connectivity to both the city and the airport, and long heritage as the first free settlement area, together with an eclectic suburb centre and new developments make Nundah an increasingly popular living location.

Change from Last	Year	Half Year**
House Sales	↓	↓
House Median Price	↑	↑
House Median Rent	↓	↑
Unit Sales	↔	↓
Unit Median Price	↓	↑
Unit Median Rent	↓	↓

FUTURE DEVELOPMENTS***

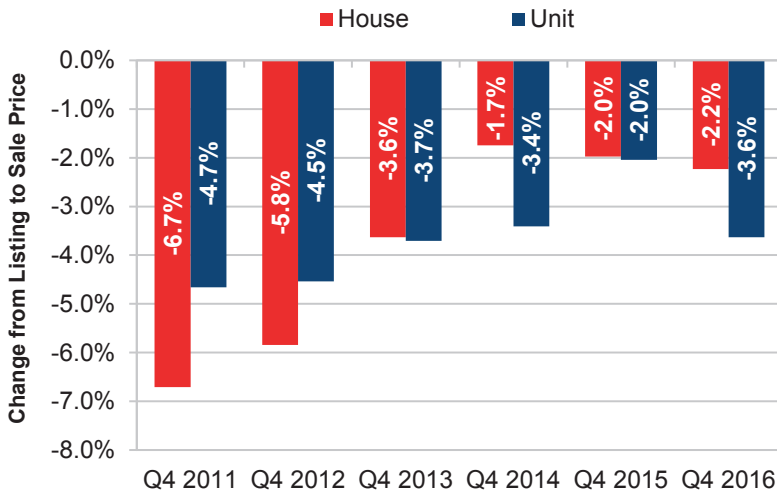
In the 1st half of 2017 the value of project development in Nundah and its surrounding suburbs (postcode 4012), is estimated at \$14.5M with focus on residential projects (71.1%).

The two major residential projects are Collins Street Units (\$3.9M) and Nellie Street Units (\$3.5M) aiming to bring 27 units in total to the market by early 2018.

Toombul Shopping Centre Refurbishment with an estimated value of \$1.0M is the only commercial project in the area that was commenced in April 2017 to be completed in the next few months.



AVERAGE VENDOR DISCOUNT



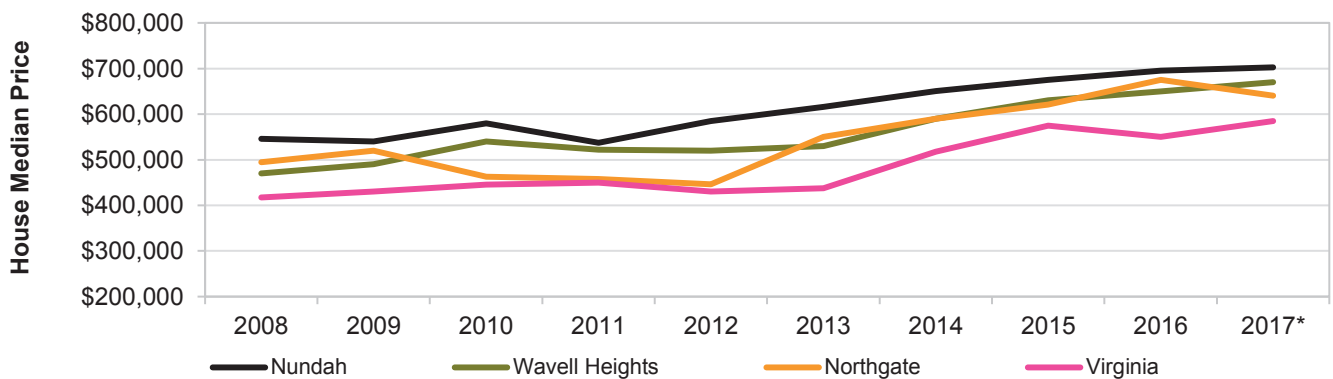
AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first listing price and final sold price. A lower percentage difference (closer to zero) suggests buyers are willing to purchase close to the first asking price of a property.

