



Ashmore & Molendinar
Property Factsheet
1st Half 2018





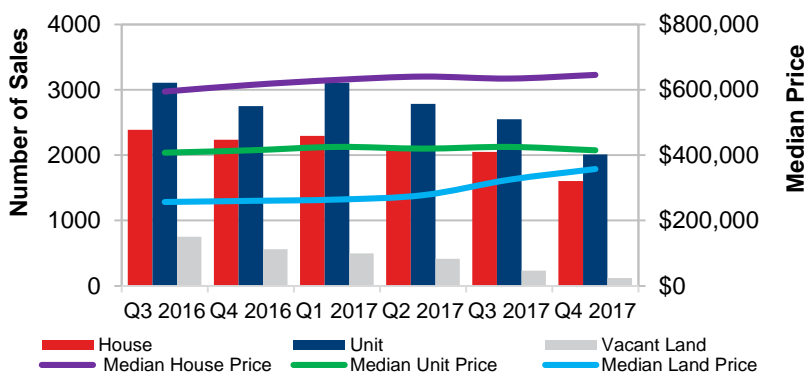
MARKET CONDITIONS

The Ashmore and Molendinar aggregate property market recorded a median house price of \$632,500 and \$345,000 for units in Q4 2017, representing an annual price growth of 6.3% and 0.4% respectively. Over the same period of time (Q4 2016-Q4 2017) house prices in the Gold Coast City Region grew by 4.9% to \$645,000 while unit prices remained stable at \$415,000. This indicates Ashmore and Molendinar as more attractive options for both first home buyers and investors. When compared to the wider Gold Coast LGA they provide a combination of affordability and positive capital growth.

Over the past 12 months to Q4 2017, average vendor discounting for units has tightened to -1.4%. This suggests sellers are achieving closer to their first asking price and there is only little room for price negotiation. Now is the time for sellers to capitalise on increasing competition within the unit market. On the other hand, the house market is slowly turning into a buyer's market, with average vendor discounting widening to -3.8% and average days to sell increasing to 77 days. This confirms that now is the time of first home buyers to enter the house market and secure their dream property.

Median weekly rent in the Ashmore and Molendinar areas in Q4 2017 was \$540 for houses and \$385 for units, representing an annual price growth of -1.8% and 1.3% respectively. Continuously low vacancy rates of 1.2% (on par with Gold Coast Main's), demonstrate strong rental demand in the area. Investors are benefiting from an average of 4.7% (house) and 6.1% (units) rental yields, higher than Gold Coast's 4.3% and 5.4% respectively.

GOLD COAST CITY REGION GROWTH



OVERVIEW

Ashmore is a suburb in Gold Coast, located 5 kilometer west of Surfers Paradise. In the 2016 census, Ashmore recorded a population of 11,910 people with a median age of 42. At the same time, Molendinar recorded a population of 6,375 with a median age of 36.

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

FUTURE DEVELOPMENTS*

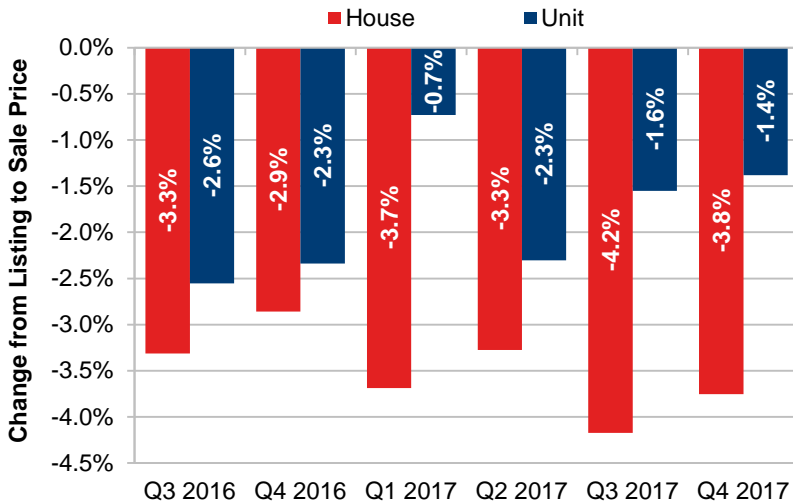
Ashmore and its surrounding areas are set to see approximately \$152.0M of new projects commencing in the 1st half of 2018. There is a clear commercial focus (78.7%) which is conducive for sustainable economic growth in the area with positive spill-over effects into the property market. The remaining developments are made up as follows: residential (18.7%), industrial (1.9%) and infrastructure projects (0.7%).

