



Runaway Bay
Property Factsheet
2nd Half 2017





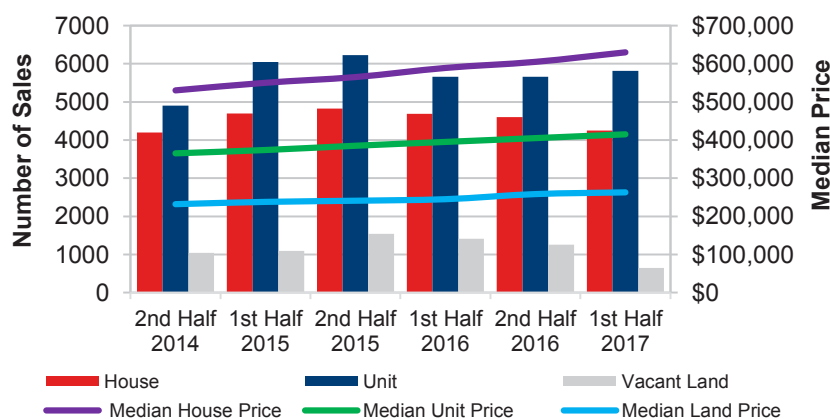
MARKET CONDITIONS*

Over the past year to 1st half 2017 house prices in Runaway Bay has seen annual growth of 0.5%, currently at \$960,000. This is above the Gold Coast LGA median house price of \$630,000; suggesting that Runaway Bay is a premium market with the promise of positive capital growth. The unit market in Runaway Bay has slightly softened to \$480,000; which although still higher than the Gold Coast LGA median price of \$415,000; this trend does suggest now is the time for first home buyers to enter the market.

Average days on the market in Runaway Bay has improved over the past 12 months, whereby in 1st half 2017 houses were selling after 66 days of being on the market and units were selling after 82 days. Average vendor discounting over the past 12 months has remained stable in Runaway Bay, at -4.7% for houses and -4.5% for units. In fact there has been a relatively stable trend over the past two years, suggesting a balanced market between demand and supply.

Median rental price for houses has improved over the past 12 months, currently at \$668 per week in 1st half 2017. The unit rental market has remained stable, at \$400 per week with a rental yield of 4.3%. Vacancy rates in Runaway Bay is 1.7% in July 2017, which is on par with the Gold Coast LGA, suggesting a high rental demand. These indicators suggest conducive conditions for sustainable investment returns in Runaway Bay, great news for astute and first time investors.

GOLD COAST CITY REGION GROWTH



OVERVIEW

Runaway Bay is a suburb on the Gold Coast, whereby the name "Runaway Bay" was coined to promote the area as a tranquil retreat. Many homes in Runaway Bay are situated along artificial canals, in which its residents are well served by the Runaway Bay Shopping Village and Harbour Town Shopping Centre at the nearby suburb of Biggera Waters. Water lovers are serviced by the Runaway Bay Marina, located nearby in Hollywell.

Change from Last	Year	Half Year
House sales	↓	↓
House median Price	↑	↔
House Median Rent	↔	↑
Unit sales	↑	↑
Unit median Price	↔	↑
Unit Median Rent	↔	↔

FUTURE DEVELOPMENTS**

Project development in 2017 for Runaway Bay and its surrounding suburbs of Biggera Waters and Paradise Point amounts to \$74.9M; 73.1% of which is focused on increasing residential stock.

A key residential project is Waterpoint Residences, estimated at \$30.0M and adding 115 units into the market. Other residential projects include Victor Avenue Units (13 units), Skyhome Biggera Waters (9 units), Oleander Avenue Apartments (10 units), Oro Broadwater Units (7 units), and Milton Avenue Apartments (6 units).

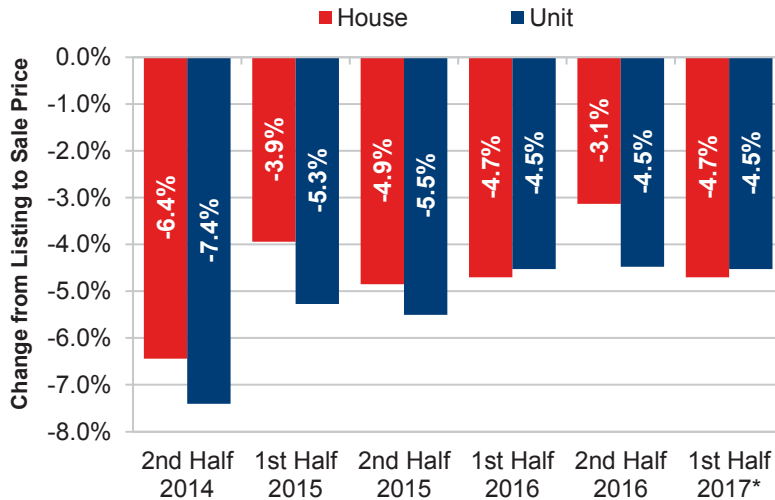
Harbour Quays Aged Care facility, in Biggera Waters, is a key commercial project. It is planned for completion in late 2017 and will see the construction of 103 beds. Located only 2.7km from Runaway Bay this will stimulate local job growth, which will have a positive spillover effect on the property market.

*Market conditions refer to property transactions in the suburb of Runaway Bay only.

**Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

Source: APM PriceFinder, Cordell Connect, SQM Research.