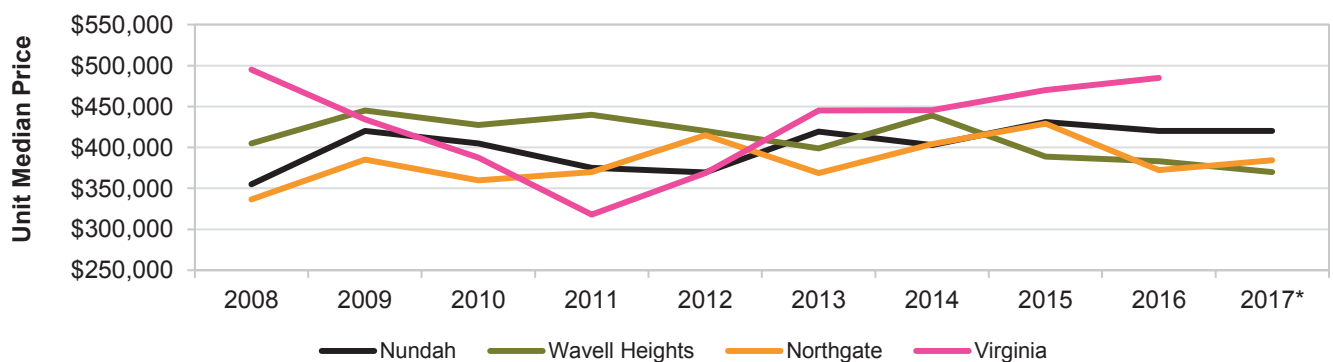
MARKET COMPARISON GRAPH

The market comparison graph provides comparative trend for median price of house and units over the past 10 years. Suburbs profiled are chosen based on proximity to Nundah, where the office is located.

HOUSE MARKET COMPARISON

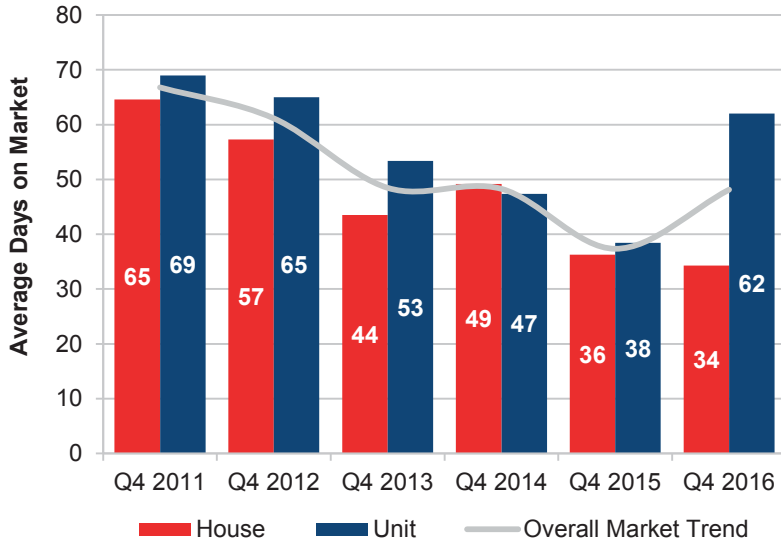


UNIT MARKET COMPARISON



*The 2017 data represent sales between 1/1/2017 and 12/06/2017.
Source: APM PriceFinder, realestate.com.au, Real Estate Institute of Australia.

