



Albury

Property Factsheet
2nd Half 2017





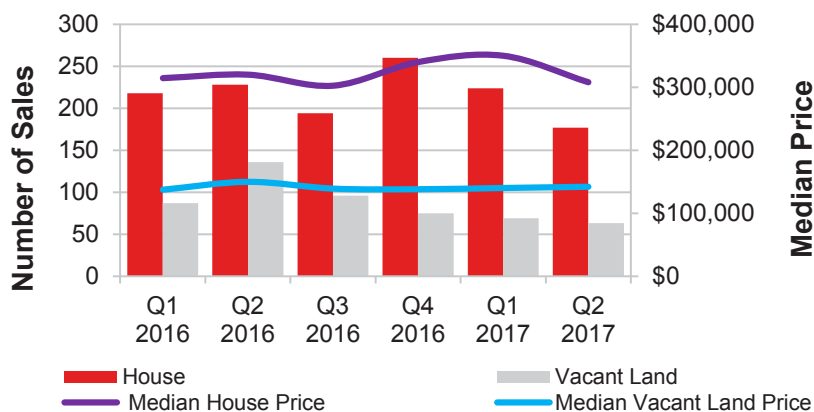
MARKET CONDITIONS

The Albury* property market recorded a median price of \$305,000 for houses and \$142,250 for vacant land in Q2 2017, which represents an annual softening in the housing market at -3.2%. However positive annual growth has been recorded for vacant land, at 7.4%. The Albury City Council's median sales price currently sits on par with the Albury* area for both houses and vacant land. This suggests both Albury* and the larger local government area is currently providing a more affordable option for those wanting to enter the property market.

Average days on market have remained steady over the past 12 months to Q2 2017, now at an average of 80 days. Average vendor discounts for houses in Albury* have seen a partial widening trend over the past 12 months, now at -5.5% in Q2 2017. That said this is still a tighter than Q2 2016's -6.3%, suggesting a comfortable medium whereby buyers can benefit from sellers willing to further negotiate on initial asking prices, but not at a discount level that disadvantages sellers too much.

Median rents in Albury* have remained relatively stable, at \$300 (house) and \$220 (units) in Q2 2017. Yields have remained strong, currently at 5.1% (houses) and 8.0% (units). Additionally, vacancy rates declined to 2.8% in Q2 2017. Affordable sale prices, low vacancies, and strong yields is ideal for current and prospective investors in the rental market; as they will be rewarded due to conducive conditions for sustainable returns.

ALBURY CITY COUNCIL GROWTH



OVERVIEW

Albury is a major regional city of New South Wales, located on the picturesque Murray River, bordering Victoria. The city offers a flourishing commercial and city centre, and popular attractions ranging from the vibrant Albury Regional Art Museum to the Murray Conservatorium. This is an ideal location for those seeking affordability and laid back lifestyle.

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

FUTURE DEVELOPMENTS**

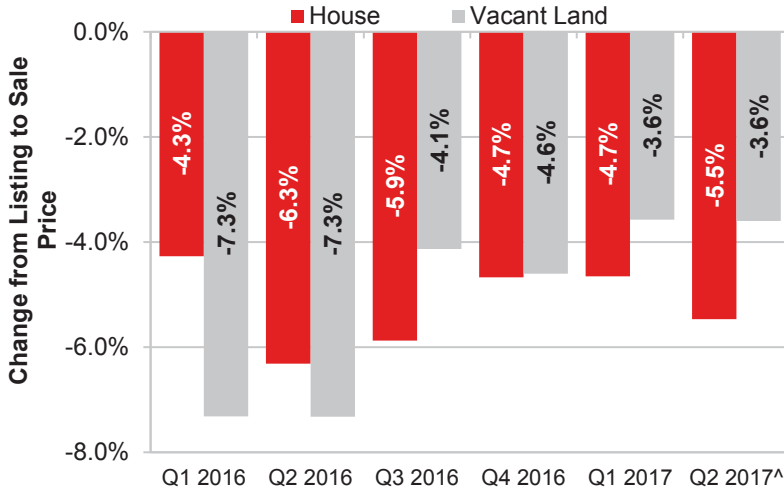
The Albury City Council area is set to see approx. \$152.1M of developments commence in 2017. During 1st Half 2017 approx. \$88.6M was scheduled to commence, while 2nd Half 2017 is set to see approx. \$63.5M. Commercial projects account for the majority commencing in 2017, valued at approx. \$64.4M. This is followed by infrastructure projects (\$34.2M), residential (\$33.6M), and industrial (\$19.2M).

A significant commercial project commencing in 1st half 2017 is the Mantra Albury development, valued at approx. \$20.0M. This project will deliver a 5 star hotel with up to 158 rooms and associated facilities. This will attract further tourism activity and create local jobs.

A key commercial project commencing in 2nd half 2017 is the Bunnings Warehouse development, valued at approx. \$16.9M. It is set for completion by March 2018 and will benefit the local economy by creating more jobs and investment.

*Albury market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Albury, North Albury, South Albury, West Albury, East Albury, Lavington, Springdale Heights, Glenroy, Thurgoona.
**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 completion dates are estimate only, as per relevant data authority.
Source: APM Pricefinder, realestate.com.au, Cordell Database.