AVERAGE VENDOR DISCOUNT



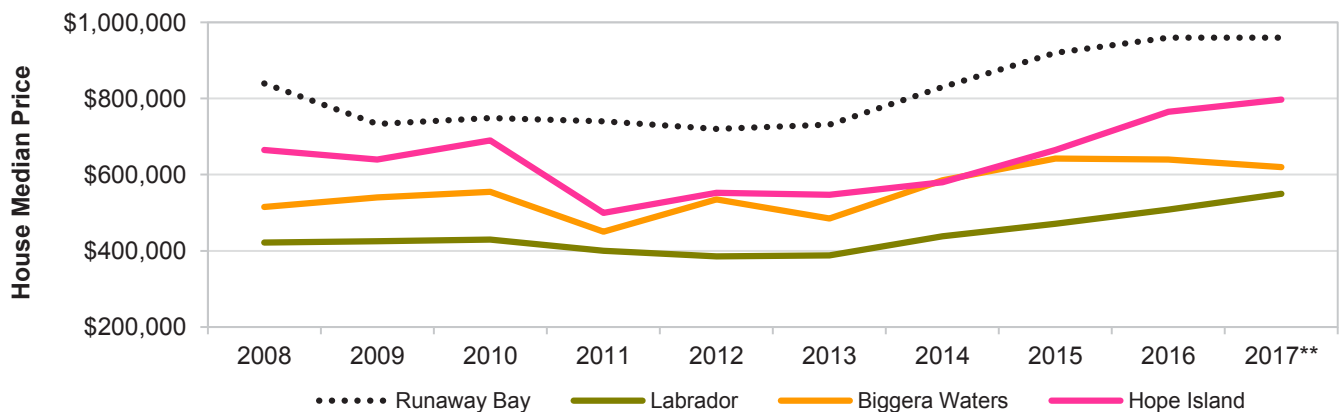
AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first listed 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.

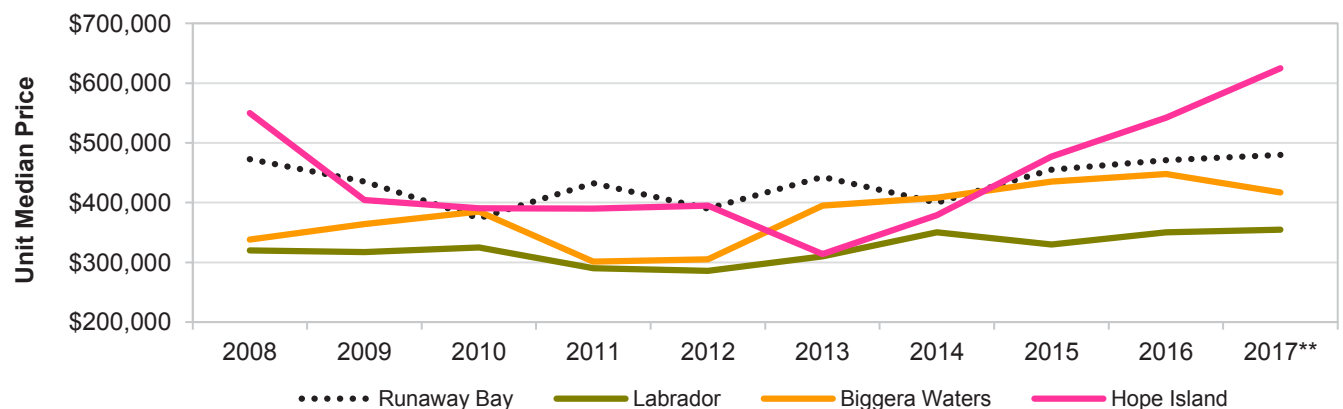
MARKET COMPARISON GRAPH

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 the main suburb analysed in the factsheet, which is Runaway Bay. The main suburb is highlighted through a dotted black line in the graph.

HOUSE MARKET COMPARISON



UNIT MARKET COMPARISON

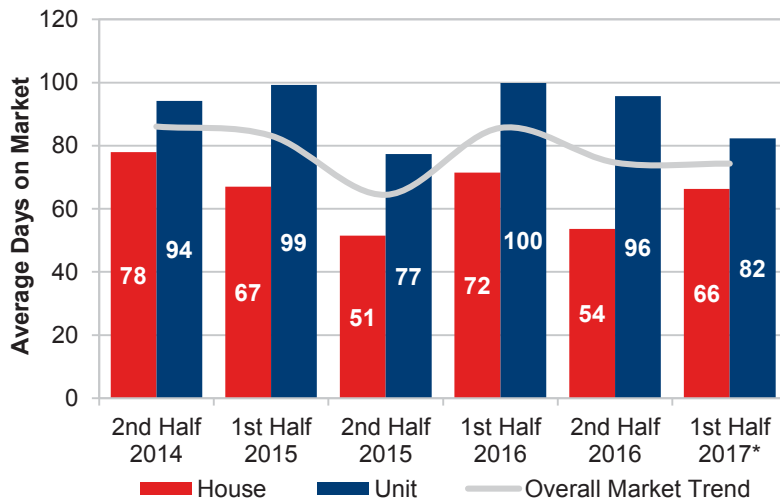


*1st Half 2017 quoted data represents both settled transactions (i.e. government data) and agents' advice.

**2017 quoted data represents sales transaction up to and inclusive of 18/08/2017.

Source: APM PriceFinder.