AVERAGE DAYS ON MARKET



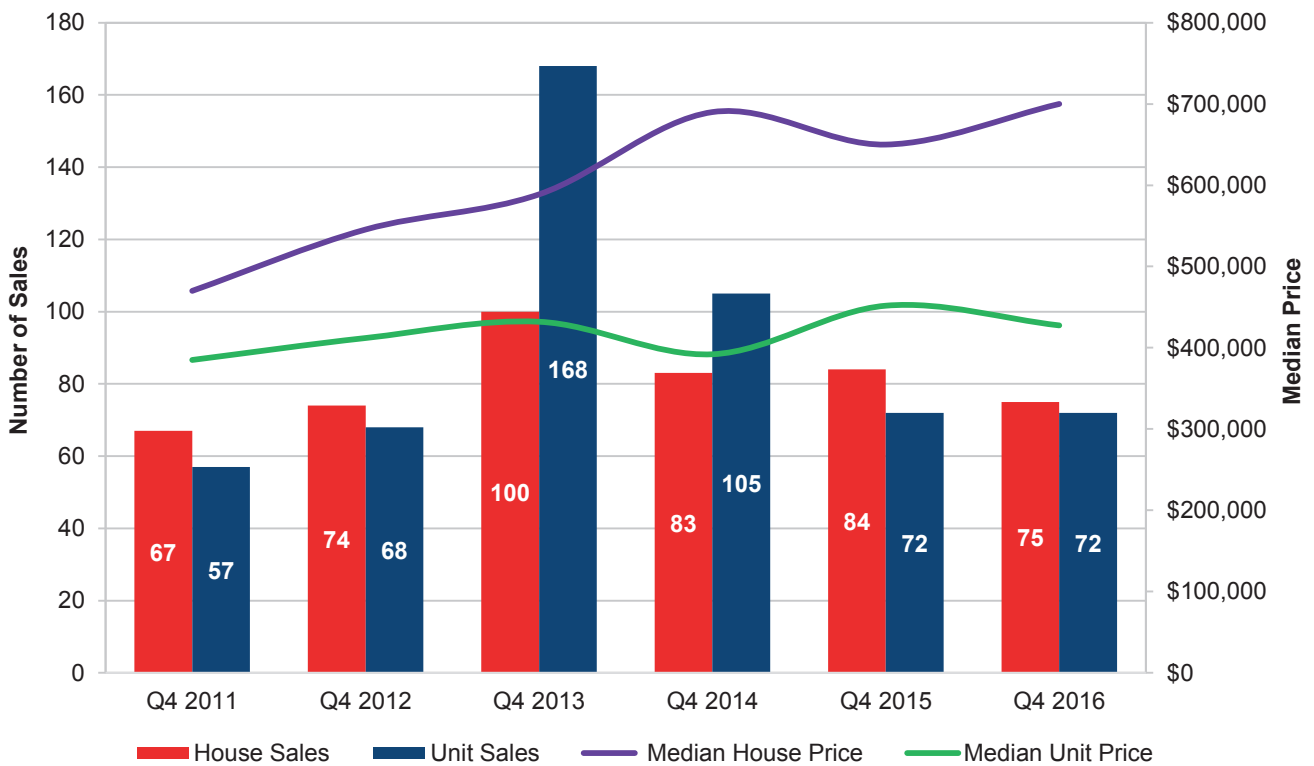
HOUSE KEY FACTS Q1 2017

Median Sale Price: \$700,000
 Suburb Growth: +7.7%*
 Average Days on Market: 34
 % Change between First Listed Price and Sold Price: -2.2%

UNITS KEY FACTS Q1 2017

Median Sale Price: \$427,500
 Suburb Growth: -5.4%*
 Average Days on Market: 62
 % Change between First Listed Price and Sold Price: -3.6%

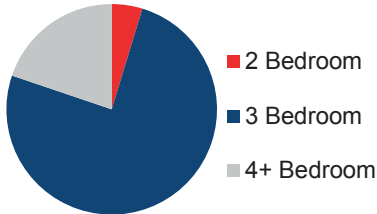
SALES AND MEDIAN PRICE



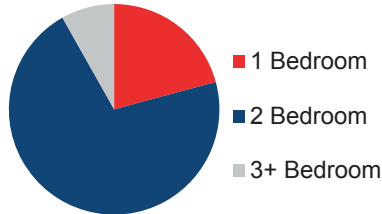
*Suburb growth represents price growth for property transactions between Q4 2015 to Q4 2016.
 Source: APM PriceFinder.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Interest in properties with postcode 4012 is recorded at an average 648 online visits per property; more than double the Queensland's average of 287. This indicates Nundah and its surrounding suburbs as a high demand property market. Vacancy rate for postcode 4012 is currently at 3.8%, which is lower than the Brisbane CBD area's vacancy rate of 4.7% indicating Nundah and its neighborhood suburbs as a favourably potential investment option.

