



**Bundaberg**  
Property Factsheet  
1st Half 2018





## MARKET CONDITIONS

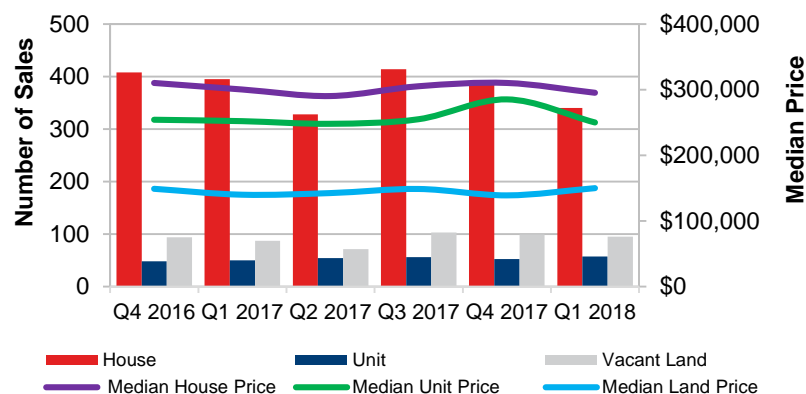
The property market in Bundaberg\*, especially postcode 4670\*, recorded a median house price of \$276,750 and \$232,500 for units in Q1 2018. This represents an annual price change of -9.3% and 1.5% respectively. Over the same period of time, house prices in the Bundaberg Regional Local Government Area (LGA) softened by -1.7% to \$295,000 and unit prices softened by -0.8% to \$250,000.

Compared to the LGA, houses and units can be secured at a more affordable price in postcode 4670\*. A softening in house prices is being experienced throughout the wide Bundaberg LGA area, however unit buyers in postcode 4670\* can benefit from positive capital growth.

Average vendor discounting for houses in postcode 4670\* tightened to -5.8% over the past 12 months to Q1 2018, whilst it widened to -6.4% for units. This suggests house sellers are achieving closer to their first asking price, despite the softening in median price growth for houses. Sellers are encouraged to take advantage of the current market while there is still a high demand for houses in postcode 4670\*. This is further proven by the average time to sell houses shrinking to 82 days. Average time to sell units widened to 129 days, however, this is balanced out with positive annual growth in median unit prices.

Over the past 12 months to Q1 2018 median rent in postcode 4670\* increased by 1.7% (houses) whilst softening for units (-7.5%), currently at \$300 per week (houses) and \$245 per week (units). Investors are benefiting from rental yields of 4.8% (houses) and 5.5% (units), which is higher than Brisbane Metro's of 3.8% (houses) and 5.0% (units). Combined with a low vacancy rate of 1.6%, which signals high occupancy of properties, investors can be confident of conducive investment returns. Now is the time for investors to enter this affordable market.

## BUNDABERG REGIONAL GROWTH



## OVERVIEW

The Bundaberg Regional Council area is located in the Wide Bay Burnett Region of south-east Queensland, approximately 350km north of Brisbane's CBD. Over the last 7 years the population grew by 4.5% and the number of dwellings grew by 7.0%. This suggests that supply is currently meeting demand, resulting in increasing affordability for future residents.

CHANGE FROM LAST	YEAR	HALF YEAR
House Sales	↓	↓
House Median Price	↓	↓
House Rental Price	↑	↑
Unit Sales	↑	↓
Unit Median Price	↑	↑
Unit Rental Price	↓	↑

## FUTURE DEVELOPMENTS\*\*

Postcode 4670\*, within which Bundaberg\* is located, is set to see approximately \$51.2M of new projects commencing in the 1<sup>st</sup> half of 2018. Infrastructure projects accounts for the main development value (\$23.7M or 46.3%), followed by commercial (\$18.0M or 35.1%), and residential projects (\$9.5M or 18.5%).