AVERAGE DAYS ON MARKET



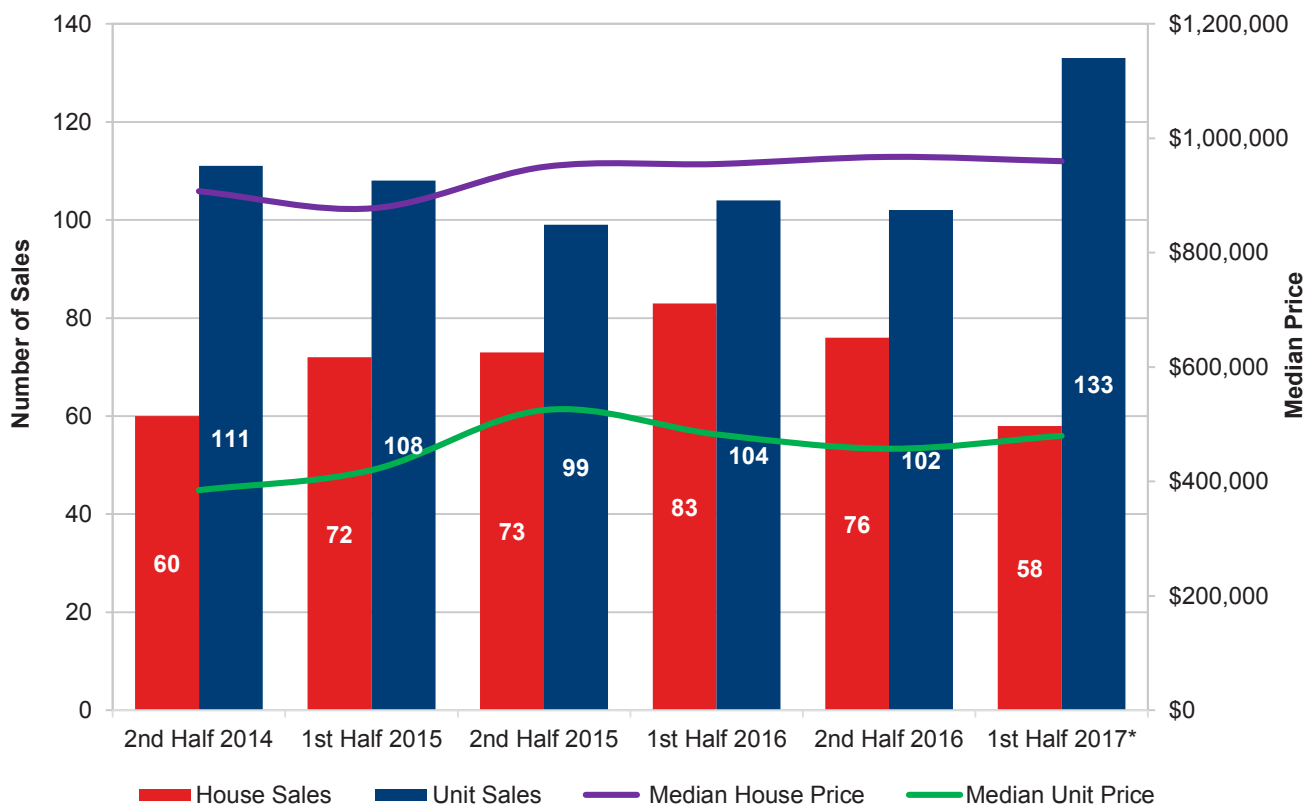
HOUSE KEY FACTS 1st Half 2017

Median Sale Price: \$960,000
Annual Growth: +0.5%**
Average Days on Market: 66
% Change between First Listed Price and Sold Price: -4.7%

UNIT KEY FACTS 1st Half 2017

Median Sale Price: \$480,000
Annual Growth: -0.5%**
Average Days on Market: 82
% Change between First Listed Price and Sold Price: -4.5%

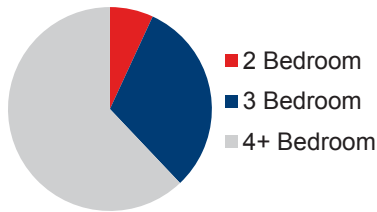
SALES AND MEDIAN PRICE



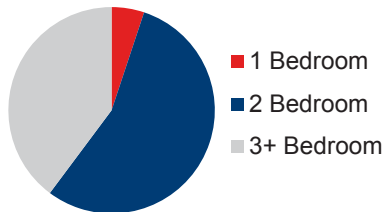
*1st Half 2017 quoted data represents both settled transactions (i.e. government data) and agents' advice.
**Annual growth represents price growth for property transactions between 1st Half 2016 to 1st Half 2017.
Source: APM PriceFinder.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Interest in Runaway Bay is recorded at 348 online visits per property, higher than the average Queensland of 301. This indicates Runaway Bay as a high demand market. The Runaway Bay vacancy rate was 1.7% in July 2017, which is on par with the vacancy rate in the Gold Coast main area. Fairly constant median unit rents and rental yield of 4.3% demonstrates Runaway Bay as a strong rental market for units investors, whilst house investors can benefit from a 3.6% rental yield.