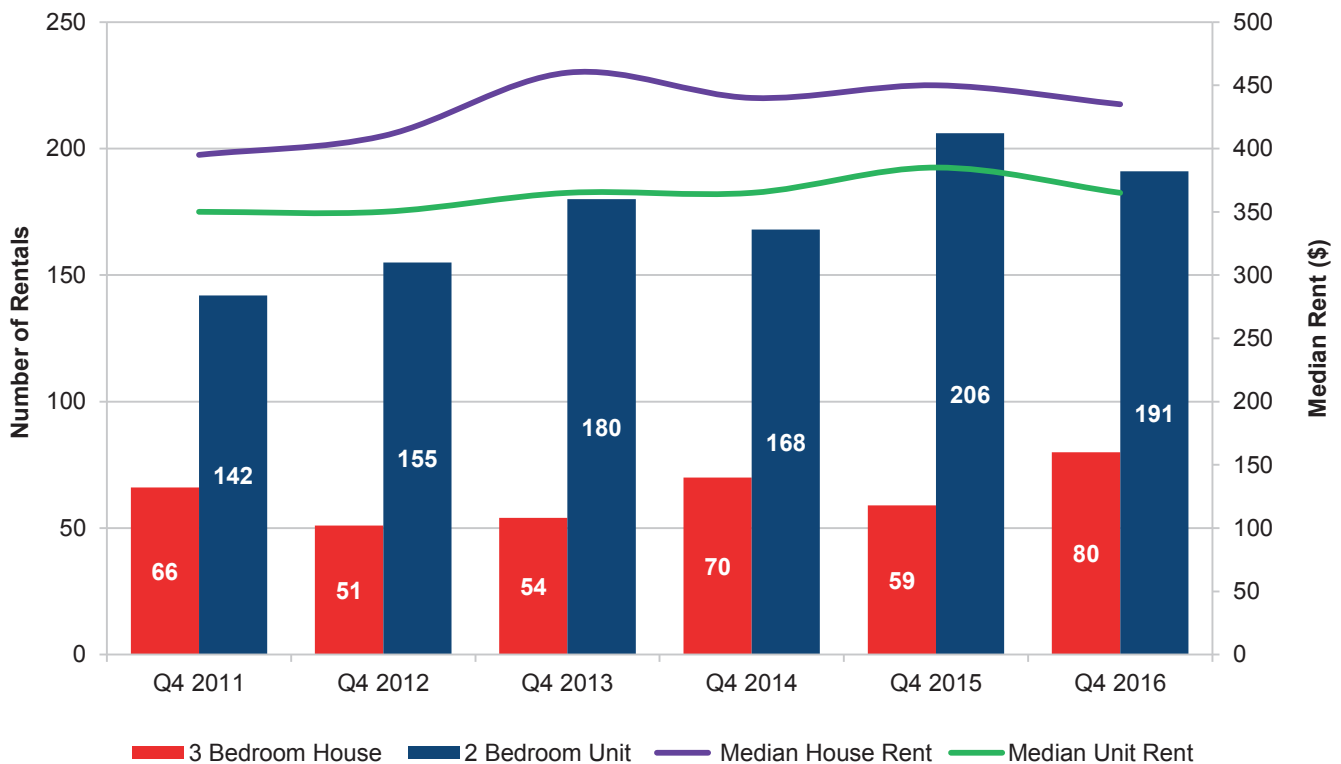
HOUSE KEY FACTS Q1 2017

Median Rent Price: \$435 per week
Suburb Rental Yield: 3.2%
Average Days on Market: 31
Bedroom Breakdown:
2 Bed: 5%, 3 Bed: 75%, 4+ Bed: 20%