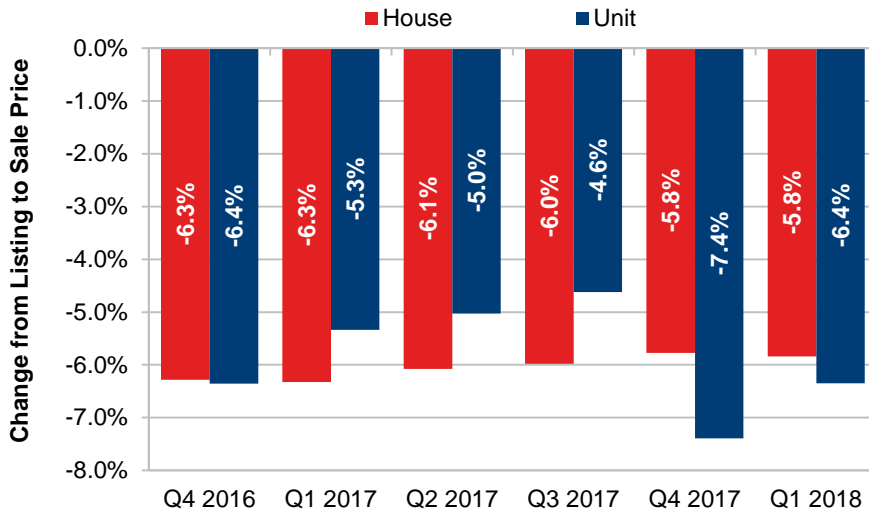
A significant residential project scheduled to commence construction in the 1<sup>st</sup> half of 2018 is the Gahans Road Units Stage 1 project, valued at \$9.5M. This project will involve the construction of 49 3-bedroom units in 18 separate buildings and a manager's residence. In total 50 new residential lots will be added to the property stock in postcode 4670\*.

A key commercial project is Dockside on Quay (\$15.0M). This will involve construction of 164 motel style units, a conference centre and hotel.

Key infrastructure and commercial projects are a focus, which will provide a balance to the current oversupply of property stock. It will also stimulate local job growth and sustainable economic activity. Now is the time to buy while prices are still affordable.

\*Bundaberg market data and key indicators encapsulates aggregate property market conditions in the postcode 4670.  
\*\*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 Pricerfinder, realestate.com.au. © Copyright PRDnationwide 2018.

## AVERAGE VENDOR DISCOUNT



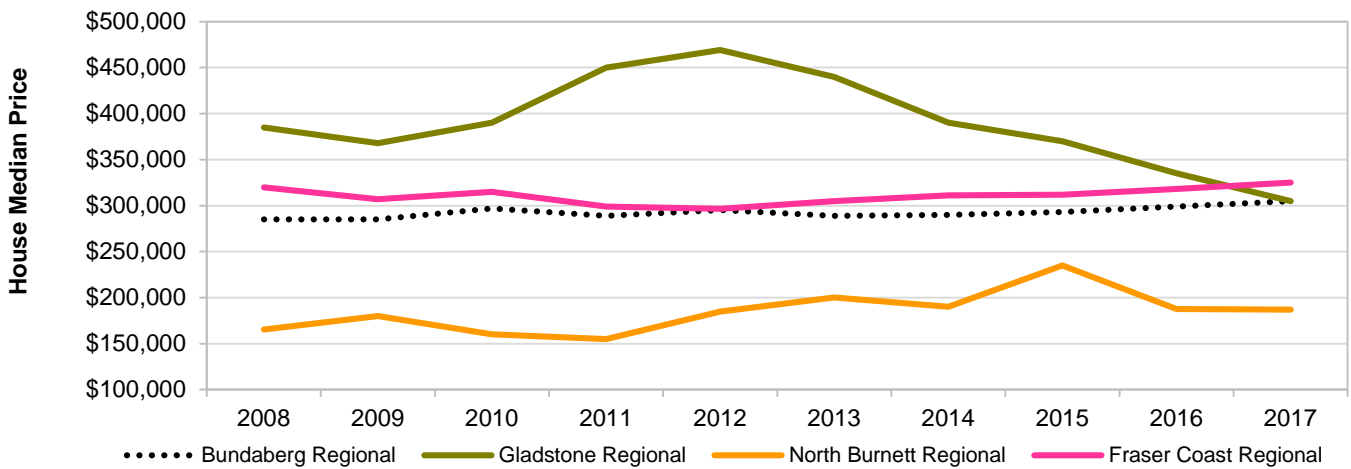
### AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first list price and final sold price. A lower percentage difference (closer to 0) suggests buyers are willing to purchase close to the first asking price of a property.