A main commercial project in Molendinar is the Molendinar Self Storage Facility Service Station and Fast Food Outlet (\$15.0M). This project will construct a five-storey self storage facility and a single store building with a 260sqm service station, 58sqm fast food outlet with drive-through facility and 4 petrol bowsers under a central canopy. The project is due for construction mid-2018.

A main residential project in Southport is the Minnie Street Units (\$20.0M). This project will include the construction of 95 two-bedroom units in two separate buildings with 133 car parks. The project is due for construction mid-2018.

*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 dates are estimate only, as per relevant data authority. Future development projects refers to the top developments within the suburbs of Ashmore, Molendinar, Bundall, Southport. Source: APM Pricerfinder, ABS, Cordell Database. © PRDnationwide 2018.

AVERAGE VENDOR DISCOUNT**



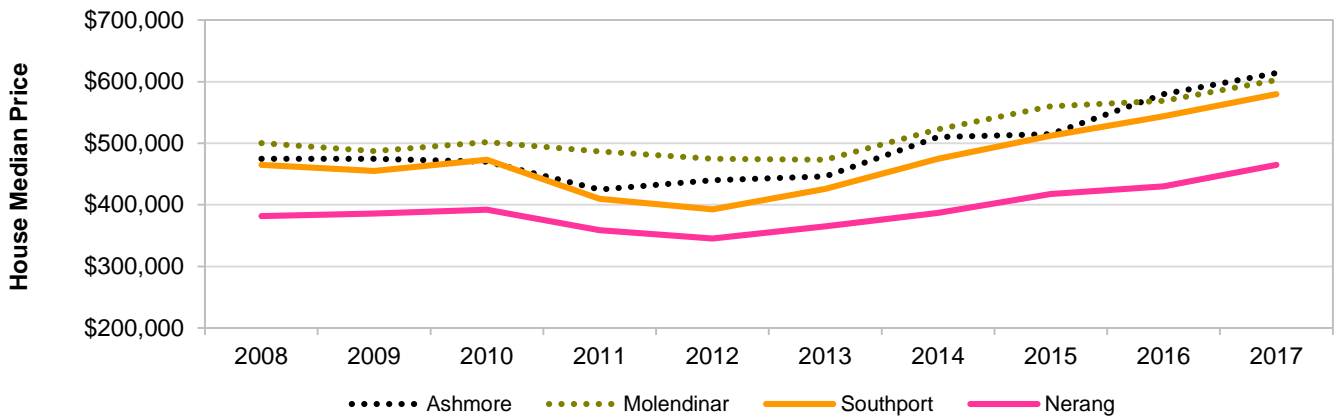
AVERAGE VENDOR DISCOUNT

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.

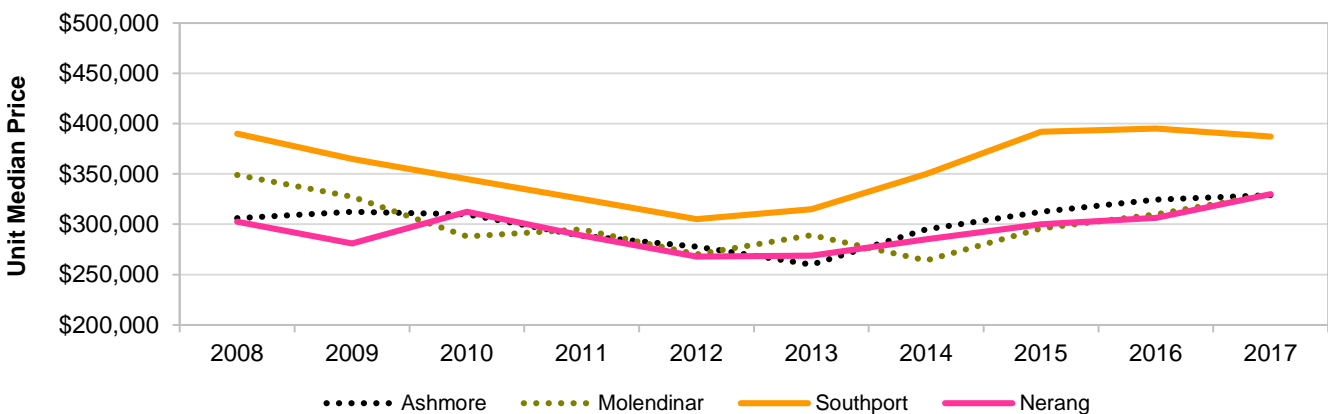
MARKET COMPARISON GRAPH

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 suburbs analysed in the factsheet, which are Ashmore and Molendinar. These suburbs are highlighted through dotted line graphs.