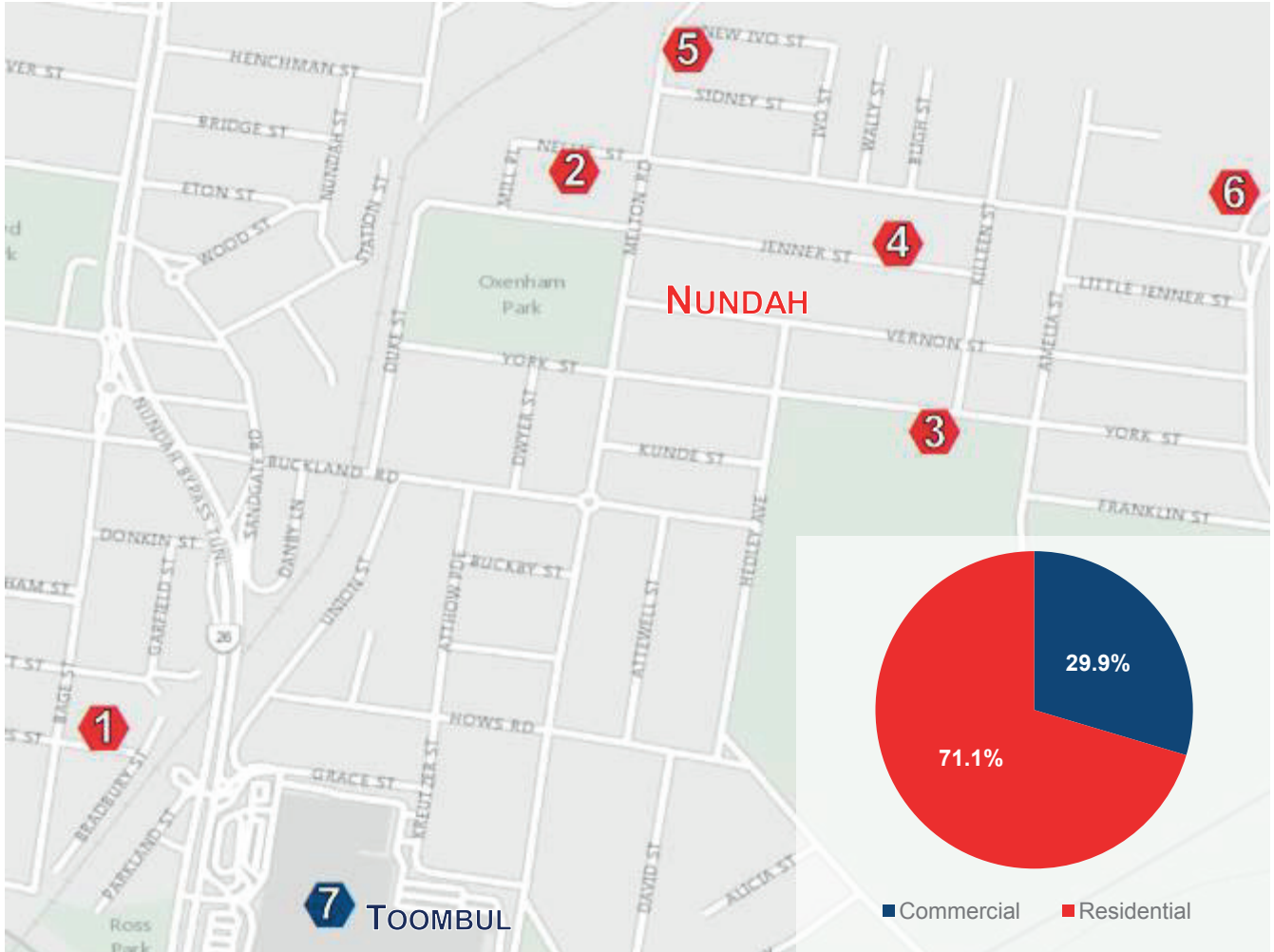
UNITS KEY FACTS Q1 2017

Median Rent Price: \$365 per week
Suburb Rental Yield: 4.4%
Average Days on Market: 38
Bedroom Breakdown:
1 Bed: 21%, 2 Bed: 71%, 3+ Bed: 8%

MEDIAN RENT AND AVERAGE DAYS ON MARKET



PROJECT DEVELOPMENT MAP 1ST HALF 2017



Location	Project Title	Type	Estimated Value*	Commence Date**
1	Collins Street Units	Residential (13 Units)	\$3,900,000	05/04/2017
2	Nellie Street Units	Residential (14 Units)	\$3,500,000	18/03/2017
3	Brooklyn Townhouses	Residential (8 Townhouses)	\$2,400,000	18/05/2017
4	The Sandgate	Residential (5 Units)	\$1,500,000	05/05/2017
5	Melton Road Townhouses	Residential (4 Units)	\$1,200,000	15/05/2017
6	Nudgee Road Units	Residential (5 Units)	\$1,000,000	20/03/2017
7	Toombul Shopping Centre Refurbishment	Commercial	\$1,000,000	24/04/2017

*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.

**Commencement dates quoted for each project is approximate only, as provided by the relevant data authority. PRDnationwide does not hold any liability to the exact date in which each project commences and/or is completed.

Source: Source: Cordell Database, ESRI ArcGIS, Department of Planning and Environment of Queensland, Brisbane City Council.

ABOUT PRDnationwide RESEARCH

PRDnationwide's research division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions

As the first and only truly knowledge based property services company, PRDnationwide shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis

Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.

OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customized products

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.



OUR SERVICES INCLUDE:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

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