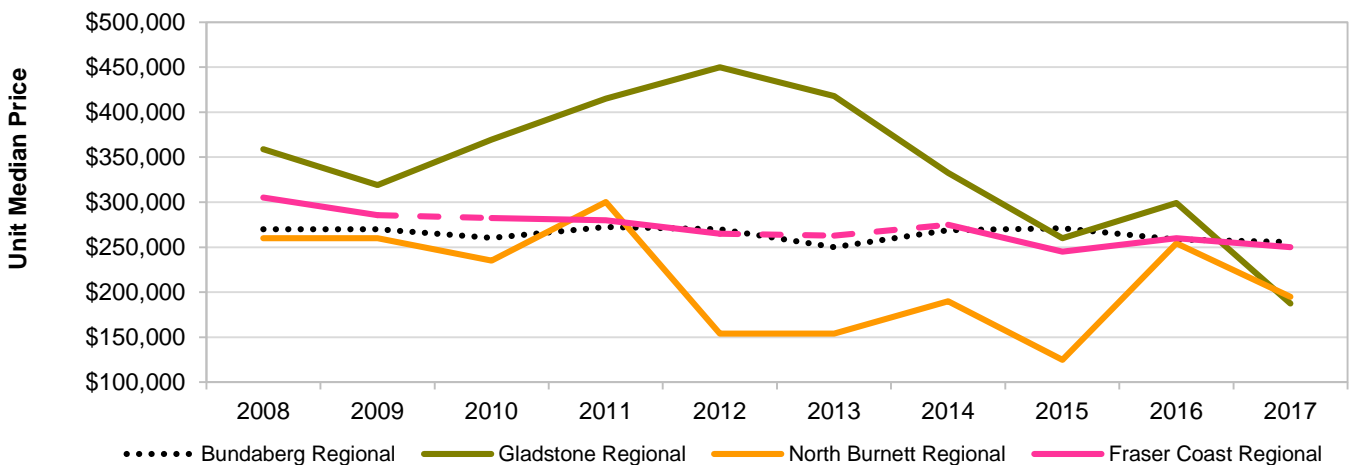
### MARKET COMPARISON GRAPH

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 area analysed in the factsheet, which is Bundaberg Regional. This main area is highlighted through a dotted black line graph.