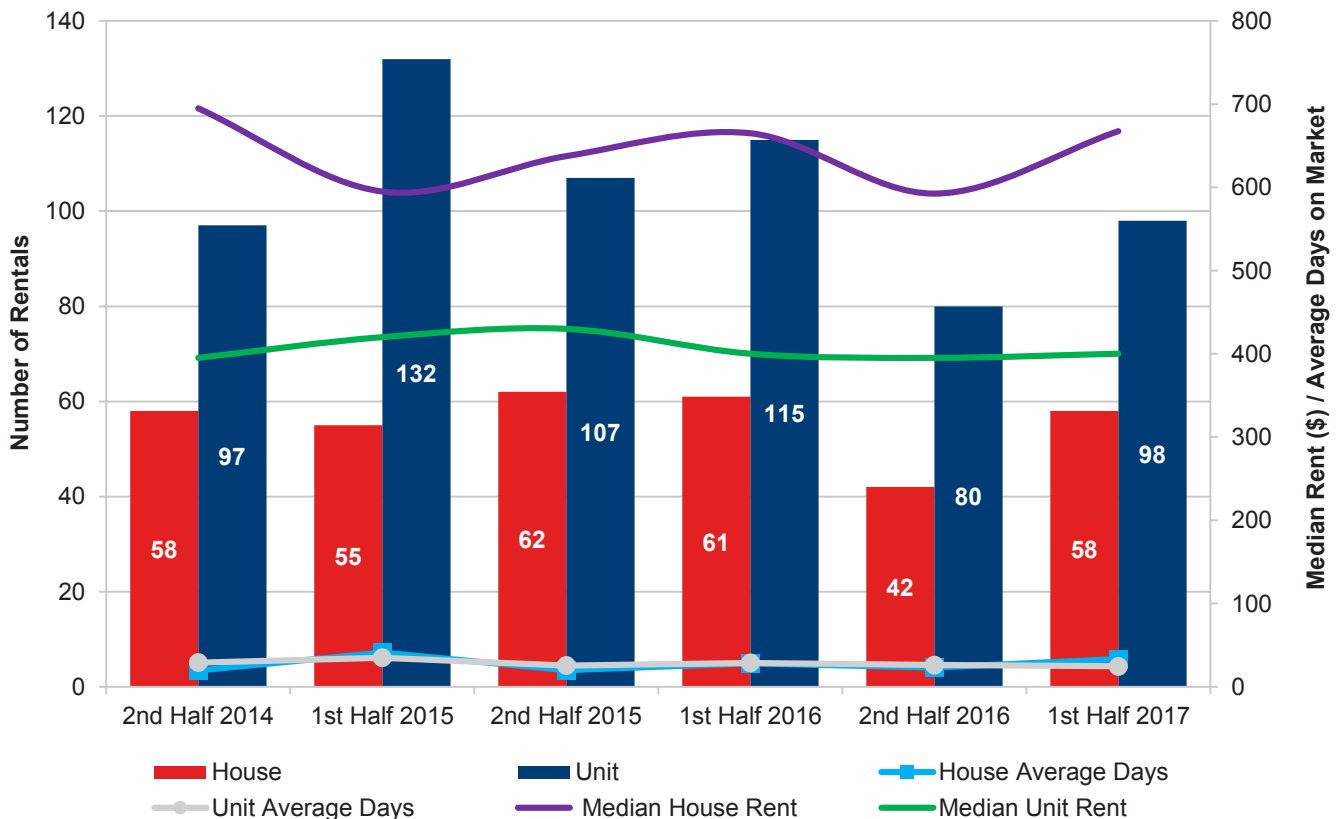
HOUSE KEY FACTS 1st Half 2017

Median Rent Price: \$668 per week
Suburb Rental Yield: 3.6%
Average Days on Market: 33
Bedroom Breakdown:
2 Bed: 7%, 3 Bed: 31%, 4+ Bed: 62%

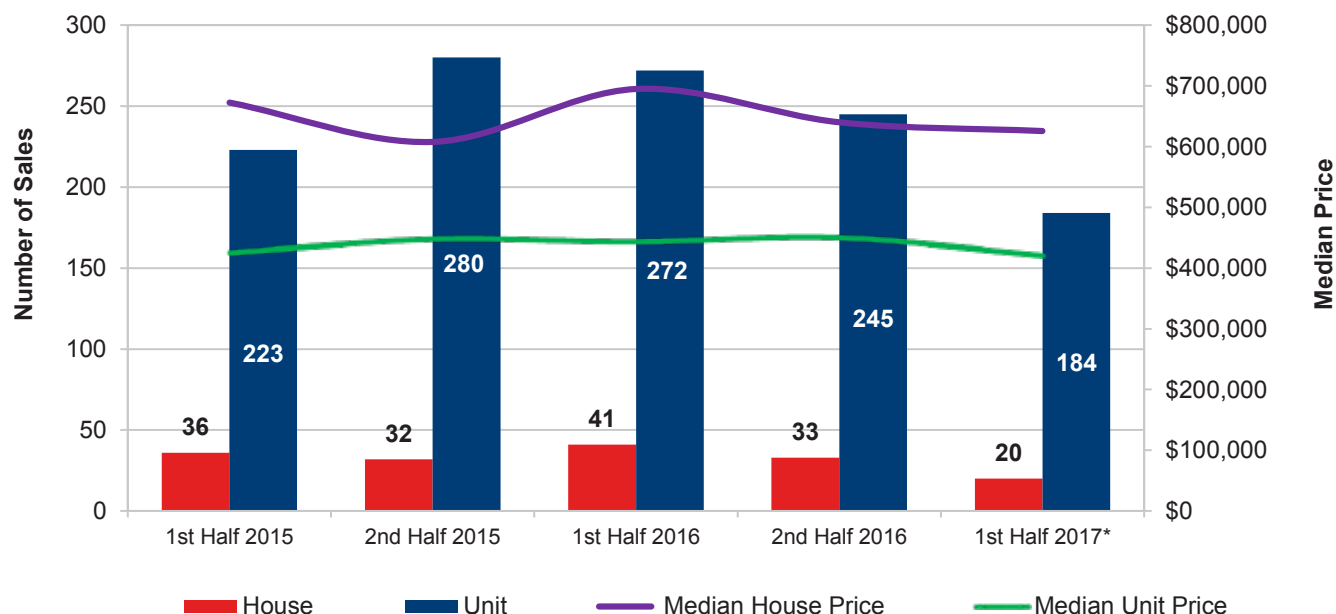
UNIT KEY FACTS 1st Half 2017

Median Rent Price: \$400 per week
Suburb Rental Yield: 4.3%
Average Days on Market: 25
Bedroom Breakdown:
1 Bed: 5%, 2 Bed: 55%, 3+ Bed: 40%