HOUSE MARKET COMPARISON

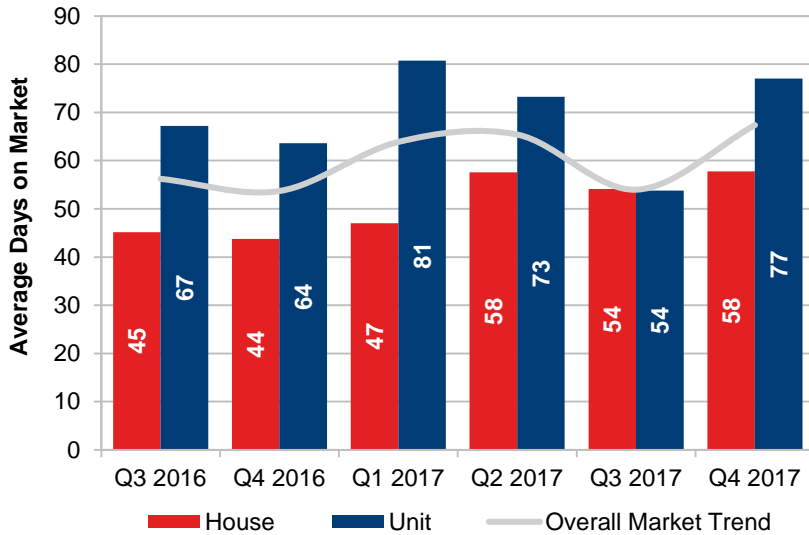


UNIT MARKET COMPARISON



*Disclaimer: Market data and key indicators encapsulates aggregate property market conditions in Ashmore and Molendinar. Source: APM Pricfinder. © PRDnationwide 2018.