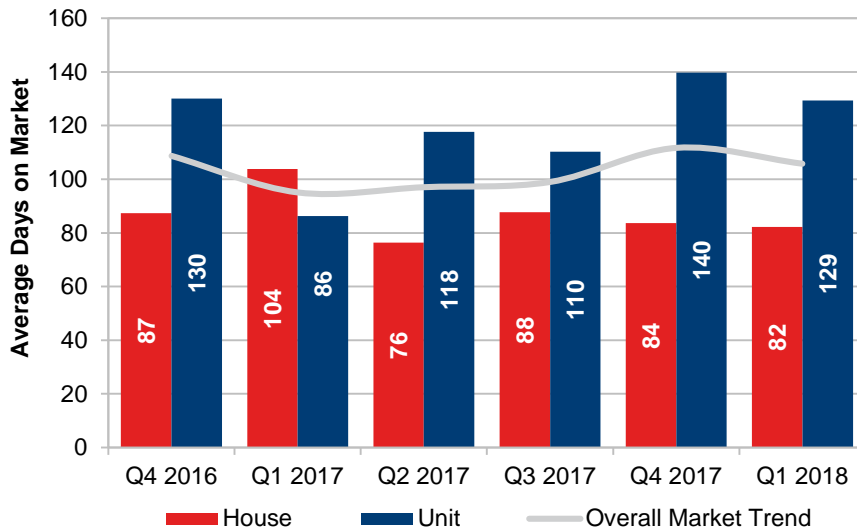
## HOUSE MARKET COMPARISON



## UNIT MARKET COMPARISON



## AVERAGE DAYS ON MARKET\*\*



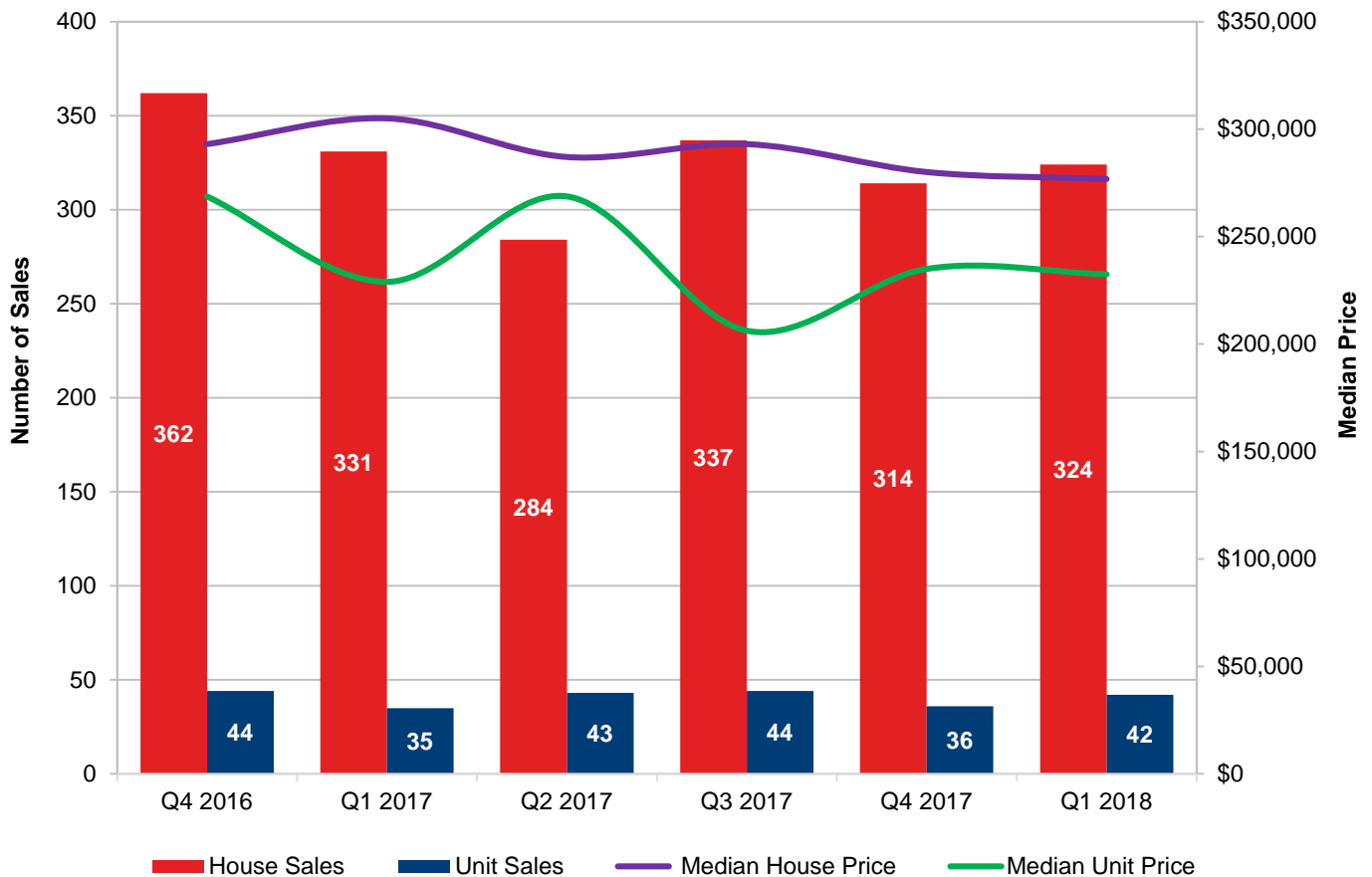
### HOUSE KEY FACTS Q1 2018

Median Sale Price: \$276,750  
 Annual Growth: -9.3%\*\*\*  
 Average Days on Market: 82  
 % Change between First Listed Price and Sold Price: -5.8%

### UNIT KEY FACTS Q1 2018

Median Sale Price: \$232,500  
 Annual Growth: 1.5%\*\*\*  
 Average Days on Market: 129  
 % Change between First Listed Price and Sold Price: -6.4%

