



Caboolture

Property Factsheet
2nd Half 2017





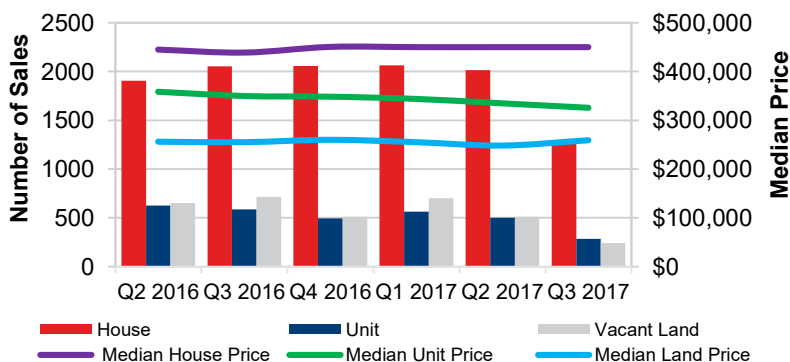
MARKET CONDITIONS

Leading into Q3 of 2017, the Caboolture property market has experienced a partial annual softening of -4.1% for houses and -3.6% for units, currently at an increasingly affordable median price of \$327,500 (house) and \$188,000 (units). The Moreton Bay Region median house prices are currently sitting at \$450,000 (houses) and \$259,000 (units), recording an annual growth of 2.5% and 1.6%, respectively. The Caboolture property market offers a more affordable choice in comparison the Moreton Bay Region, indicating an extremely ideal time for first home buyers to look into their dream property.

Average days on market for Caboolture have declined over the past twelve month period to Q3 2017, at 59 for houses and 83 for units, suggesting an increase in demand in the area. Over the same timeframe, average vendor discounts have partially widened for units, currently at -6.6%, whilst houses have remained relatively stable at -3.5%. This suggests that sellers are more willing to further negotiate the final sales price, particularly for units. This further confirms increasing affordability in the Caboolture area.

Average days on market for rental properties has continued to remain attractively low in the Caboolture area, currently at 26 days for houses and 30 days for units. Median rental prices have experienced positive annual growth of 6.1% and 6.2%, currently at \$350 per week (houses) and \$290 per week (units) in Q3 2017. This, coupled with rewarding rental yields of 3.6% (house) and 3.8% (units), demonstrates Caboolture as an attractive option for investors that are looking for strong returns on their investment.

MORETON BAY REGION GROWTH



OVERVIEW

Located approx. 44km north of Brisbane, the town of Caboolture offers both a city and beach lifestyle. It is an ambitious area for clubs and sports including cricket, rugby league and football. Caboolture has become an increasingly popular area for families and young professionals, who are attracted by the availability of affordable housing. This can be supported by the dominant population being below the age of 14 years.

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

FUTURE DEVELOPMENTS*

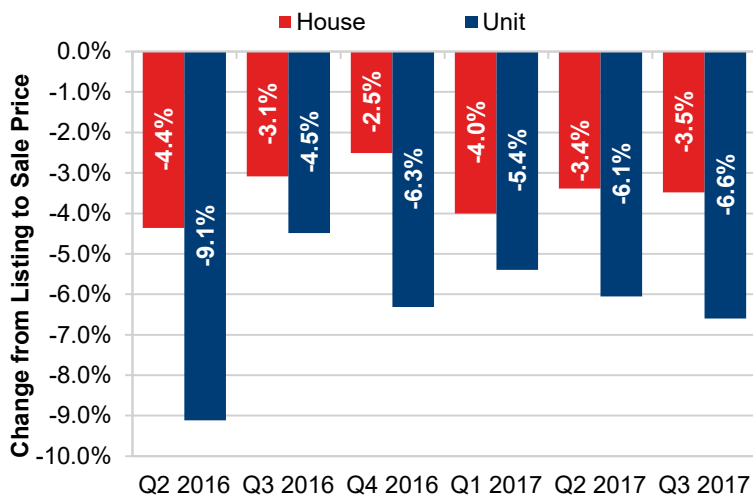
Development in Caboolture for the 2nd half of 2017 is estimated at approx. \$47.1M; 62.9% of which is focused on commercial, 32.7% on Infrastructure, and the remaining on residential projects. A balanced portfolio of development will sustain economic growth, with positive spill-over effects on the property market.