AVERAGE VENDOR DISCOUNT*



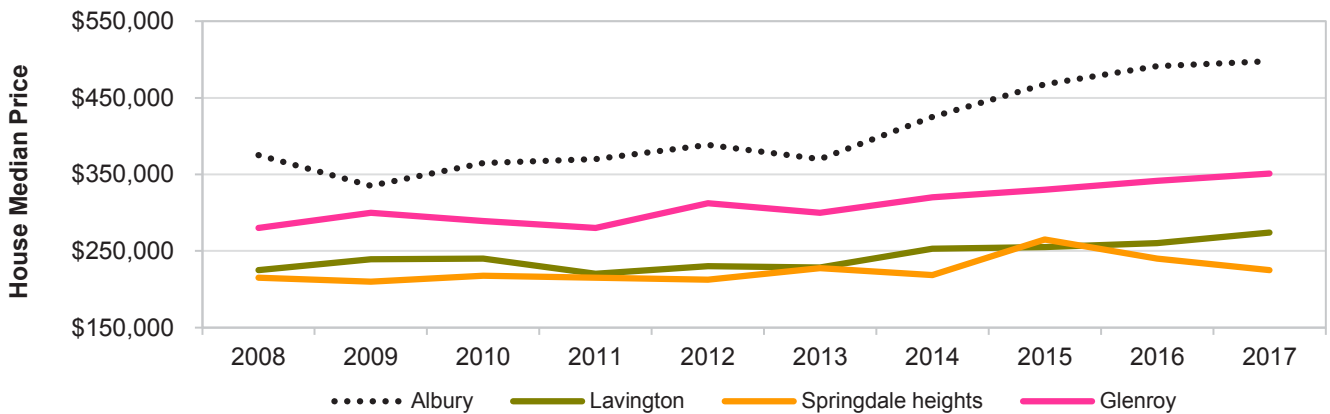
AVERAGE VENDOR DISCOUNT

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

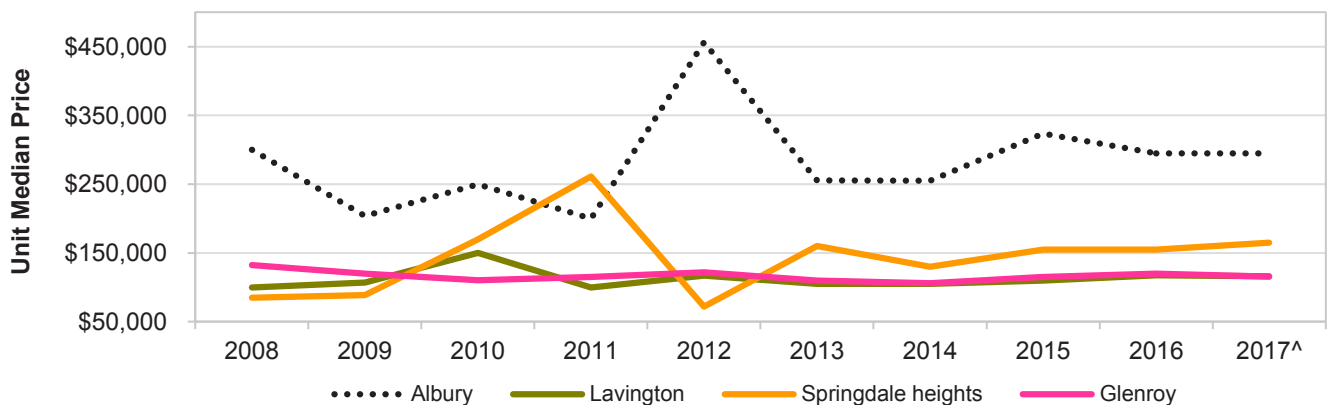
MARKET COMPARISON GRAPH

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 Albury. The main suburb is highlighted through a dotted black line graph.

HOUSE MARKET COMPARISON**



LAND MARKET COMPARISON**



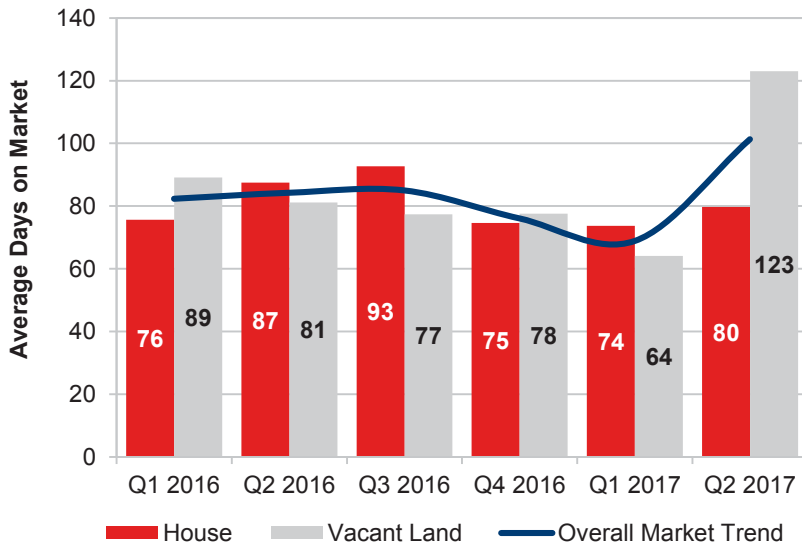
*Disclaimer: Albury market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Albury, North Albury, South Albury, West Albury, East Albury, Lavington, Springdale Heights, Glenroy, Thurgoona.

**Albury sales data for market comparison includes the suburb of Albury only, and not an amalgamation of a number of suburbs as discussed in the Market Conditions section.

