



Bungendore

Property Factsheet
2nd Half 2017





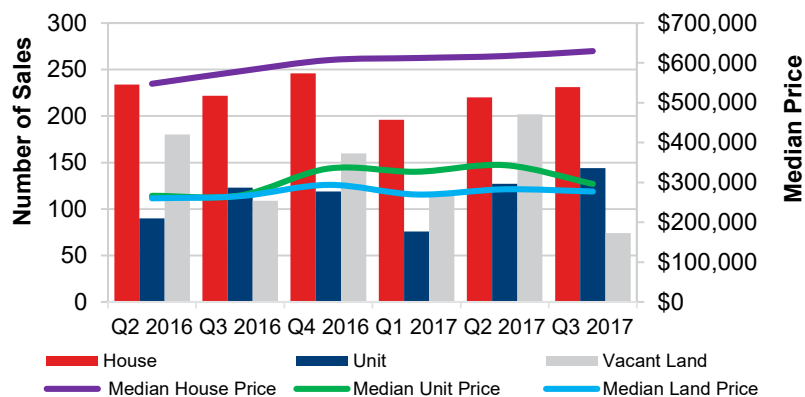
MARKET CONDITIONS

The Bungendore* property market recorded a median house price of \$676,000 and \$267,000 for vacant land in Q3 2017, representing an annual price change of 15.6% and 4.7% respectively. Over the same period of time median house prices in Queanbeyan-Palerang LGA grew by 8.8% to \$630,000 and median vacant land prices grew by 4.3% to \$277,500. Bungendore* proves to have a premium house market when compared to the wider LGA, with higher median price and capital growth. The vacant land market in Bungendore* provides a unique combination of affordability and slightly higher capital growth when compared to the wider LGA.

Average days to sell in Bungendore* has improved over the past twelve months, currently at 52 days for houses and 58 for vacant land in Q3 2017. Average vendor discounting for both houses and vacant land has tightened over the past 12 months to Q3 2017, to -1.5% and -0.9% respectively. This suggests a more competitive market where buyers are increasingly willing to offer closer to the first list price.

Median house rents in Bungendore* has shown positive growth over the past twelve months to Q3 2017, currently at \$550 per week. What's more, this has occurred even with an increasing amount of houses being rented. This is confirmed by continuously low vacancy rates***, at 0.9% in September 2017. This suggests that investors can be confident in long term positive and sustainable returns in Bungendore*.

QUEANBEYAN-PALERANG LGA GROWTH



OVERVIEW

Bungendore is a town in the Queanbeyan region of New South Wales. It is on the Kings Highway near Lake George, the Molonglo River Valley, and the Australian Capital Territory border. It has expanded rapidly and has become a major tourist centre in recent years, popular with many visitors from Canberra.

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

FUTURE DEVELOPMENTS**

Bungendore* and its surrounding area is set to see approx. \$210.6M of projects commencing in 2016 - 2018. Commercial account for the majority of development value (88.6%), totalling an estimated \$186.6M of projects. This is followed by residential developments (7.2% or \$15.2M) and infrastructure (4.2% or \$8.9M).

A key commercial project in the pipeline is the Capital II Wind Farm, scheduled to commence in late 2018. This includes the construction of a new wind farm adjacent to the existing Capital Wind Farm, estimated at approx. \$180.0M. This will further fuel local job growth, with positive spill-over effects into the property market.

In 2016 – 2018 Bungendore* plans to add 49 new units, 61 dwellings, and 40 lots into the market; spread over four projects. This includes the Braidwood Residential Development (two separate projects, both due for completion in early 2018), the Forsters and Butmaroo streets seniors independent living development (due to commence construction in early 2018), and the Newington Rd Subdivision (due to commence construction in mid-2018).

*Quoted market data and key indicators encapsulates aggregate property market conditions in the suburb of Bungendore only.