A significant commercial project is the Freedom Aged Care Morayfield Assisted Living Units. Valued at approx. \$17.0M, this will construct 36 assisted living units. This project is anticipated to complete by September 2018. Two other significant commercial projects include the Caboolture Travel Centre Caltex Service Station & Fast Food Outlets, with a combined value estimated at \$10.0M.

A major infrastructural project is the Moreton Bay Road Resurfacing 2017-2018. Valued at approx. \$7.9M, the project will involve a number of road resurfacing within the regional council area, improving liveability for residents.

*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: APM PriceFinder, realestate.com.au, Cordell Database, Real Estate Institute of Queensland, ABS.

AVERAGE VENDOR DISCOUNT



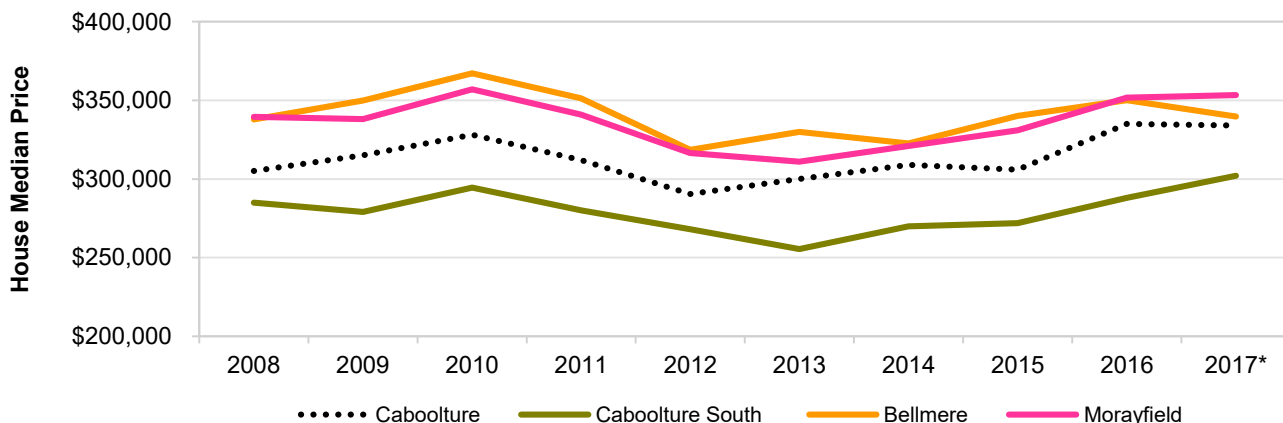
AVERAGE VENDOR DISCOUNT

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.

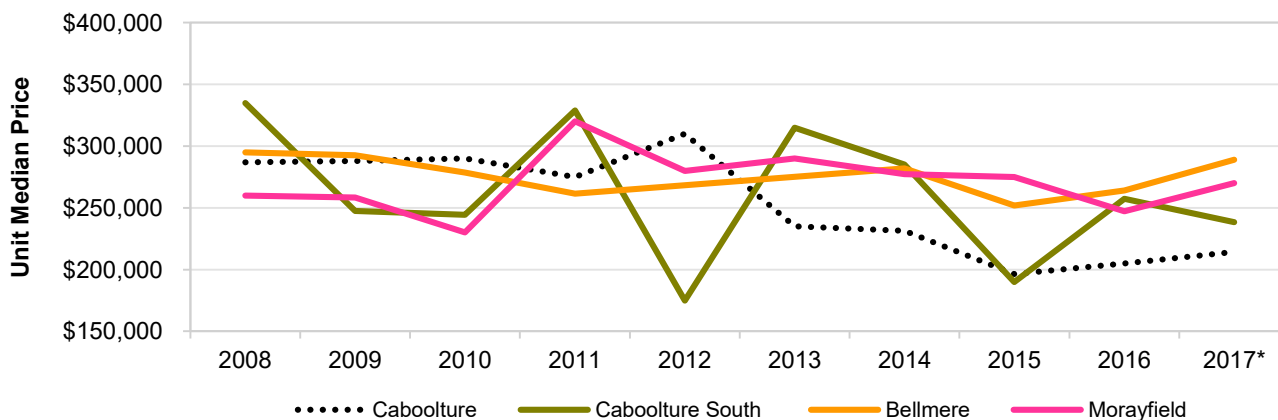
MARKET COMPARISON GRAPH

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 Caboolture. The main suburb is highlighted through a dotted black line in the graph.