## SALES AND MEDIAN PRICE\*\*



\*Q1 2018 information represents data from both Normal and Agents Advice sales (i.e. sales transactions not derived from Government sources).

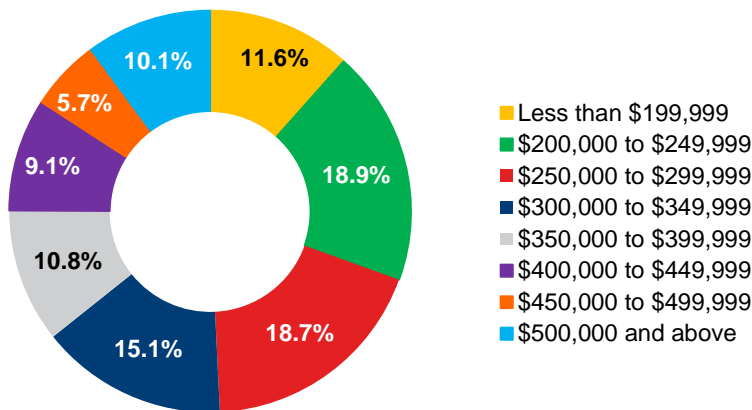
\*\*Bundaberg market data and key indicators encapsulates aggregate property market conditions in the postcode 4670.

\*\*\*Annual growth represents price growth for property transactions between Q1 2017 to Q1 2018 (inclusive).

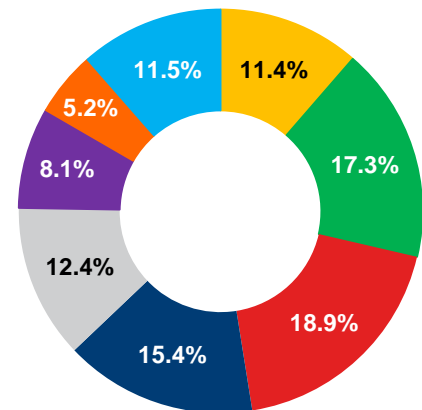
Source: APM Pricefinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2018.