AVERAGE DAYS ON MARKET**



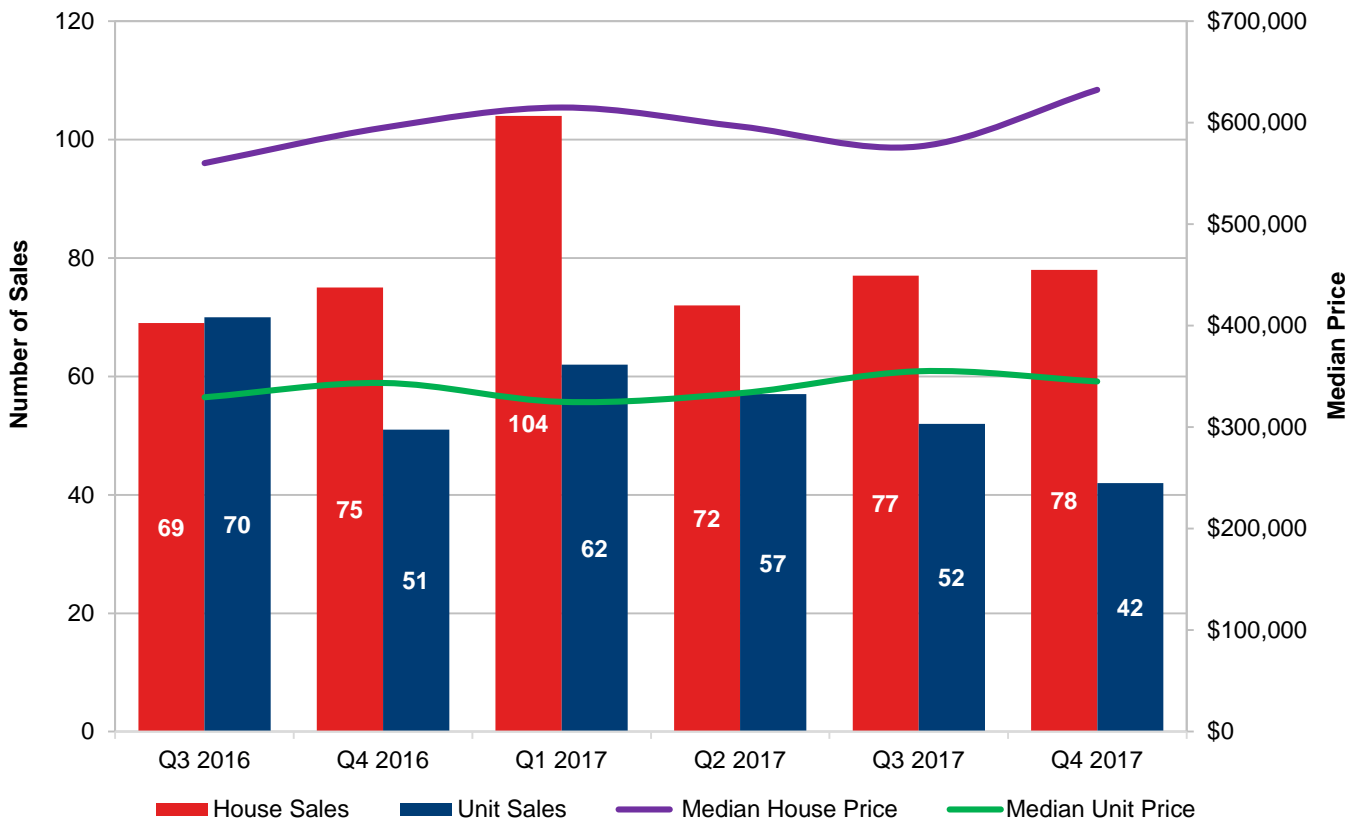
HOUSE KEY FACTS Q4 2017

Median Sale Price: \$632,500
 Annual Growth: 6.3%*
 Average Days on Market: 58
 % Change between First Listed Price and Sold Price: -3.8%

UNITS KEY FACTS Q4 2017

Median Sale Price: \$345,000
 Annual Growth: 0.4%*
 Average Days on Market: 77
 % Change between First Listed Price and Sold Price: -1.4%

SALES AND MEDIAN PRICE**

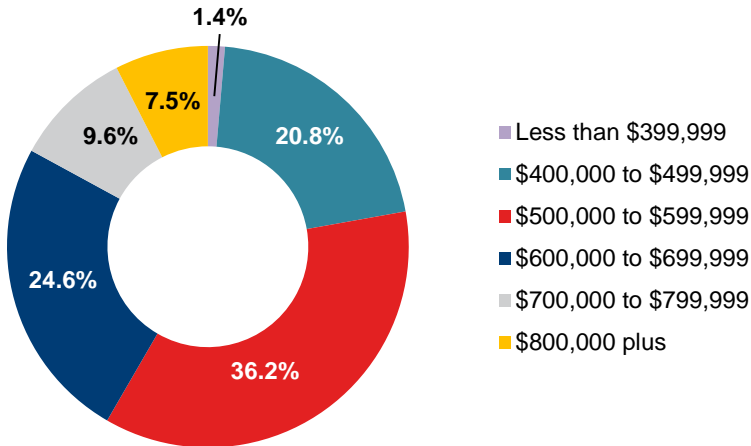


*Annual growth represents price growth for property transactions between Q4 2016 to Q4 2017 (inclusive).

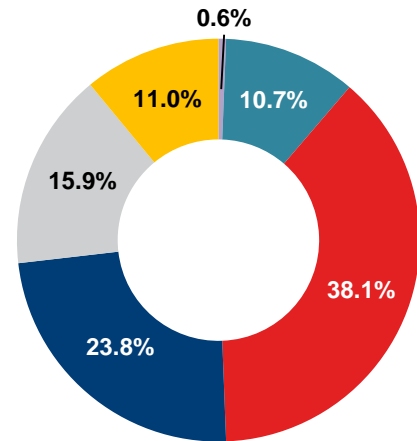
**Market data and key indicators encapsulates aggregate property market conditions in Ashmore and Molendinar. Source: APM Pricefinder, realestate.com.au, SQM Research. © PRDnationwide 2018.