HOUSE MARKET COMPARISON

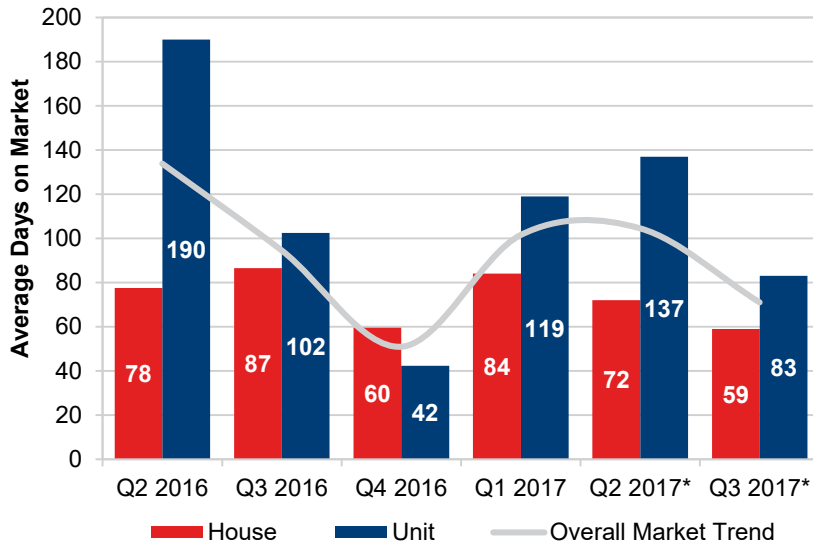


UNIT MARKET COMPARISON



*2017 captures property sales data up to and inclusive of 30 September 2017.
Source: APM PriceFinder, realestate.com.au, Real Estate Institute of Australia.