[^]Land data quoted for Q2 2017 is indicative only due to small data sample size, and is based on previous quarter's figures.

Source: APM Pricerfinder.

AVERAGE DAYS ON MARKET**



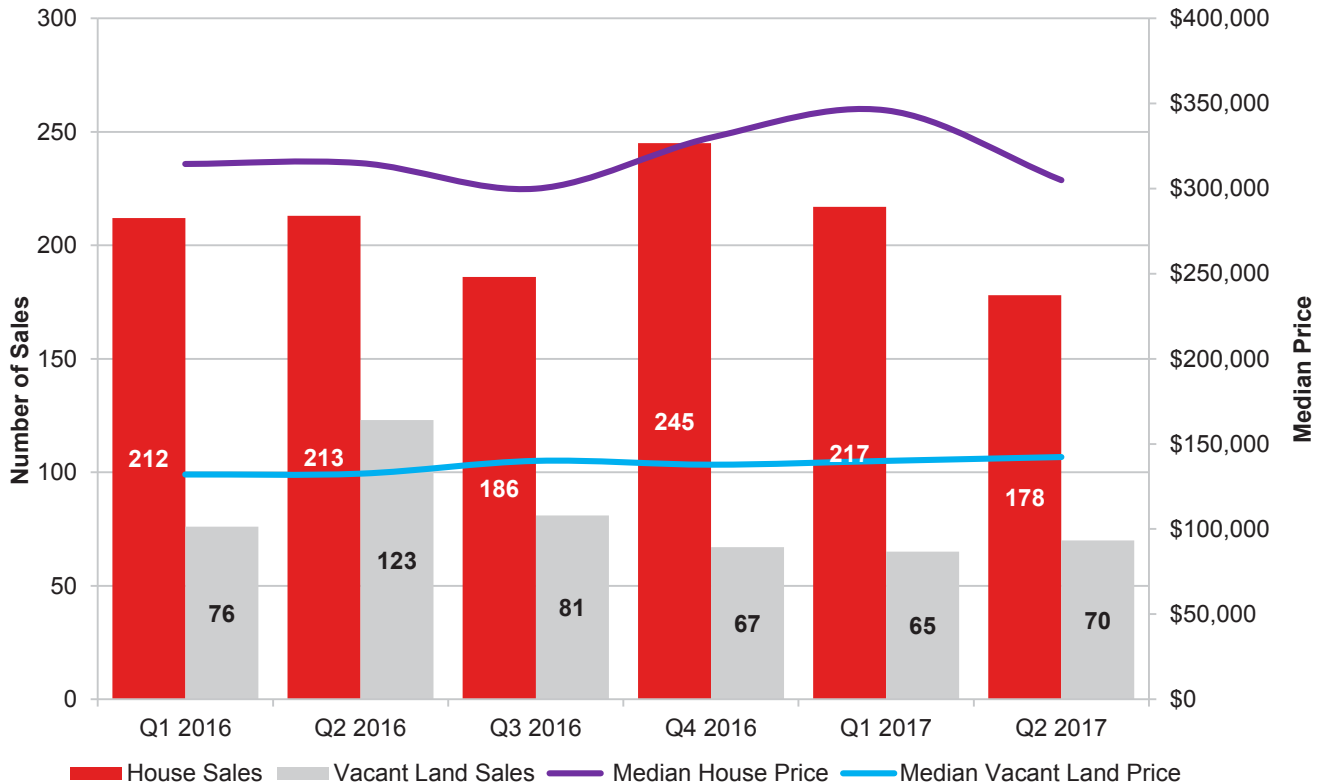
HOUSE KEY FACTS Q2 2017

Median Sale Price: \$305,000
 Annual Growth: -3.2%*
 Average Days on Market: 80
 % Change between First Listed Price and Sold Price: -5.5%

LAND KEY FACTS Q2 2017

Median Sale Price: \$142,250
 Annual Growth: 7.4%*
 Average Days on Market: 123
 % Change between First Listed Price and Sold Price: -9.0%