## SALES PRICE POINT COMPARATIVE ANALYSIS

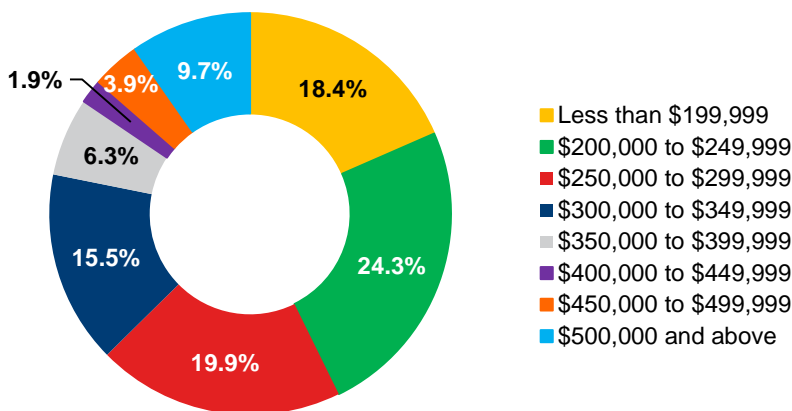
### HOUSE PRICE POINT 2016



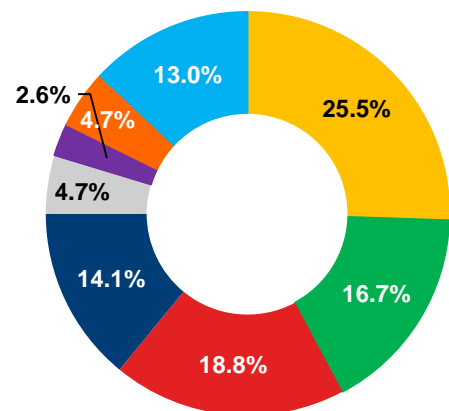
### HOUSE PRICE POINT 2017



### UNIT PRICE POINT 2016



### UNIT PRICE POINT 2017



#### KEY IMPLICATIONS - HOUSE

The housing market in postcode 4670\* demonstrated a fairly stable price point structure from 2016 through to 2017. The top 3 price points are \$250K-\$300K (18.9%), \$200K-\$250K (17.3%), and \$300K-\$350K (15.4%). The relatively equal proportion of houses sold within varying price brackets provides home buyers and investors with a range of budget-friendly opportunities.

Postcode 4670\* maintained almost symmetrical price points between 2016 and 2017. This points to a reliable market and also suggests that the quality of stock entering the market has remained consistent. This is comforting for owners and investors, since they are sure to benefit from this reliable housing market.

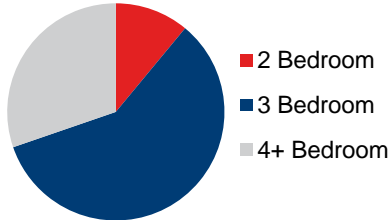
#### KEY IMPLICATIONS - UNIT

The proportion of units sold in postcode 4670\* during 2017 were mostly within the less than \$200K price segment (25.5%). This correlates with a downward shift in the number of sales in the \$200K-\$250K price bracket, from 24.3% in 2016 to 16.7% in 2017. This signals an increase in the affordability of unit prices in postcode 4670\* when compared to 2016. This is great news for home buyers and investors seeking budget-friendly opportunities.

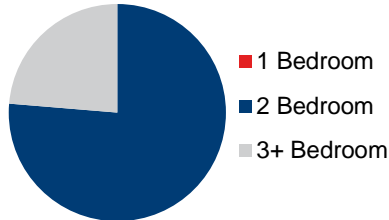
During 2017, unit sales within the price segment above \$500K increased. This suggests that there is a higher quality of stock entering the unit market in postcode 4670, which will provide attractive opportunities for those interested in higher end and newer units.

## INVESTMENT ANALYSIS

### HOUSE



### UNIT



### HOUSE KEY FACTS Q1 2018

Median Rent Price: \$300 per week  
 Rental Yield: 4.8%  
 Average Days on Market: 19  
 Bedroom Breakdown:  
 2 Bed: 11%, 3 Bed: 59%, 4+ Bed: 30%