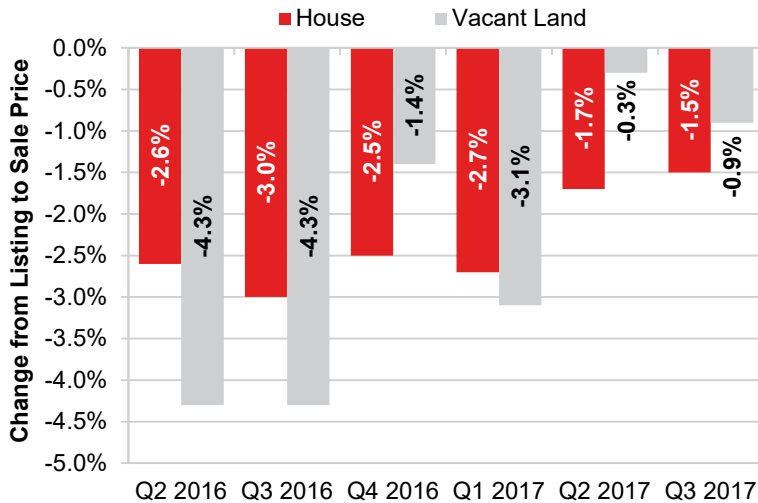
**Estimated values are construction value and does not reflect commercial and/or re-sale value, construction and completion dates are estimate only, as per relevant data authority.

***Vacancy rates is based on the average of vacancy rates for postcodes 2620 and 2621.

**Projects highlighted covers those located in the Palerang wider LGA.

Source: APM Pricerfinder, realestate.com.au, Real Estate Institute of New South Wales.

AVERAGE VENDOR DISCOUNT*



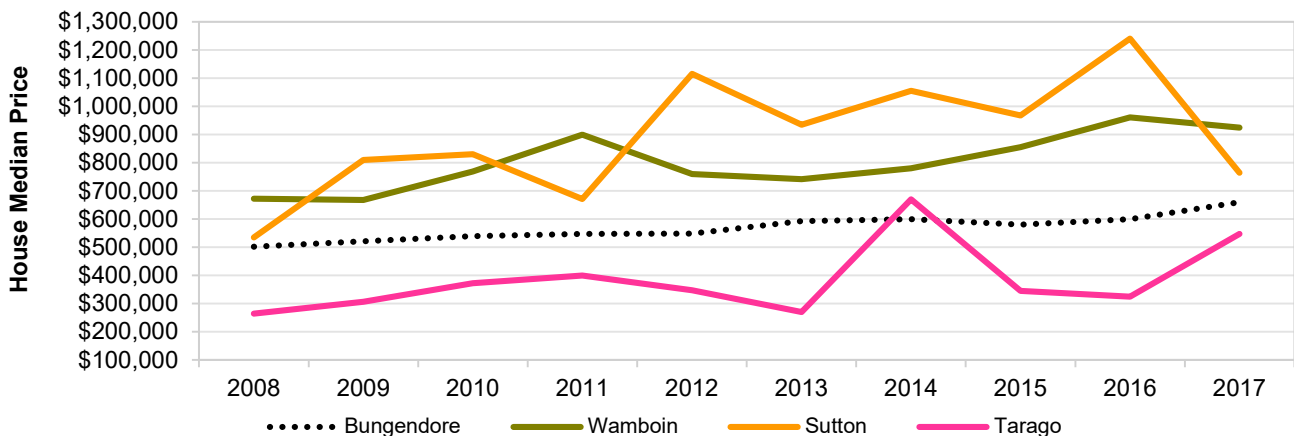
AVERAGE VENDOR DISCOUNT

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.