SALES AND MEDIAN PRICE**

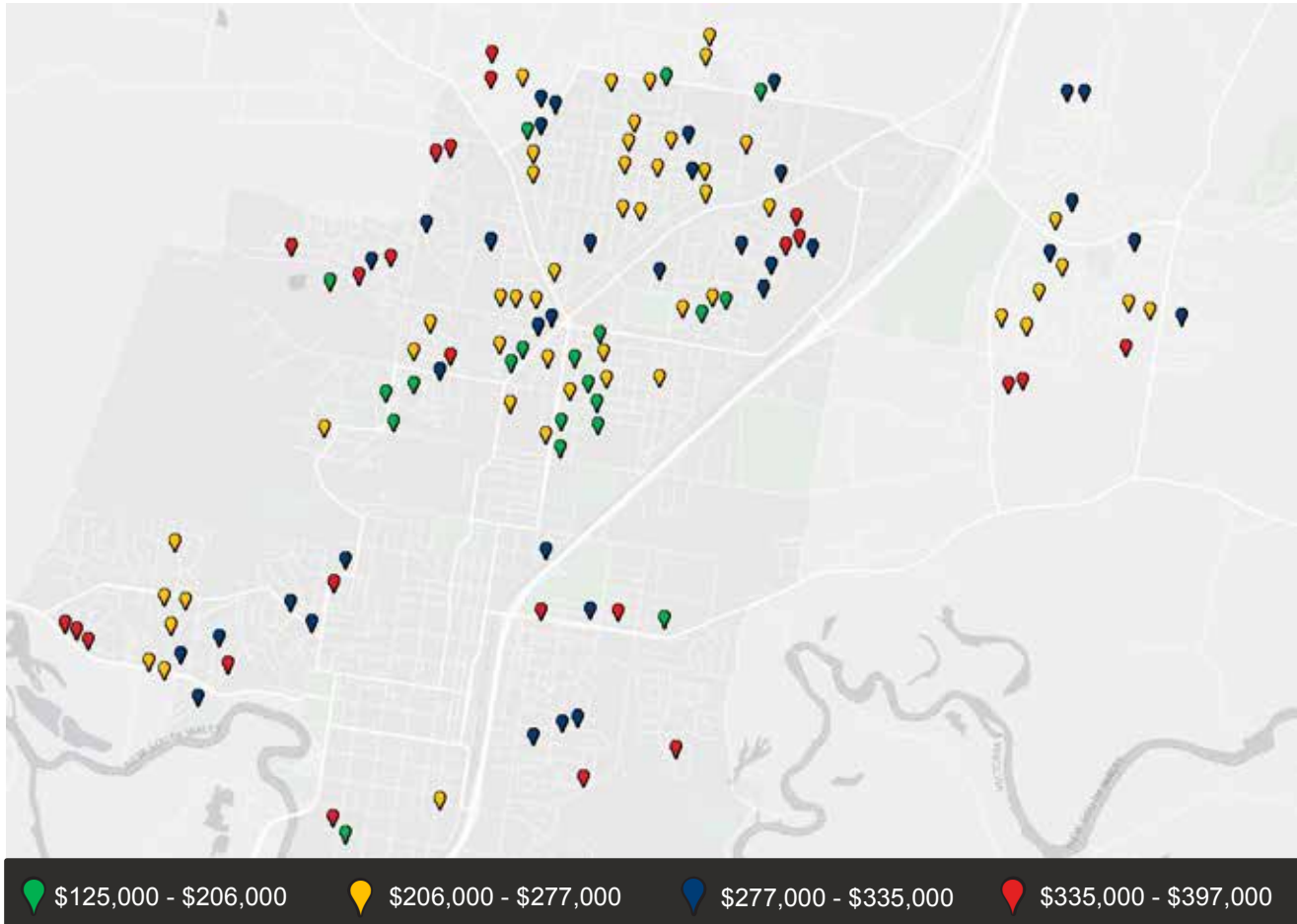


*Annual growth represents price growth for property transactions between Q2 2016 to Q2 2017 (inclusive).

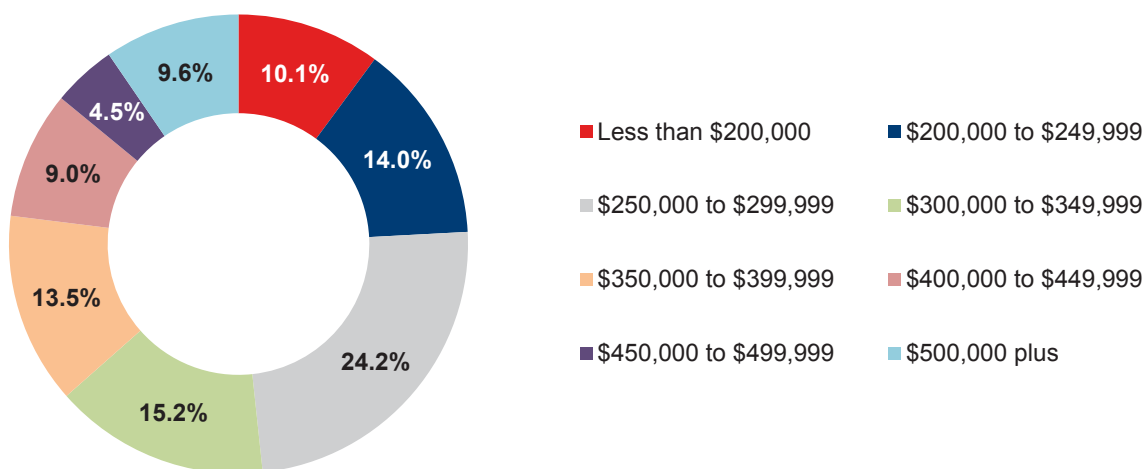
**Tumut market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Albury, North Albury, South Albury, West Albury, East Albury, Lavington, Springdale Heights, Glenroy, Thurgoona.

Source: APM Pricefinder.

ALBURY* AFFORDABLE HOUSE SALES Q2 2017**



ALBURY* HOUSE SALES PRICE POINTS Q2 2017



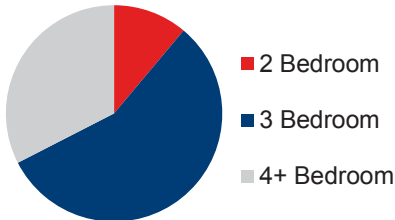
*Disclaimer: Albury market data encapsulates aggregate property market conditions in the following suburbs: Albury, North Albury, South Albury, West Albury, East Albury, Lavington, Springdale Heights, Glenroy, Thurgoona.

**Affordable Map captures house sales with a median price below or at the upper threshold of average first home buyer loan for the state of NSW, as per REIA Housing Affordability Report March 2017, with complete addresses that were accurate for geo-coding purposes, within the time period specified in the title of the Map (sales up to and inclusive between 01/04/2017 to 30/06/2017).