SALES PRICE POINT ANALYSIS

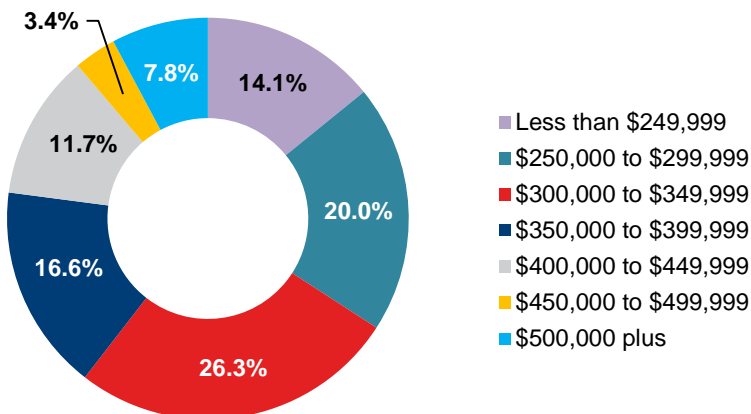
HOUSE PRICE POINT 2016



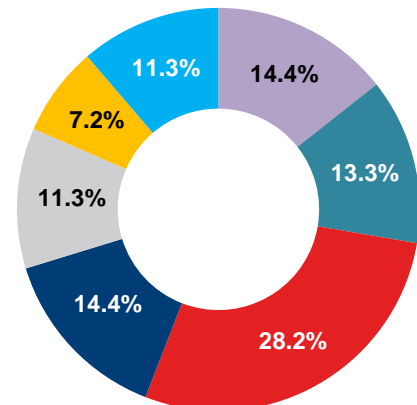
HOUSE PRICE POINT 2017



UNIT PRICE POINT 2016



UNIT PRICE POINT 2017



KEY IMPLICATIONS - HOUSE

The majority of house sales in Ashmore/Molendinar remained within the \$500K-\$600K price bracket in 2017, increasing slightly from 36.2% (in 2016) to 38.1%. There has been a decrease in the number of sales within the lower price brackets (\$500k and below) and an increase in the number of sales within higher priced brackets (\$700k and above). This suggests a shift towards a higher price range, in line with the reported 6.3% median sales price growth over the past 12 months to Q4 2017.

Now is the time for sellers to capitalise and benefit from higher sales prices. First home buyers need to act fast to secure affordable options in the area.

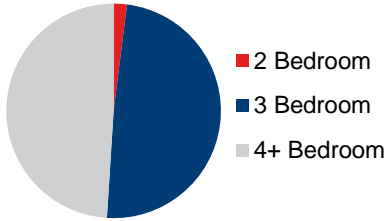
KEY IMPLICATIONS - UNIT

The majority of unit sales in Ashmore/Molendinar remained within the \$300K-\$350K price bracket in 2017 (28.2%), a slight increase from 26.3% (in 2016). There was an increase in the number of units sold in the higher price bracket \$450k and above, from 11.2% in 2016 to 18.5% in 2017, indicating more premium stocks were transacted. Overall, the unit market is shifting towards a slightly higher price range, bringing comfort to current investors.

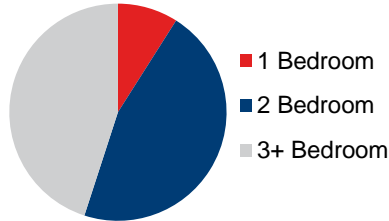
Affordable options do exist – approximately 14.4% of the market (under \$250K price bracket) has remained resilient over the past 12 months. This is good news for first time buyers in the Ashmore/Molendinar unit market.

INVESTMENT ANALYSIS

HOUSE



UNIT



HOUSE KEY FACTS Q4 2017

Median Rent Price: \$540 per week
 Suburb Rental Yield: 4.7%**
 Average Days on Market: 28
 Bedroom Breakdown:
 2 Bed: 2%, 3 Bed: 49%, 4+ Bed: 49%