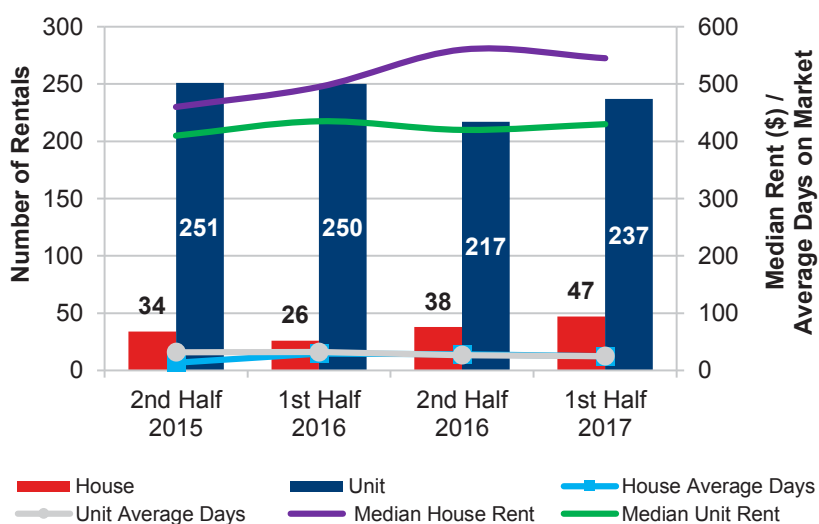
MEDIAN RENT AND AVERAGE DAYS ON MARKET



SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

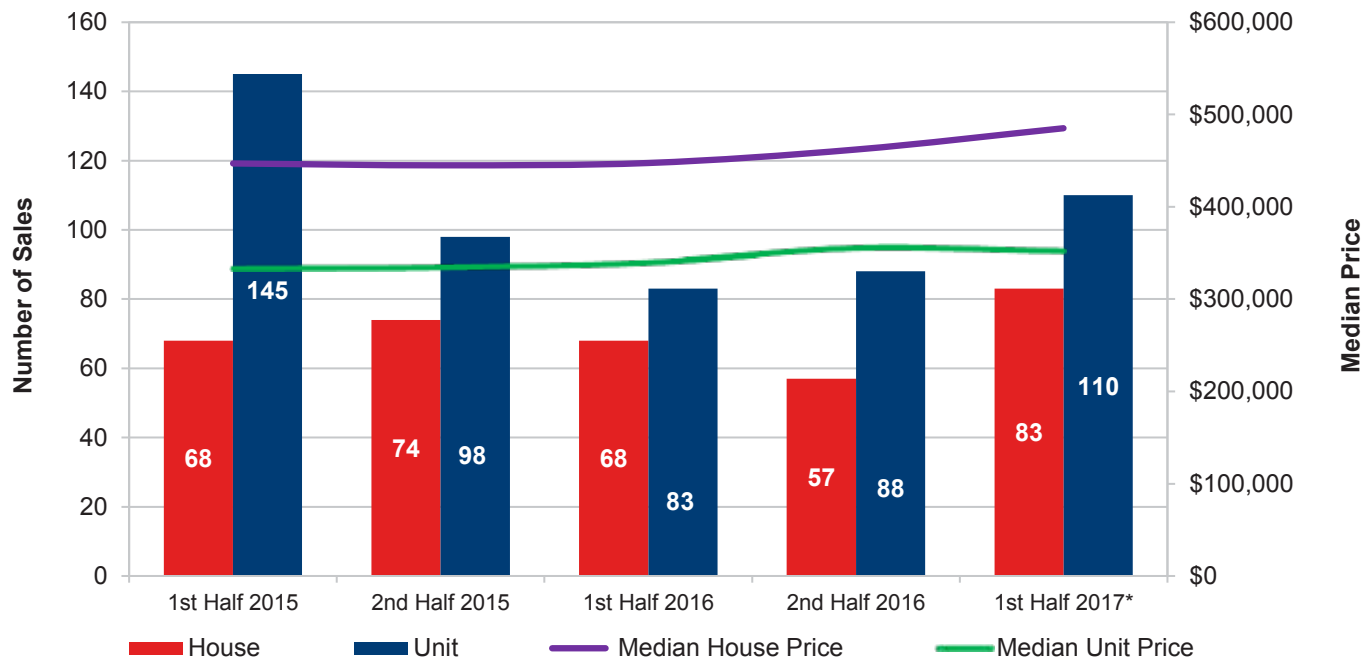
Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↓	↓
House Median Rent	↑	↓
Unit Sales	↓	↓
Unit Median Price	↓	↓
Unit Median Rent	↓	↑



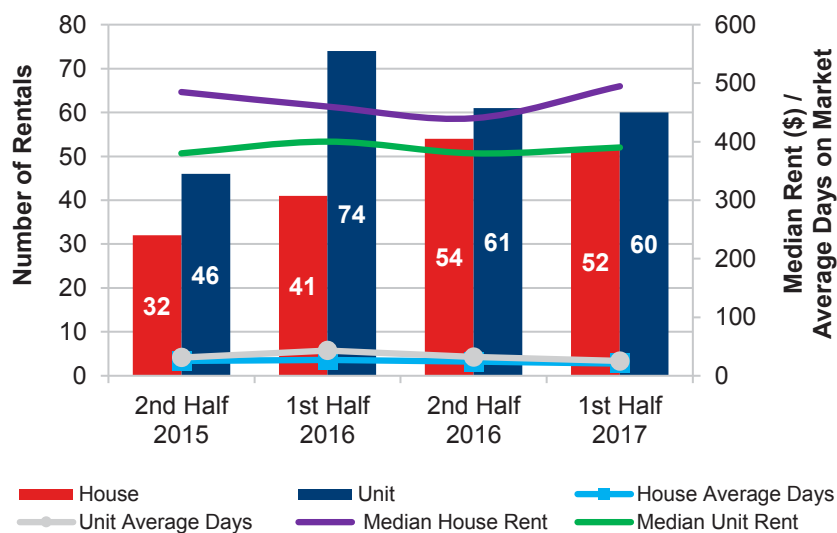
*1st Half 2017 quoted data represents both settled transactions (i.e. government data) and agents' advice.
Source: AMP PriceFinder.