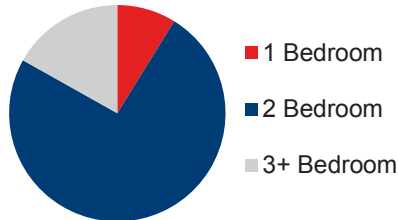
Source: APM Pricefinder, Real Estate Institute of Australia.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



HOUSE KEY FACTS Q2 2017

Median Rent Price: \$300 per week
 Suburb Rental Yield: 5.1%
 Average Days on Market: 33
 Bedroom Breakdown:
 2 Bed: 11%, 3 Bed: 56%, 4+ Bed: 33%

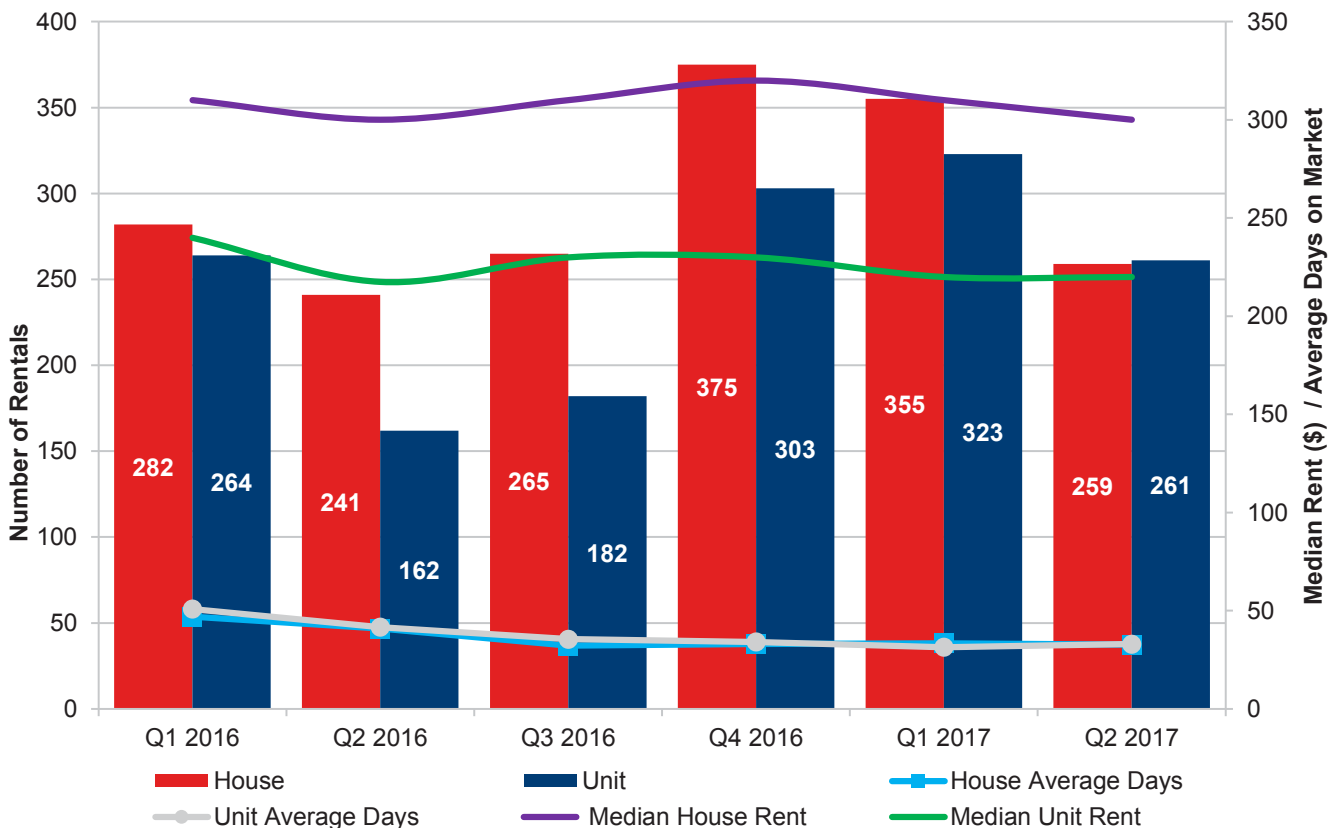
UNITS KEY FACTS Q2 2017

Median Rent Price: \$220 per week
 Suburb Rental Yield: 8.0%
 Average Days on Market: 33
 Bedroom Breakdown:
 1 Bed: 9%, 2 Bed: 74%, 3+ Bed: 17%