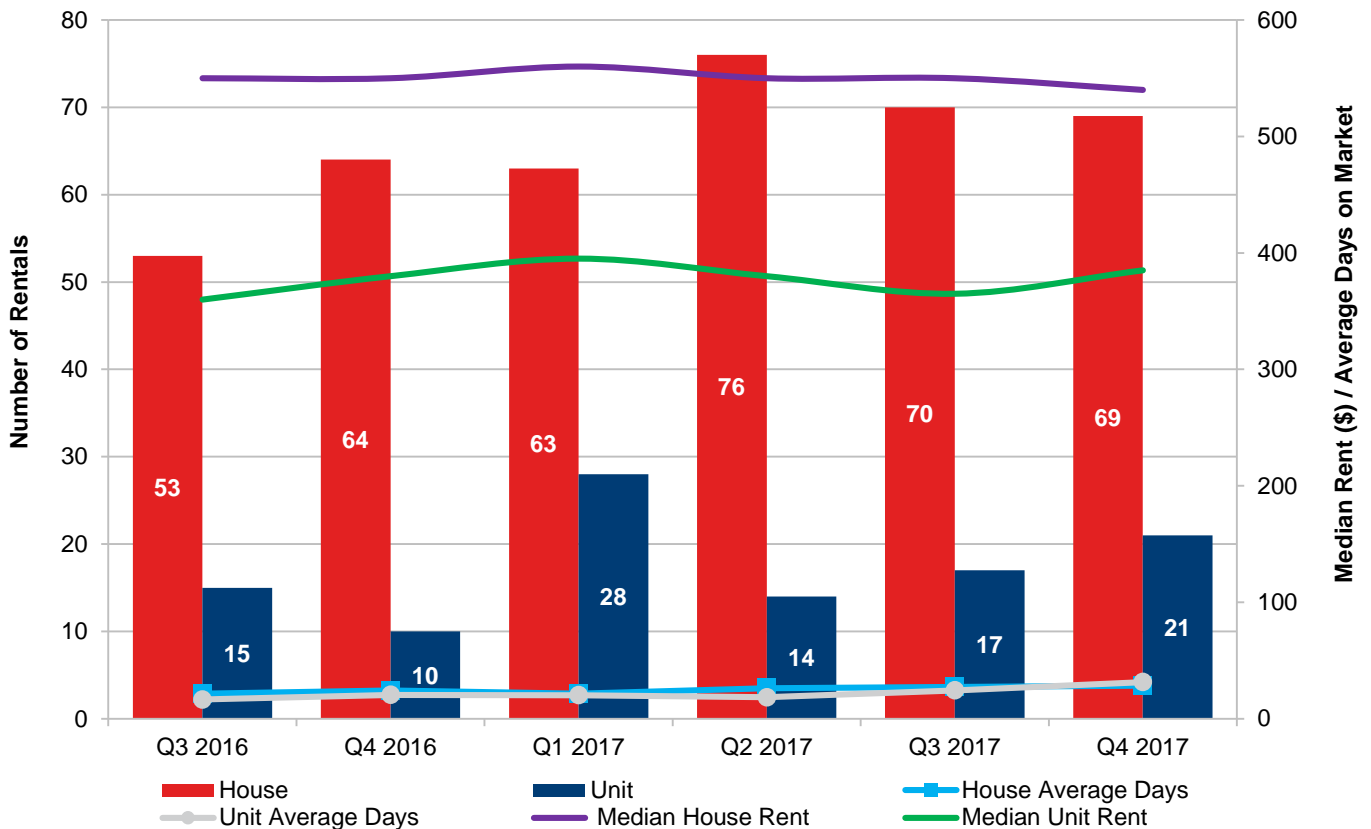
UNITS KEY FACTS Q4 2017

Median Rent Price: \$385 per week
 Suburb Rental Yield: 6.1%**
 Average Days on Market: 32
 Bedroom Breakdown:
 1 Bed: 9%, 2 Bed: 46%, 3+ Bed: 45%

KEY COMMENTS

The average interest in Ashmore/Molendinar is recorded at 651 online visits per property, indicating a high level of demand when compared to the Queensland average of 338. The number of properties rented for both houses and units has increased by 7.8% and 110.0% respectively, yet vacancy rates in both areas continues to trend at a low 1.2%, on par with Gold Coast Main's. This indicates a high demand in Ashmore and Molendinar's rental market, which is conducive for long term investment.

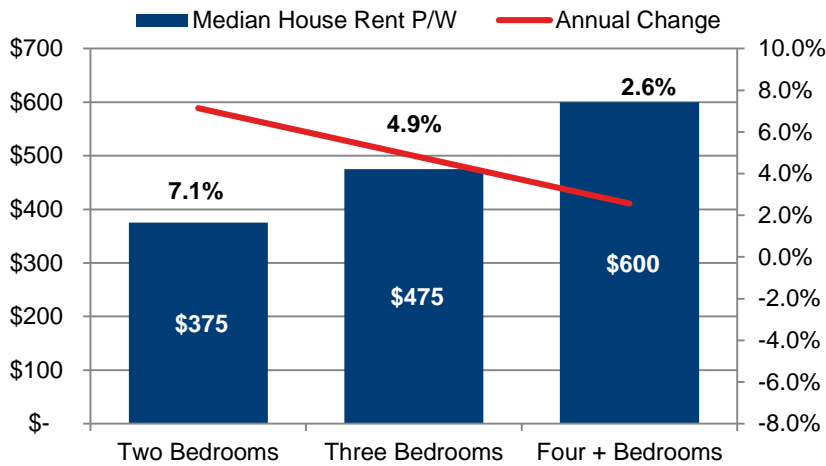
MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Market data and key indicators encapsulates aggregate property market conditions in Ashmore and Molendinar.