Key Suburb Facts 1st Half 2017		House	Unit
Median Sale Price		\$625,500	\$420,000
Annual Median Price Change		-10.0%	-5.2%
Average Days on Market (Sales)		52	83
% Change between First Listed and Sold Price		-4.8%	-5.0%
Median Rent		\$545	\$430
Rental Yield		4.4%	4.5%

SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

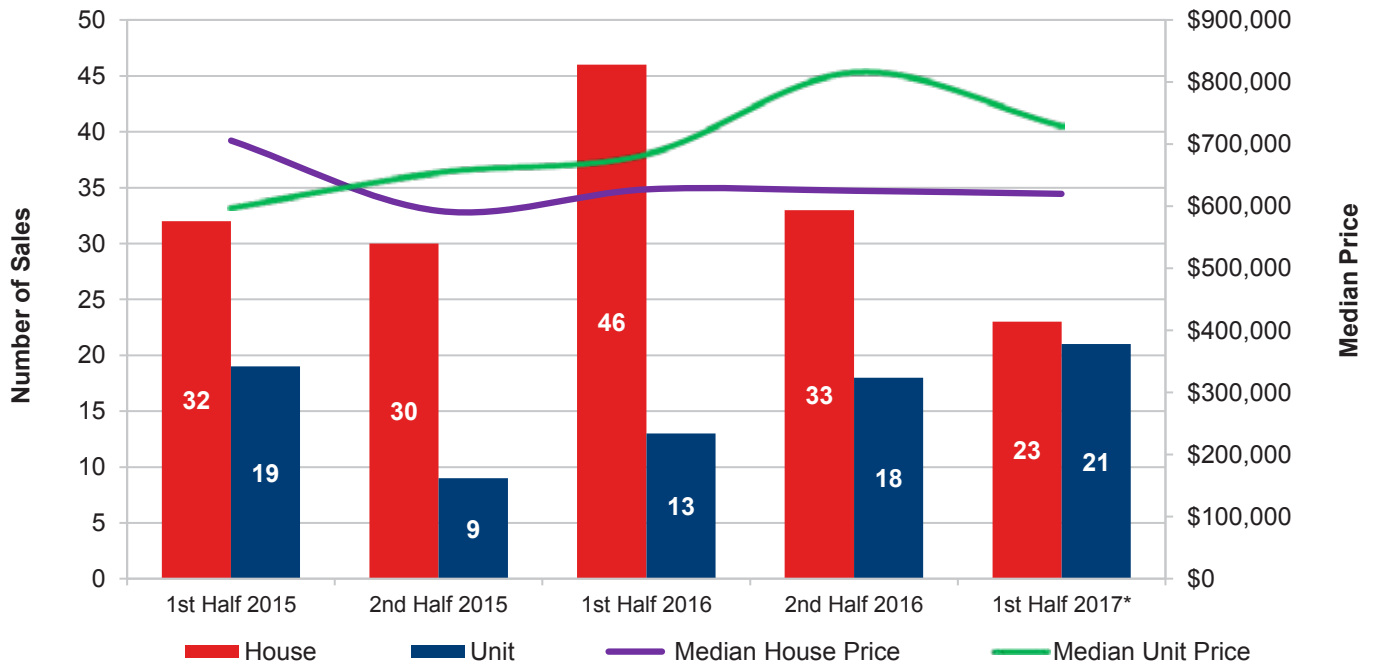
Change from Last	Year	Half Year
House Sales	↑	↑
House Median Price	↑	↑
House Median Rent	↑	↑
Unit Sales	↑	↑
Unit Median Price	↑	↓
Unit Median Rent	↑	↑

Key Suburb Facts 1st Half 2017	House	Unit
Median Sale Price	\$485,000	\$352,000
Annual Median Price Change	+8.4%	+3.5%
Average Days on Market (Sales)	42	40
% Change between First Listed and Sold Price	-3.9%	-3.8%
Median Rent	\$495	\$390
Rental Yield	4.8%	5.8%

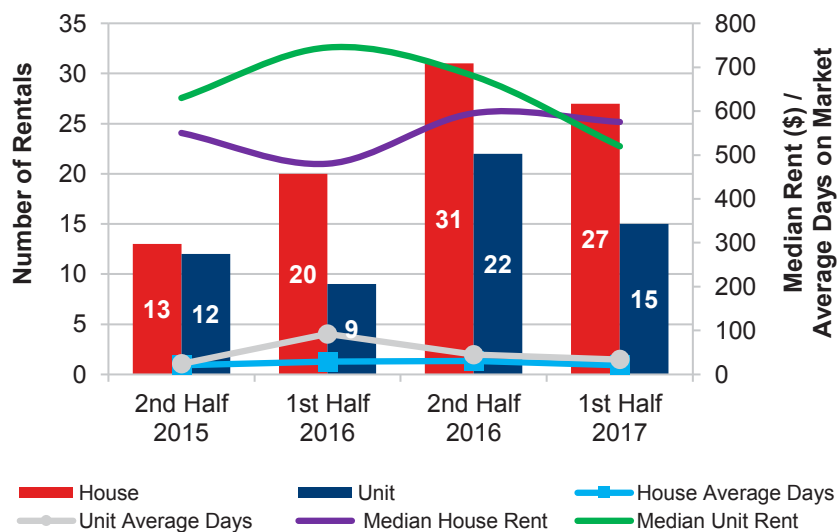


*1st Half 2017 quoted data represents both settled transactions (i.e. government data) and agents' advice.
Source: AMP PriceFinder.

SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

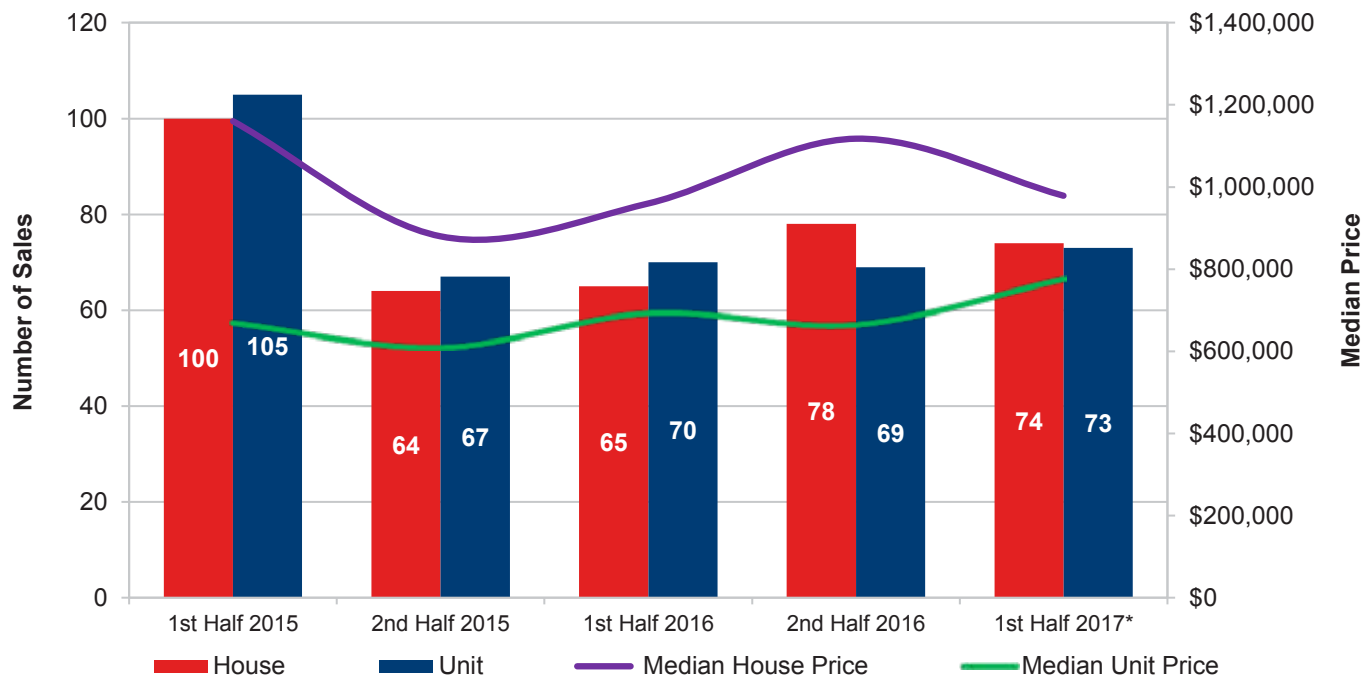


*1st Half 2017 quoted data represents both settled transactions (i.e. government data) and agents' advice.
Source: AMP PriceFinder.

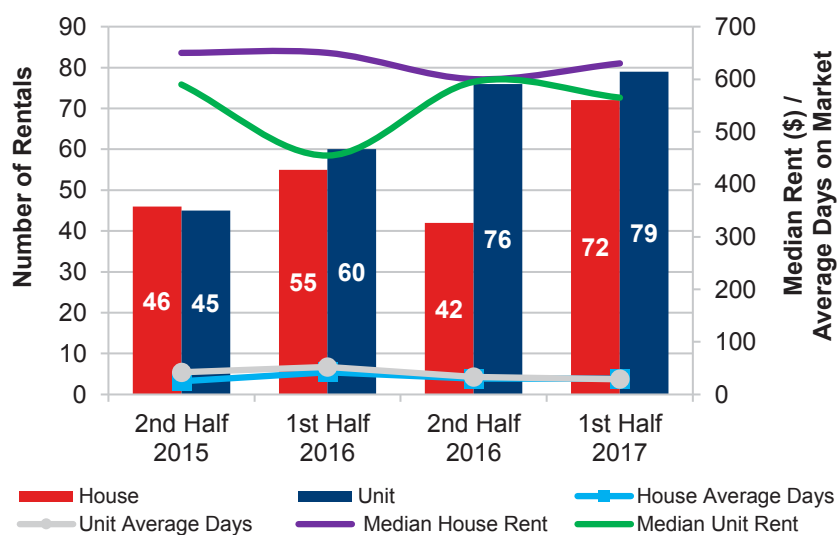
Key Suburb Facts 1st Half 2017

	House	Unit
Median Sale Price	\$620,000	\$730,000
Annual Median Price Change	-1.2%	+6.6%
Average Days on Market (Sales)	73	44
% Change between First Listed and Sold Price	-8.8%	-5.3%
Median Rent	\$575	\$520
Rental Yield	4.8%	3.6%

SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

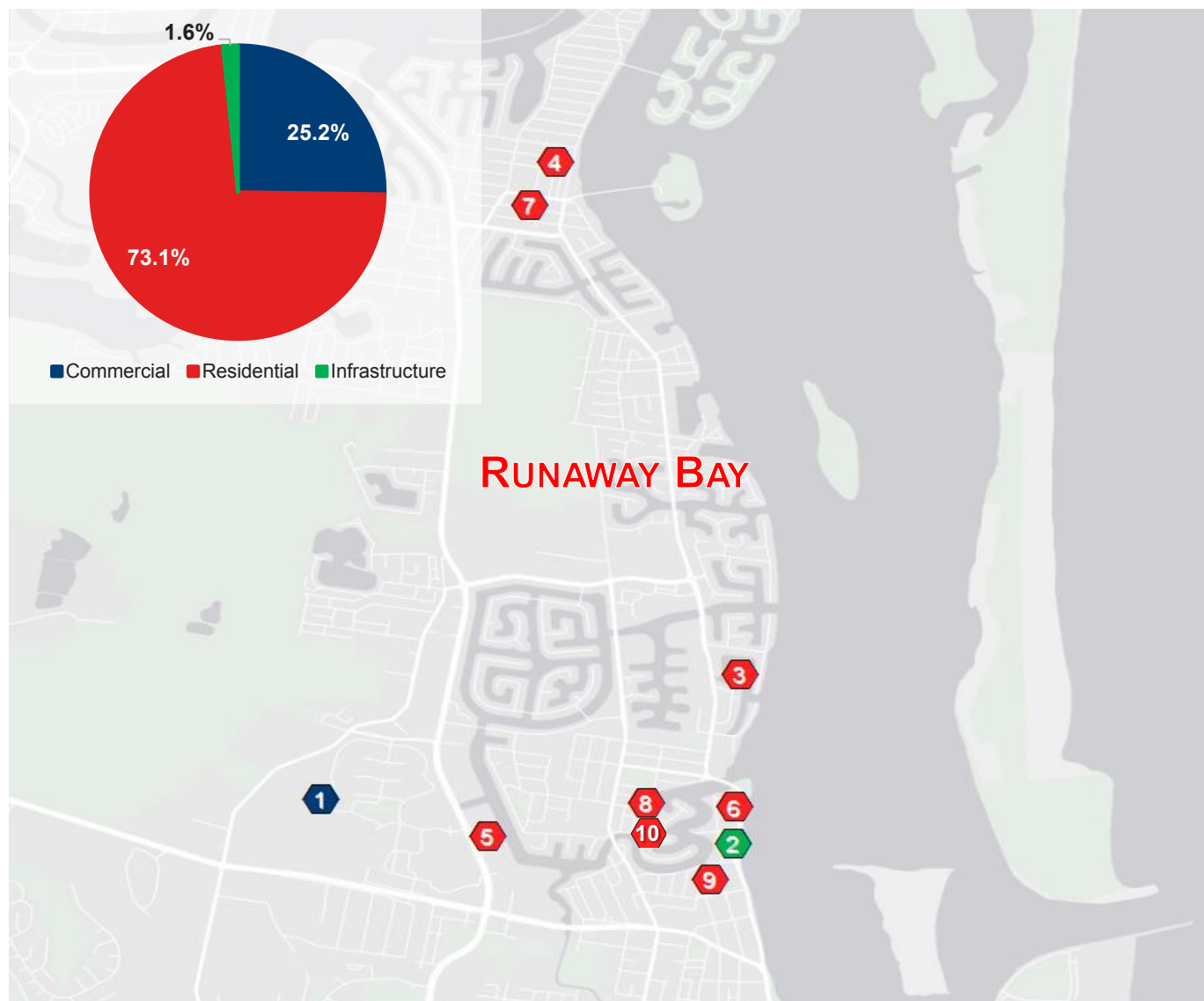


*1st Half 2017 quoted data represents both settled transactions (i.e. government data) and agents' advice.
Source: AMP PriceFinder.

Key Suburb Facts 1st Half 2017

	House	Unit
Median Sale Price	\$978,750	\$775,000
Annual Median Price Change	+2.0%	+11.8%
Average Days on Market (Sales)	73	66
% Change between First Listed and Sold Price	-7.0%	-4.5%
Median Rent	\$565	\$630
Rental Yield	3.4%	3.2%

PROJECT DEVELOPMENT MAP 2017**



Location	Project Title	Type	Estimated Value*	Commence Date**
1	Harbour Quays Aged Care Facility	Commercial	\$18,000,000	02/10/2017
2	Deception Bay Road	Infrastructure	\$1,224,000	15/05/2017
3	Waterpoint Residences Stage 3 (115 units)	Residential	\$30,000,000	23/06/2017
4	Oro Broadwater Units (7 units)	Residential	\$10,000,000	11/03/2017
5	Victor Avenue Units (13 units)	Residential	\$5,200,000	17/10/2017
6	Skyhomes Biggera Waters (9 units)	Residential	\$3,000,000	12/11/2017
7	Oleander Avenue Apartments (10 units)	Residential	\$2,600,000	04/01/2017
8	Milton Avenue Apartments (6 units)	Residential	\$2,500,000	18/10/2017
9	Canal Avenue Units (3 units)	Residential	\$1,500,000	12/11/2017
10	Stradbroke Street Villas (3 villas)	Residential	\$900,000	30/06/2017

*Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

**Commencement date quoted for each project is an 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: Cordell Database, ESRI ArcGIS, Department and Planning and Environment of Queensland, Gold Coast 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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