KEY COMMENTS

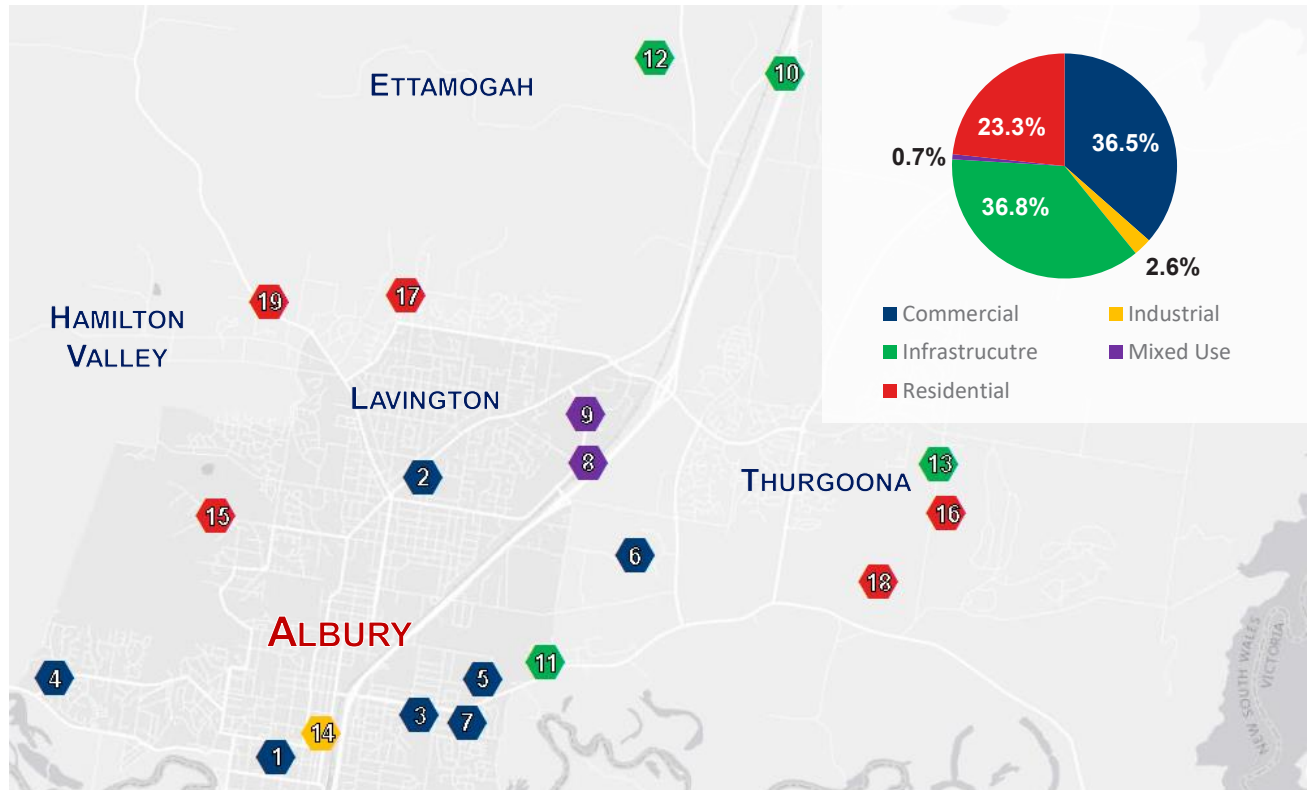
Median rental prices for both houses and units in the Albury* area have remained relatively stable over the last 12 months to Q2 2017. Over the same period, vacancy rates have declined to 2.8% which suggest an increase in rental demand. Rental yields remain strong in the Albury* area, currently at 5.1% for houses and 8.0% for units. This is above Sydney's 2.9% (house) and 3.9% (units). Investors will be rewarded in Albury*, due to its conducive conditions for sustainable returns.

MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Albury market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Albury, North Albury, South Albury, West Albury, East Albury, Lavington, Springdale Heights, Glenroy, Thurgoona.
 **Vacancy rates refers to an average figure for the postcodes: 2640 and 2641.
 Source: APM Pricerfinder, SQM Research.

PROJECT DEVELOPMENT MAP 1st HALF 2017*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Mantra Albury	Commercial	\$20,000,000	12/05/2017
2	Upa Retirement Village	Commercial	\$4,809,000	23/01/2017
3	Albury Wodonga Health	Commercial	\$2,000,000	05/06/2017
4	Lutheran Aged Care Facility	Commercial	\$1,275,000	03/04/2017
5	Drome St Service Station - BP Service Station	Commercial	\$1,250,000	20/02/2017
6	Hehirs Transport - Truck Depot Facility	Commercial	\$986,000	20/03/2017
7	Peards Garden Centre	Commercial	\$915,000	12/06/2017
8	Dallinger Rd Multipurpose Warehouse	Industrial	\$1,200,000	19/06/2017
9	Dallinger Rd Industrial Warehouse	Industrial	\$920,000	20/03/2017
10	Hume Hwy Upgrade	Infrastructure	\$14,030,000	03/04/2017
11	Albury Airport Terminal	Infrastructure	\$4,700,000	13/06/2017
Not Mapped	Tap Upgrade & Refresh Of Regional Interchange Stations	Infrastructure	\$4,000,000	09/01/2017
12	Nexus Industrial Estate	Infrastructure	\$3,600,000	27/03/2017
13	Kerr Road Reconstruction	Infrastructure	\$1,800,000	13/02/2017
14	Swift St Shop Top Development (2 units)	Mixed Use	\$655,000	16/01/2017
15	Albury Valley Views (207 Dwellings)	Residential	\$14,000,000	25/04/2017
16	Kerr Rd 99 Lot Subdivision (99Lots)	Residential	\$3,200,000	19/06/2017
17	Prune St Residential Development (10 Units)	Residential	\$1,710,000	10/03/2017
18	Chisholm Park (40 Lots)	Residential	\$880,000	15/05/2017
19	Urana Rd Subdivision (54 Lots)	Residential	\$860,000	25/02/2017