AVERAGE DAYS ON MARKET



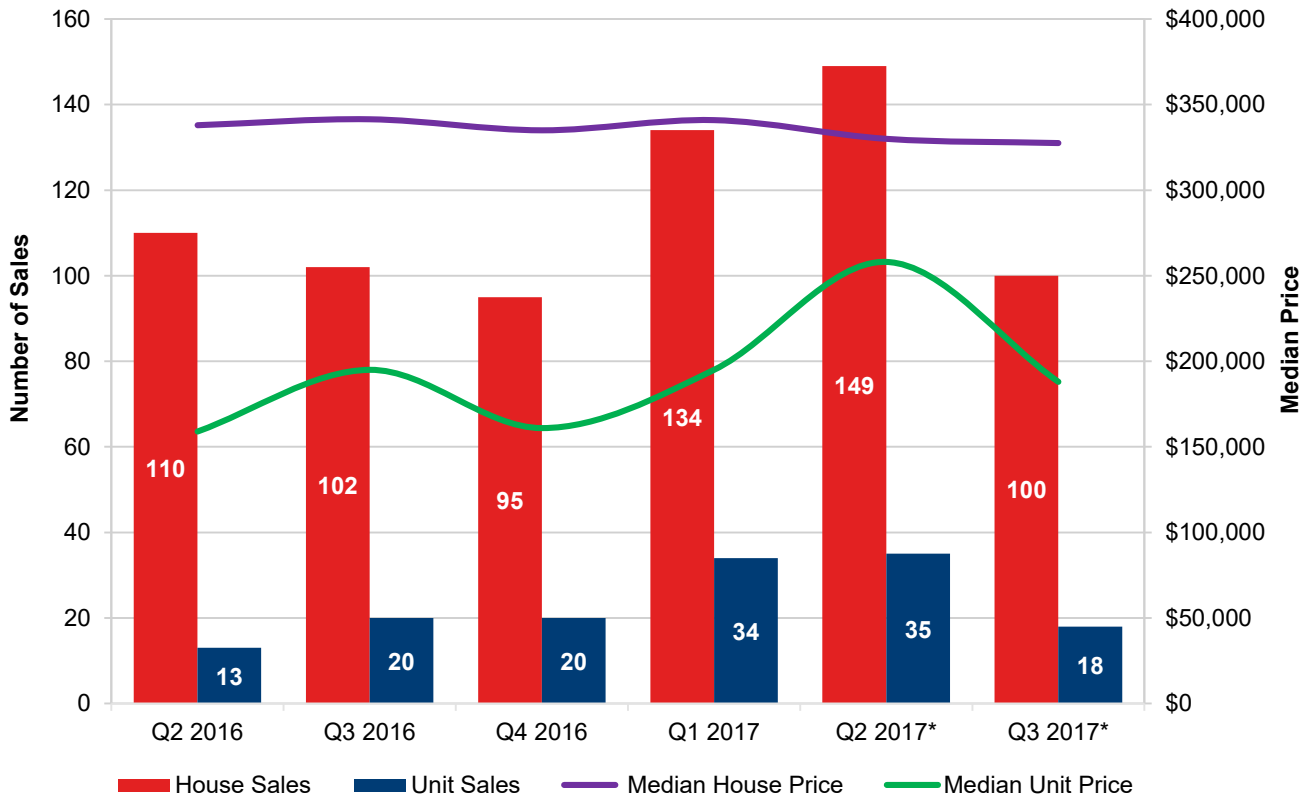
HOUSE KEY FACTS Q3 2017

Median Sale Price: \$327,500
 Annual Growth: -4.1%**
 Average Days on Market: 59
 % Change between First Listed Price and Sold Price: -3.5%

UNITS KEY FACTS Q3 2017

Median Sale Price: \$188,000
 Annual Growth: -3.6%**
 Average Days on Market: 83
 % Change between First Listed Price and Sold Price: -6.6%

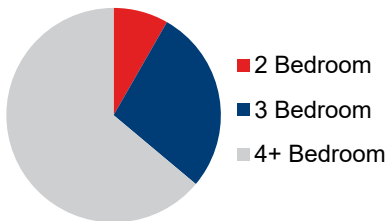
SALES AND MEDIAN PRICE



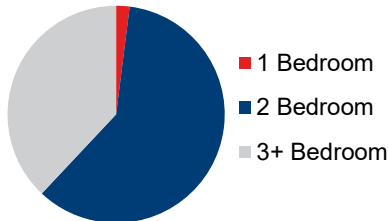
*Quoted data represents both settled transactions (i.e. government data) and agents' advice.
 **Annual growth represents price growth for property transactions between Q3 2016 to Q3 2017 (inclusive).
 Source: APM PriceFinder, realestate.com.au, SQM Research, Real Estate Institute of Queensland.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Interest in the Caboolture property market has recorded an average of 109 visits per property, which is lower than Queensland's average of 316. However, Caboolture continued to record a low vacancy rate of 1.3% in October 2017, which is less than half the average vacancy rate of 3.0% in Brisbane. This, coupled with strong rental yields of 3.6% for houses and 3.8% for units, suggest the Caboolture rental market offers great rewards on investments due to the conducive market conditions.