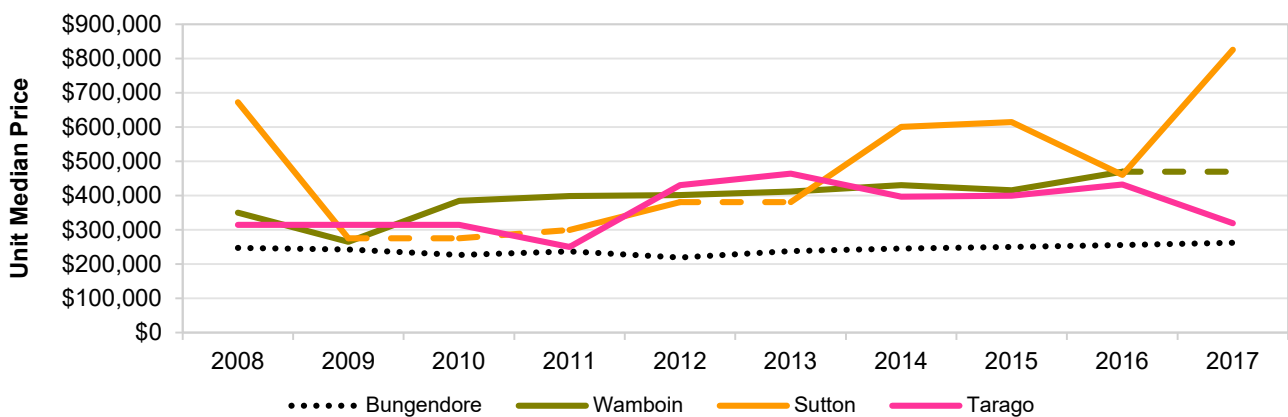
MARKET COMPARISON GRAPH

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

HOUSE MARKET COMPARISON



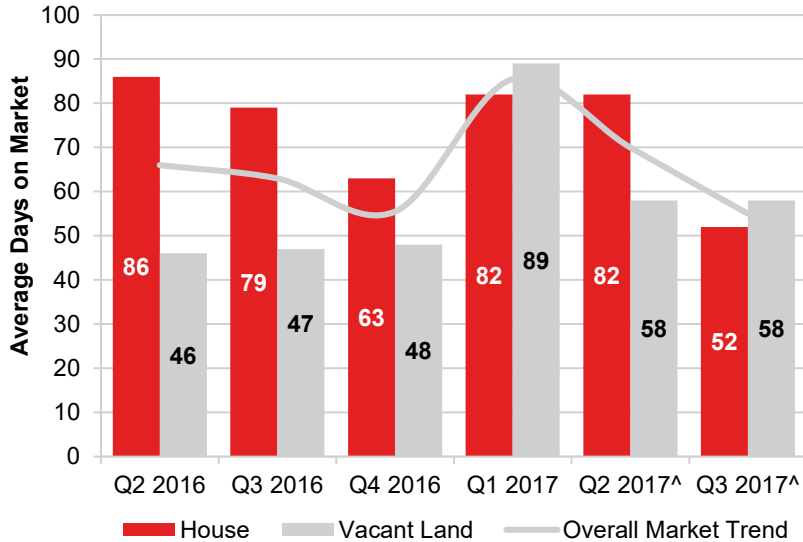
VACANT LAND MARKET COMPARISON*



Disclaimer: Market Comparison table shows annual median price for 12 month periods (at a time), 2017 data is up to and inclusive of 30th September, 2017 (end of Q3 2017).

*Dashed line in median line price graph is due to no sales records for that period of time and median price displayed is approximate only based on previous known median price and trend.
Source: APM Pricefinder, realestate.com.au, Real Estate Institute of Australia.