*Disclaimer: Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

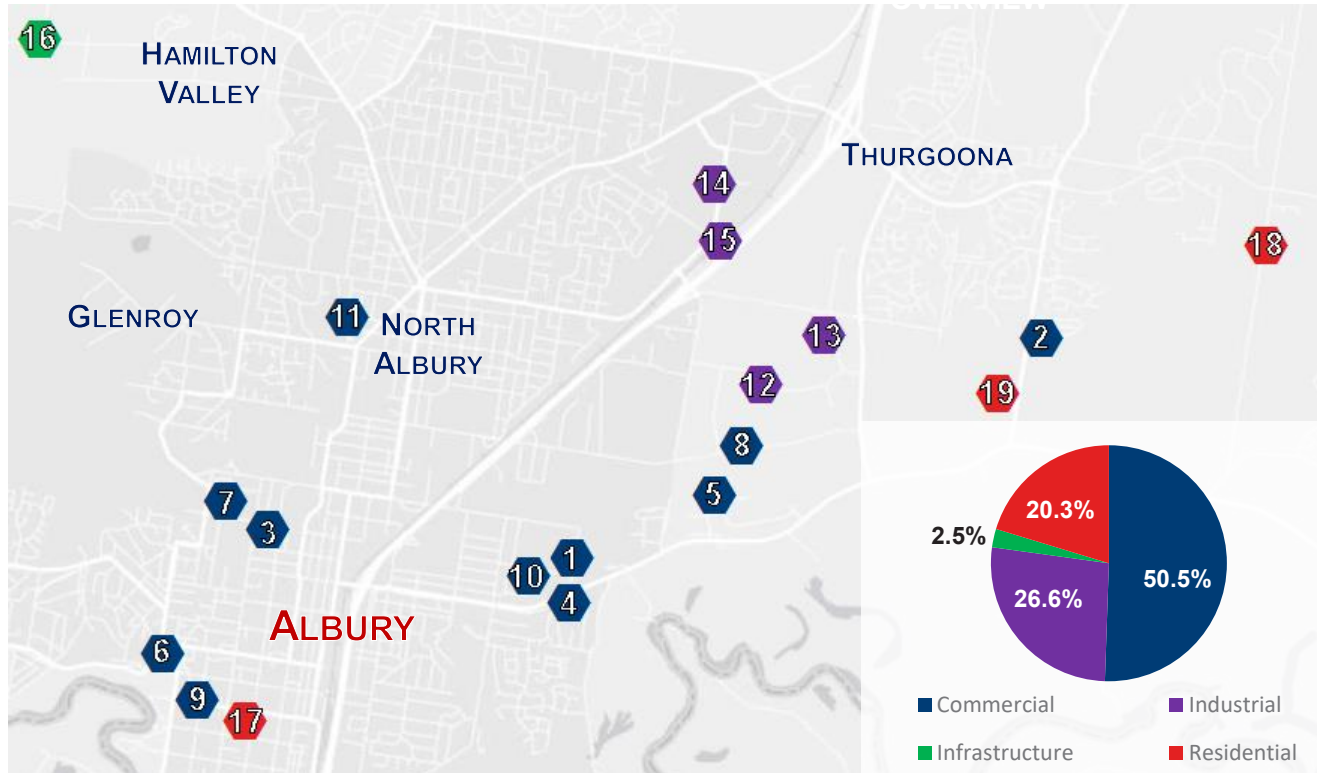
**Projects refers to the top developments within the Albury City Council area.

***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, Albury City Council.

PROJECT DEVELOPMENT MAP 2nd HALF 2017*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Bunnings Warehouse	Commercial	\$16,860,000	08/07/2017
2	Kensington Gardens Retirement Villas (20 Villas)	Commercial	\$4,891,000	23/10/2017
3	Mercy Health - Mount St Josephs	Commercial	\$2,000,000	11/11/2017
4	Borella Rd Bulky Goods - Total Tools	Commercial	\$1,850,000	02/10/2017
5	Albury Airport - Forest Air Helicopters	Commercial	\$1,480,000	14/08/2017
6	Gardens Medical Centre	Commercial	\$1,213,000	06/11/2017
7	Mercy Health Home	Commercial	\$850,000	06/11/2017
8	Fallon St Warehouse/Showroom	Commercial	\$800,000	16/11/2017
9	Hungry Jacks Restaurant	Commercial	\$750,000	13/11/2017
10	Spotlight Bulky Goods	Commercial	\$560,000	12/12/2017
11	Mother Of God Brothers Group Home	Commercial	\$550,000	18/09/2017
12	Millform Products	Industrial	\$10,000,000	19/12/2017
13	Hoffmann Rd Light Industrial Complex	Industrial	\$5,500,000	22/11/2017
14	Abolcon Steel Suppliers	Industrial	\$713,000	22/08/2017
15	Dallinger Road Industrial Building	Industrial	\$260,000	13/11/2017
Not Mapped	South Albury Levee	Infrastructure	\$1,200,000	19/07/2017
16	Albury Waste Management Centre Bulk Earthworks	Infrastructure	\$400,000	22/08/2017
17	St Vincent De Paul Affordable Housing (38 Dwellings)	Residential	\$8,840,000	30/10/2017
18	Woolshed Estate Subdivision (145 Lots)	Residential	\$2,300,000	22/11/2017
19	Table Top Road Residential Subdivision (26 Lots)	Residential	\$1,100,000	27/09/2017

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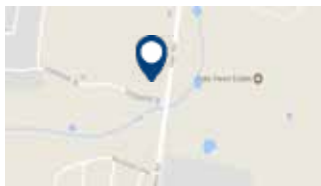
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Source: Cordell Database, ESRI ArcGIS, Albury City Council.