**Rental yield quoted is an average rental yield for Ashmore and Molendinar. Source: APM Pricefinder, realestate.com.au, SQM Research. © PRDnationwide 2018.

RENTAL PERFORMANCE 2017*



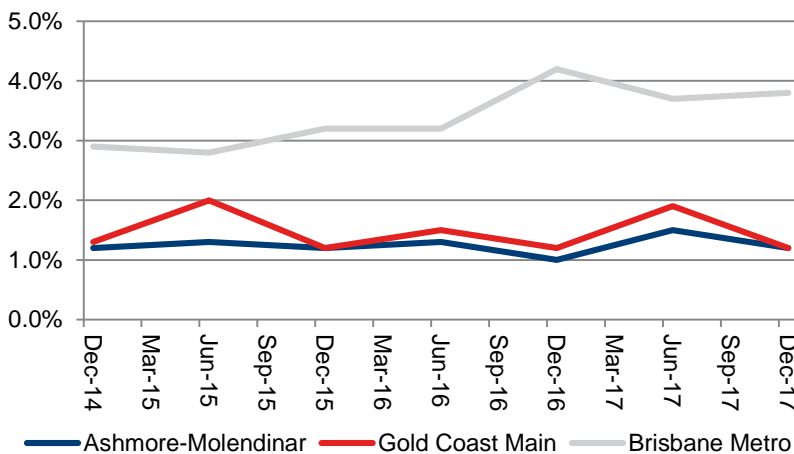
KEY COMMENTS

2 Bedroom houses provide the highest annual rental growth at 7.1%, currently at \$375 per week in 2017.

Investors in Ashmore and Molendinar are benefiting from solid rental return, at an average of 4.7% (house) and 6.1% (unit). Further, their average rental yields are positioned well above Gold Coast Main's and Brisbane Metro.

The average vacancy rates in Ashmore and Molendinar have trended downwards over the past 12 months, in line with the Gold Coast – however in stark contrast to Brisbane Metro. This further confirms strong rental demand in the area that investors can capitalize on.

VACANCY RATES 2017



RENTAL YIELD 2017

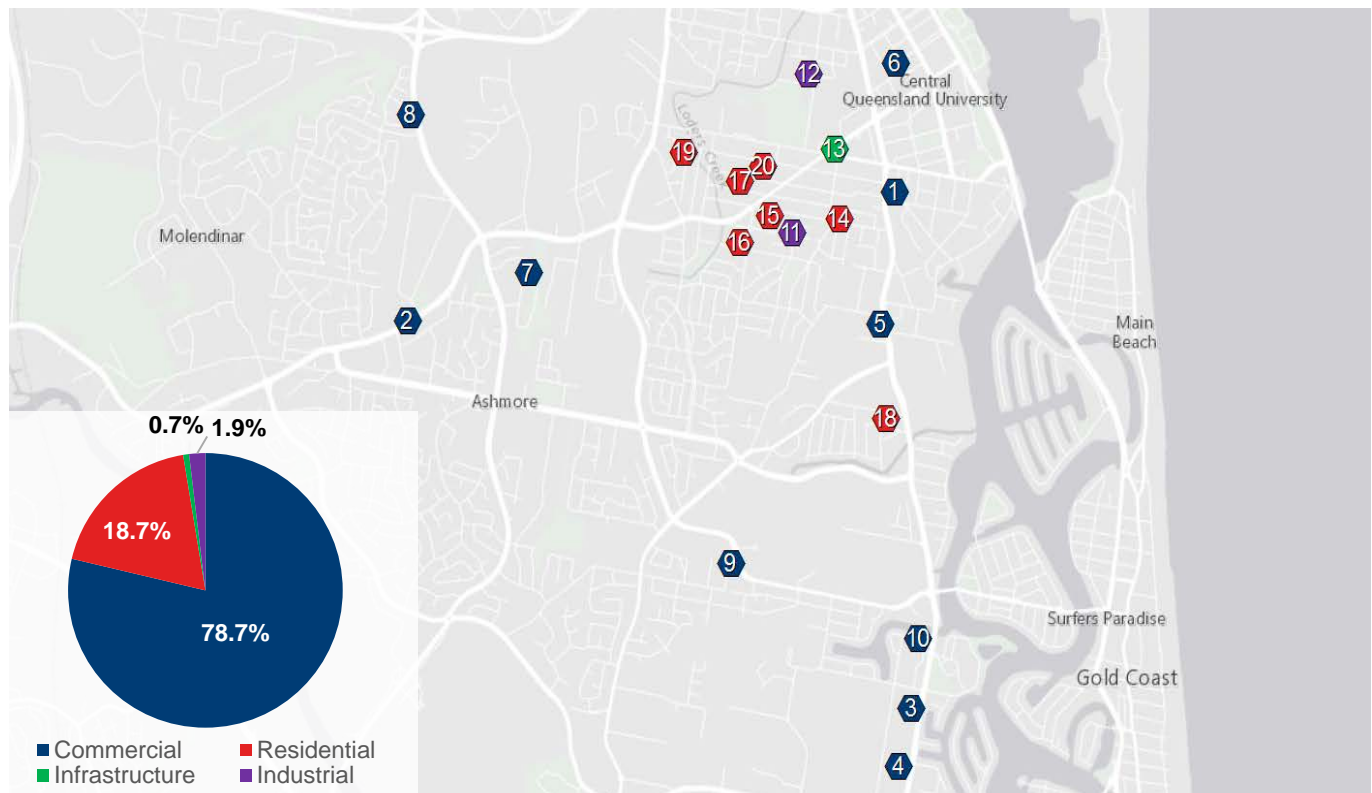
Suburb/Postcode/LGA	House Rental Yield	Unit Rental Yield
Ashmore	4.5%	6.1%
Molendinar	4.9%	6.1%
Gold Coast Main	4.3%	5.4%
Brisbane Metro	3.8%	5.0%