AVERAGE DAYS ON MARKET**



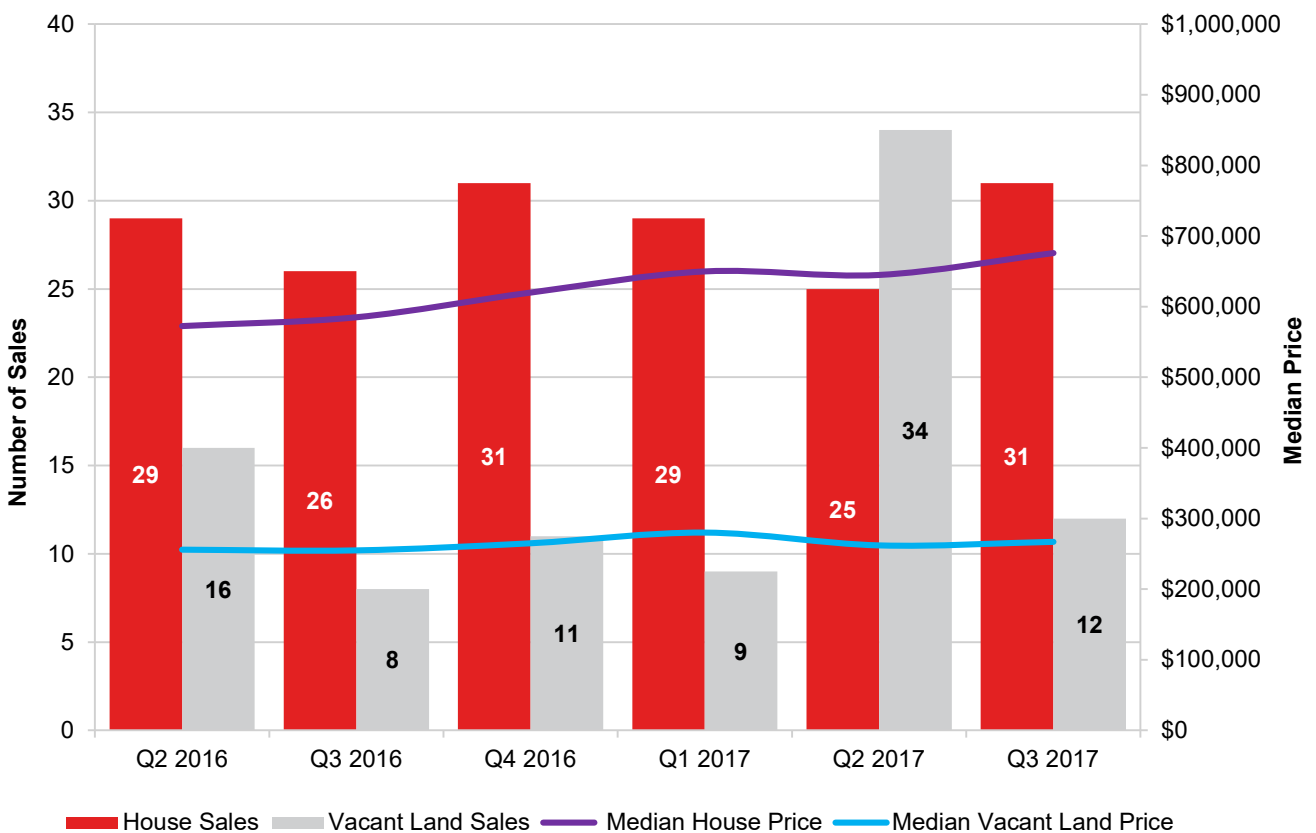
HOUSE KEY FACTS Q3 2017

Median Sale Price: \$676,000
 Annual Growth: 15.6%*
 Average Days on Market: 52
 % Change between First Listed Price and Sold Price: -1.5%

LAND KEY FACTS Q3 2017

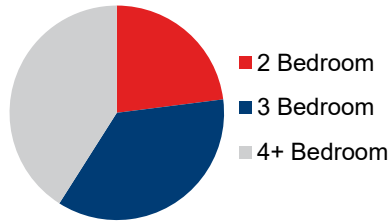
Median Sale Price: \$267,000
 Annual Growth: 4.7%*
 Average Days on Market: 58
 % Change between First Listed Price and Sold Price: -0.9%

SALES AND MEDIAN PRICE**



*Annual growth represents price growth for property transactions between Q3 2016 to Q3 2017(inclusive).
 **Quoted market data and key indicators encapsulates aggregate property market conditions in the suburb of Bungendore only.
 Source: APM Pricerfinder, realestate.com.au, SQM Research, Real Estate Institute of New South Wales, Queanbeyan-Palerang City Council.