KEY PROJECT DEVELOPMENTS IN FOCUS* 2017

RESIDENTIAL & INDUSTRIAL

WOOLSHED ESTATE SUBDIVISION



Estimated Value: \$2,300,000
Type: Residential (145 Lots)
Site area: N/A
Commence Date: 22/11/2017
Completion Date: 09/12/2018



This stage of the project involves the subdivision of 145 lots ranging from 720sqm to 1,500sqm to be located off Kerr Road in Thurgoona. The final product of the Woolshed Estate project will deliver up to 92 single dwellings that will enjoy to the views of the picturesque Thurgoona golf course.

ST VINCENT DE PAUL AFFORDABLE HOUSING



Estimated Value: \$8,840,000
Type: Residential (38 Dwellings)
Site Area: 8,000 sqm
Commence Date: 30/10/2017
Completion Date: 21/09/2018

Construction of 38 dwellings consisting of 23 one bedroom, 14 two bedroom and 1 three bedroom units. Facilities will include community areas, bathroom/laundry, offices and kitchen. Provision of 23 parking spaces for tenants and 10 spaces for employees and visitors.

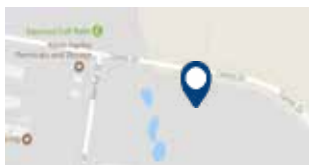
KERR RD SUBDIVISION



Estimated Value: \$3,200,000
Type: Residential (99 Lots)
Site Area: N/A
Commence Date: 19/06/2017
Completion Date: 23/02/2018

This project involves the subdivision of 99 lots ranging from roughly 650sqm to 2,270sqm. A wide range of lots sizes are on offer and will be serviced by new public roads. Residents will benefit from the close proximity to the Thurgoona Golf course and will enjoy the views over the rural landscape.

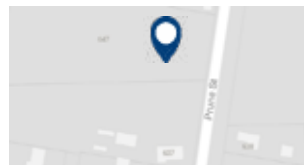
MILLFORM PRODUCTS



Estimated Value: \$10,000,000
Type: Industrial/Office
Site Area: 8,435 sqm
Commence Date: 19/12/2017
Completion Date: 23/08/2018

Construction of a two storey industrial building for the purpose of metal fabrication. A 990sq m office building attached to the eastern side of the production building. This development will positively effect the local economy and create further employment opportunities for residents in the local area.

PRUNE ST RESIDENTIAL DEVELOPMENT



Estimated Value: \$1,710,000
Type: Residential (10 Units)
Site Area: N/A
Commence Date: 31/03/2017
Completion Date: 27/10/2017

This development involves the construction of 10 units which will comprise of 2 x 4 bedroom and 8 x 3 bedroom units. Families will benefit from the nearby education opportunities, including the Holy Spirit School and Murray High. Residents will also benefit from vast opportunities in the nearby Lavington commercial area.

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Source: Cordell Database, Esleres.

KEY PROJECT DEVELOPMENTS IN FOCUS* 2017

COMMERCIAL & INFRASTRUCTURE

MANTRA ALBURY



Estimated Value: \$20,000,000
Type: Commercial/Hotel
Site Area: 4, 673 sqm
Commence Date: 15/05/2017
Completion Date: 24/08/2018



This project will see the construction of a 5 star hotel, comprising of 7 storeys and up to 158 rooms. The buildings will also include a restaurant, bar, gymnasium & conference facilities. This development is strategically located on the Hume Highway as midpoint between Sydney and Melbourne which will help stimulate the tourism economy and local businesses.

UPA RETIREMENT VILLAGE



Estimated Value: \$4,809,000
Type: Community Centre/Office
Site Area: N/A
Commence Date: 23/01/2017
Completion Date: 25/08/2017

This project includes the upgrade of multiple aspects of the current UPA Retirement Village. This project will include the construction of several new buildings, new car park, new community centre and associated surrounding outdoor space. These upgrades will further benefit current and prospective tenants of the UPA Retirement Village

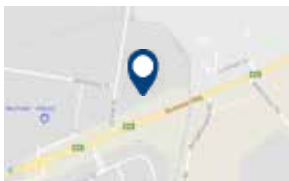
KENSINGTON GARDENS RETIREMENT VILLAS



Estimated Value: \$4,891,000
Type: Community Centre/Office
Site Area:
Commence Date: 23/10/2017
Completion Date: 22/06/201

Construction of an additional 20 villas to the existing Kensington Gardens Retirement Village. The estate is located in the centre of the peaceful residential growth area of Thurgoona. Occupiers and visitors will enjoy the vast range of facilities including dance floor function rooms, BBQ and indoor swimming pool.

BUNNINGS WAREHOUSE



Estimated Value: \$16,860,000
Type: Commercial/Warehouse
Site Area: 438,179 sqm
Commence Date: 08/07/2017
Completion Date: 03/09/2018

Construction of a 1 storey warehouse which will include roughly 19,000 sqm of enclosed and unenclosed space. Additionally, this development will include administration and office facilities for employees, as well as a café, children's area and over 400 parking spaces for customers.

HUME HWY UPGRADE



Estimated Value: \$14,030,000
Type: Infrastructure
Site area: N/A
Commence date: 03/04/2017
Completion date: 02/02/2019

Road work upgrades on the Hume Freeway will comprise of the construction of two south facing ramps and two roundabouts at the Davey Rd intersection. The project will improve the capacity and access for the greater benefit of the users of the Hume highway.

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Source: Cordell Database, Mantra group,

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.



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