KEY HOUSING DEMOGRAPHICS

	Ashmore	Molendinar	Gold Coast LGA	Queensland
Median weekly household income	\$1,334	\$1,468	\$1,402	\$1,222
Median monthly mortgage repayments	\$1,855	\$1,855	\$2,000	\$1,733
Unemployed	6.7%	7.9%	7.0%	7.6%
Professionals	19.4%	16.8%	18.3%	19.8%
Owned outright	31.5%	21.2%	26.2%	28.5%
Owned with mortgage	36.7%	38.9%	33.6%	33.7%
Rented	25.9%	37.0%	36.6%	34.2%

*Rental performance graph represents aggregate house median rent price in the Ashmore and Molendinar. Annual change is a comparison between 2016 and 2017 median rent figures. Source: APM Pricerfinder, SQM Research, ABS Census 2016. © PRDnationwide 2018.

PROJECT DEVELOPMENT MAP 1ST HALF 2018*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Imperial Square	Commercial	\$60,000,000	30/04/2018
2	Molendinar Self Storage Facility, Service Station & Outlet	Commercial	\$15,000,000	18/06/2018
3	National Storage	Commercial	\$12,500,000	09/04/2018
4	Bundall Road Showroom/Warehouse	Commercial	\$12,000,000	12/03/2018
5	Williams Motor Group Luxury Car Showrooms	Commercial	\$10,000,000	18/01/2018
6	Davenport Street Medical Centre	Commercial	\$4,000,000	18/05/2018
7	Dominions Road Self-Storage Facility	Commercial	\$3,500,000	04/06/2018
8	Crestwood Plaza Extension Stage 2	Commercial	\$2,000,000	03/06/2018
9	Muzz Buzz Drive-Thru Coffee	Commercial	\$400,000	01/02/2018
10	Waterside East & West Buildings	Commercial	\$250,000	14/06/2018
11	Alicia Street Warehouse	Industrial	\$2,000,000	23/04/2018
12	Crest Industrial Building	Industrial	\$950,000	28/05/2018
13	Nerang Street	Infrastructure	\$1,000,000	19/02/2018
14	Minnie Street Units (95 Units)	Residential	\$20,000,000	18/05/2018
15	Minnie Street Apartments (9 Apartments)	Residential	\$2,700,000	02/05/2018
16	Blake Street Townhouses (5 Townhouses)	Residential	\$1,500,000	24/03/2018
17	Eugaree Street Townhouses (4 Townhouses)	Residential	\$1,200,000	28/03/2018
18	Drury Avenue Units (4 Units)	Residential	\$1,200,000	20/04/2018
19	Bambarra Street Units (3 Units)	Residential	\$900,000	18/06/2018
20	Eugaree Street Townhouses (3 Townhouses)	Residential	\$900,000	08/04/2018

*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 suburbs of Ashmore, Molendinar, Bundall, Southport.

***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. Source: Cordell Database, ESRI ArcGIS. © PRDnationwide 2018.

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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