RENTAL MARKET ANALYSIS HOUSE



HOUSE KEY FACTS Q3 2017

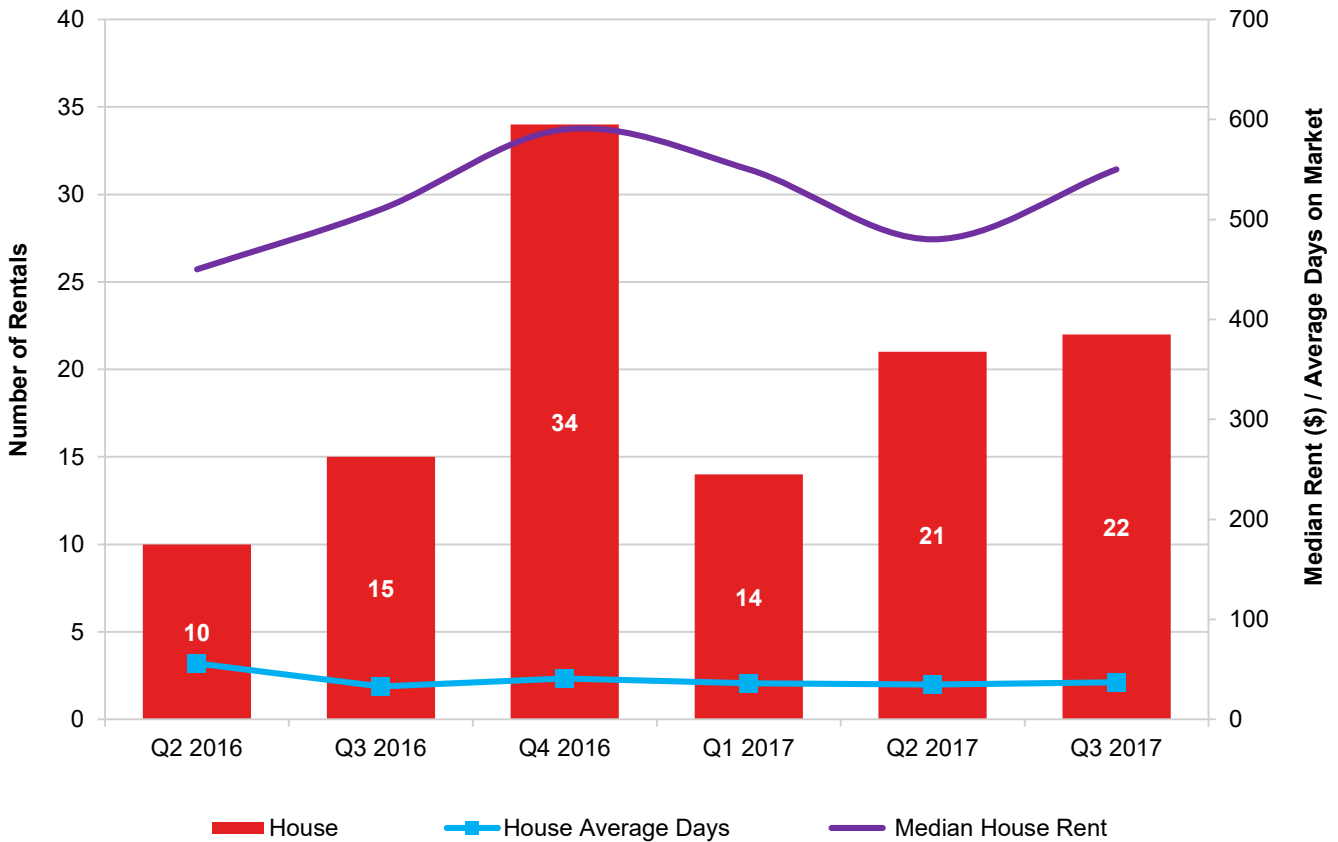
Median Rent Price: \$550 per week
 Suburb Rental Yield: 4.1%
 Average Days on Market: 37
 Bedroom Breakdown:
 2 Bed: 23%, 3 Bed: 36%, 4+ Bed: 41%



KEY COMMENTS

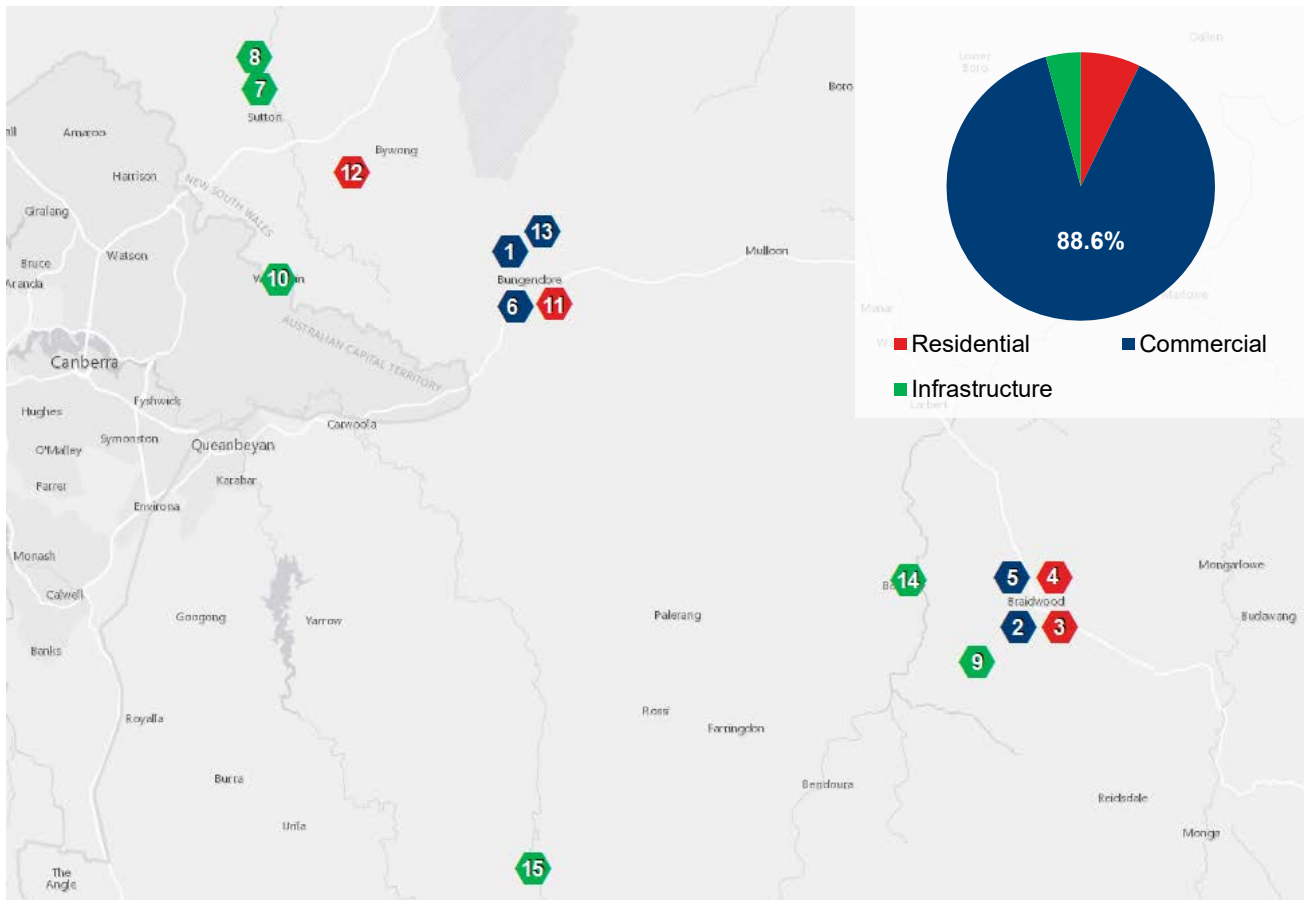
Interest in Bungendore is recorded at 134 online visits per property. Median rent for houses saw an increase over the past 12 months to Q3 2017, by 7.8% to \$550 per week. Vacancy rates** has continued to decline, at 0.9% in September 2017, despite an increase in the number of house rentals. Rental yields in Bungendore (4.1% for house and 4.2% for units) are higher than Sydney (2.9% and 3.8% respectively), providing conducive conditions for strong investment returns.

MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Quoted market data and key indicators encapsulates aggregate property market conditions in the suburb of Bungendore only.
 **Vacancy rates is based on the average of vacancy rates for postcodes 2620 and 2621.
 Source: APM Pricerfinder, realestate.com.au, SQM Research.

PROJECT DEVELOPMENT MAP 2016 - 2018*



Location	Project*	Estimated Value**	Commence Date**	Completion Date**
1	IGA Bungendore – Bungendore Village Supermarket	\$5,375,000	01/03/2016	30/12/2016
2	Wallace Street Shop Top Development	\$200,000	22/08/2016	27/10/2017
3	Braidwood Residential Development (47 Units)	\$6,200,000	12/09/2016	12/09/2018
4	Braidwood Residential Development (21 Dwellings)	\$3,200,000	26/09/2016	23/02/2018
5	Wallace Street Office	\$360,000	10/10/2016	13/01/2017
6	Gibraltar Street Shop Top Development	\$620,000	17/10/2016	10/03/2017
7	Sutton Road Rehabilitation Works	\$433,000	23/01/2017	14/06/2017
8	Sutton Road Drainage Works	\$3,142,000	07/08/2017	30/03/2018
9	Back Creek Bridge	\$1,402,000	16/10/2017	11/05/2018
10	Macs Reef Landfill	\$700,000	15/12/2017	04/05/2018
11	Forster and Butmaroo Streets Seniors Independent Living (40 Dwellings)	\$5,000,000	12/04/2018	12/04/2019
12	Newington Road Subdivision (21 Residential Lots)	\$800,000	16/04/2018	26/10/2018
13	Capital II Wind Farm	\$180,000,000	03/09/2018	19/11/2021
14	Braidwood Waste Transfer Station	\$2,800,000	24/09/2018	22/03/2019
15	Captains Flat Rural Fire Station	\$149,000	16/10/2018	15/12/2018
Various Locations	Peralang Council Photovoltaic Systems	\$228,000	07/07/2016	07/10/2016

*Disclaimer: Project development map showcases upcoming projects in the Peralang Local Government Council. This is a sample only, due to accuracy of addresses provided by the data provider for geocoding purposes.
 **Estimated value is the value of construction costs, it does not reflect the project's sale/commercial value. Commencement and completion date quoted is an approximate only, as provided by the relevant data authority.
 Source: Cordell Database, BatchGeo, Department of Planning and Environment NSW, Queanbeyan-Peralang 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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