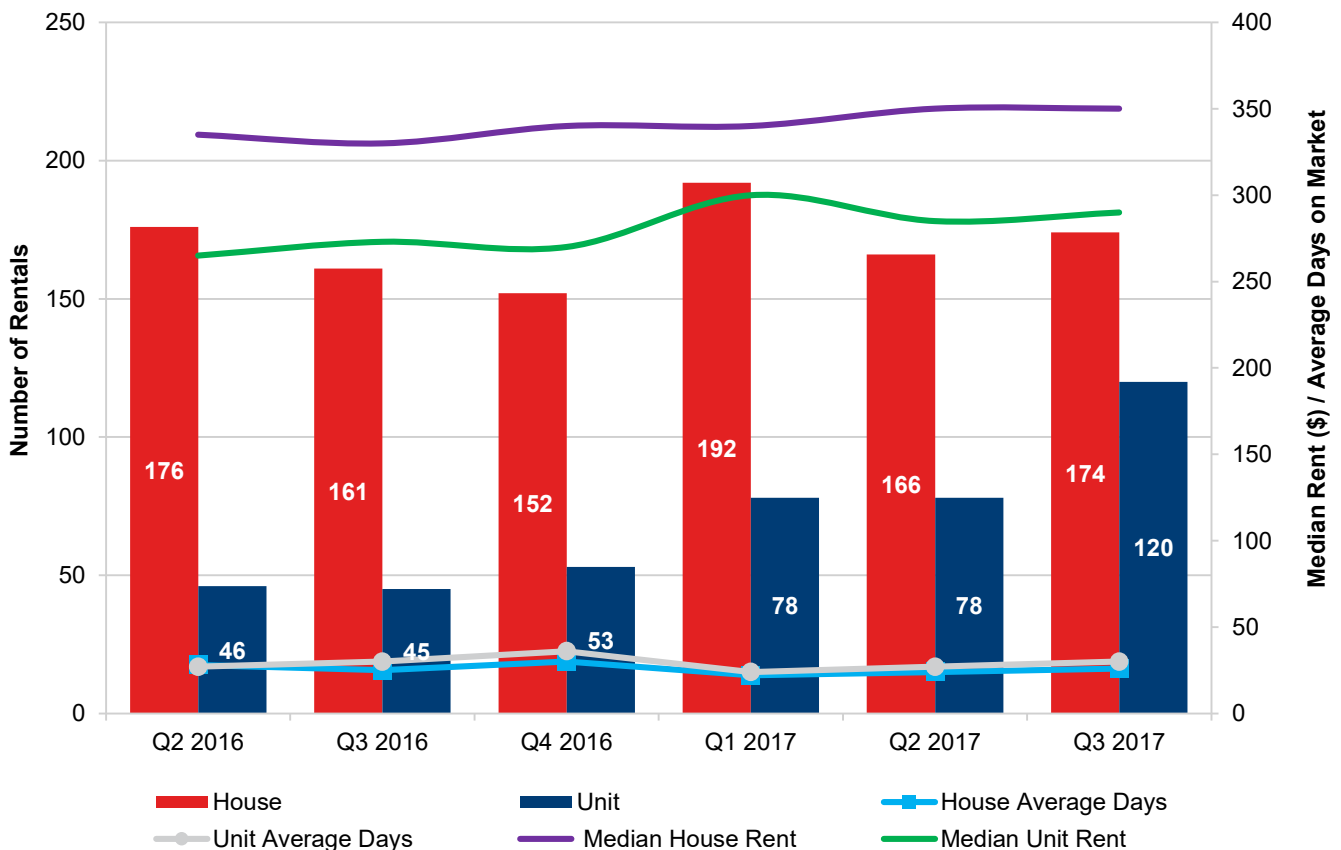
HOUSE KEY FACTS Q3 2017

Median Rent Price: \$350 per week
 Suburb Rental Yield: 3.6%
 Average Days on Market: 26
 Bedroom Breakdown:
 2 Bed: 8%, 3 Bed: 28%, 4+ Bed: 64%

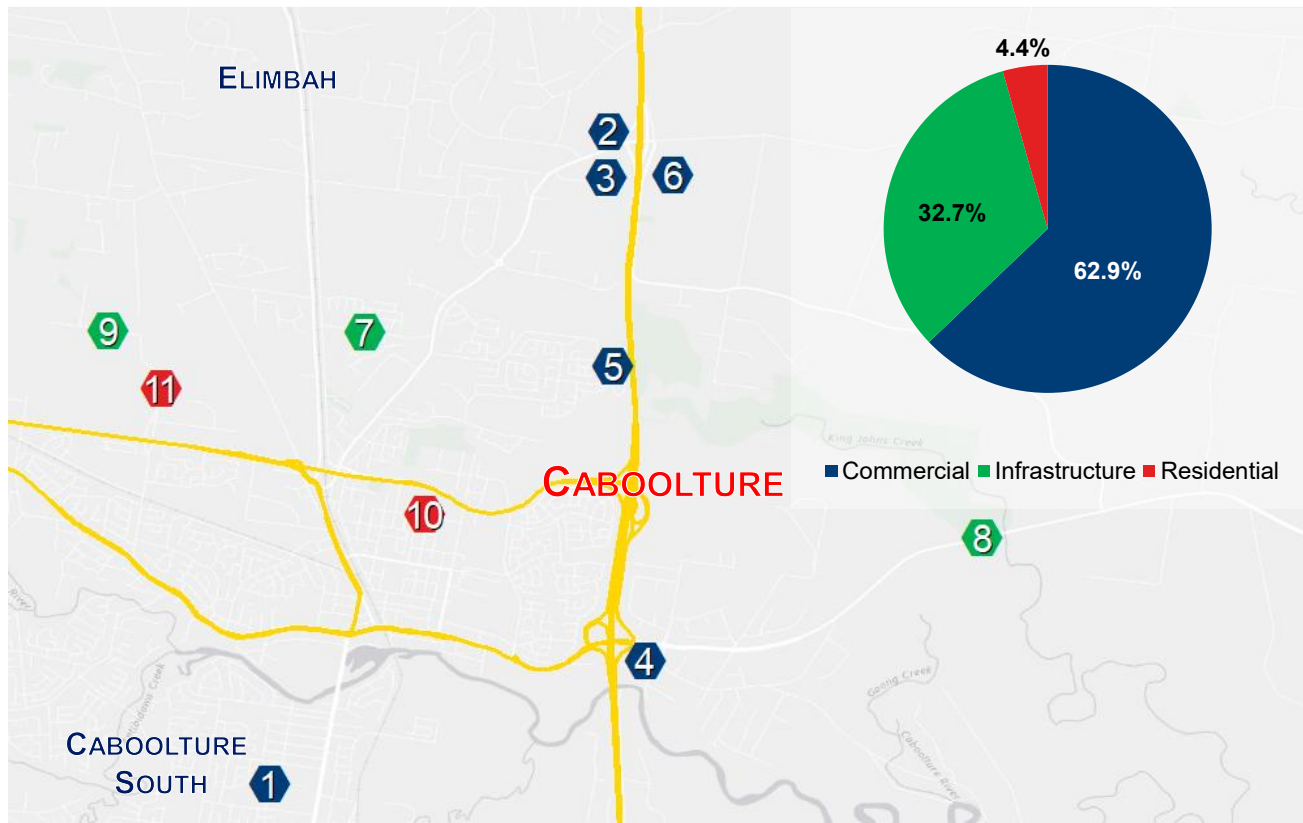
UNITS KEY FACTS Q3 2017

Median Rent Price: \$290 per week
 Suburb Rental Yield: 3.8%
 Average Days on Market: 30
 Bedroom Breakdown:
 1 Bed: 2%, 2 Bed: 60%, 3+ Bed: 38%

MEDIAN RENT AND AVERAGE DAYS ON MARKET



PROJECT DEVELOPMENT MAP 2nd HALF 2017



Location	Project	Type	Estimated Value*	Commence Date**
1	Freedom Aged Care Morayfield Assisted Living Units	Commercial	\$17,000,000	05/12/2017
2	Caboolture Travel Centre Caltex Service Station & Fast Food Outlets Further Stages	Commercial	\$5,000,000	02/10/2017
3	Caboolture Travel Centre Caltex Service Station & Fast Food Outlets Stage 1	Commercial	\$5,000,000	14/08/2017
4	Storage City Storage Facility Stage 1	Commercial	\$2,000,000	14/08/2017
5	Male Road Telecommunications Facility	Commercial	\$300,000	13/07/2017
6	Pumicestone Road Telecommunications Facility Stages 1-4	Commercial	\$300,000	04/08/2017
Various Locations	Moreton Bay Road Resurfacing 2017-18	Infrastructure	\$7,856,000	13/07/2017
7	Cottrill Road	Infrastructure	\$4,287,000	11/09/2017
8	Bribie Island Road	Infrastructure	\$1,814,000	11/09/2017
Various Locations	Moreton Bay Stormwater Infrastructure Renewal 2017-18	Infrastructure	\$989,000	09/10/2017
9	Smiths Road	Infrastructure	\$450,000	19/12/2017
10	Bradman Street Townhouses Stages 1 & 2 (4 Townhouses)	Residential	\$1,200,000	13/11/2017
11	Central Springs Estate Subdivision Stage 7 (22 Lots)	Residential	\$880,000	28/08/2017

*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 of Planning and Environment Queensland, Moreton Bay Regional 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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