### UNIT KEY FACTS Q1 2018

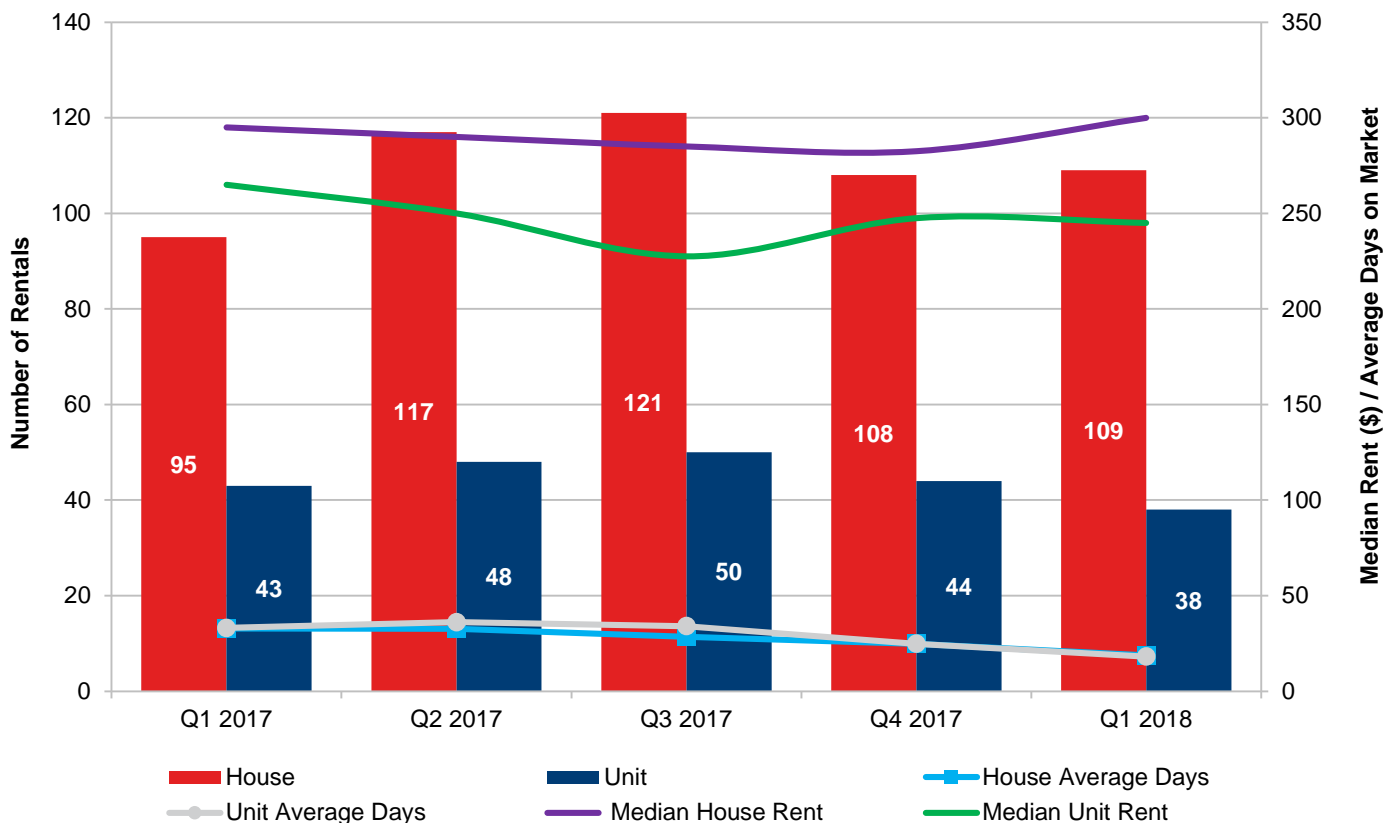
Median Rent Price: \$245 per week  
 Rental Yield: 5.5%  
 Average Days on Market: 18  
 Bedroom Breakdown:  
 1 Bed: 0%, 2 Bed: 76%, 3+ Bed: 24%

### KEY COMMENTS

Interest in postcode 4670\* has been recorded at an average of 239 online visits per property. Rental demand for houses has increased over the past 12 months to Q1 2018, whilst it softened for units. Housing stock on the market has increased by 14.7% and rental prices by 1.7%, suggesting a real increase in rental value. Rental yields are strong, currently at 4.8% (houses) and 5.5% (units), which is higher than Brisbane Metro's of 3.8% (houses) and 5.0% (units). This provides investors with assurance that postcode 4670\* is a positive yet more affordable alternative investment location outside of Brisbane Metro.

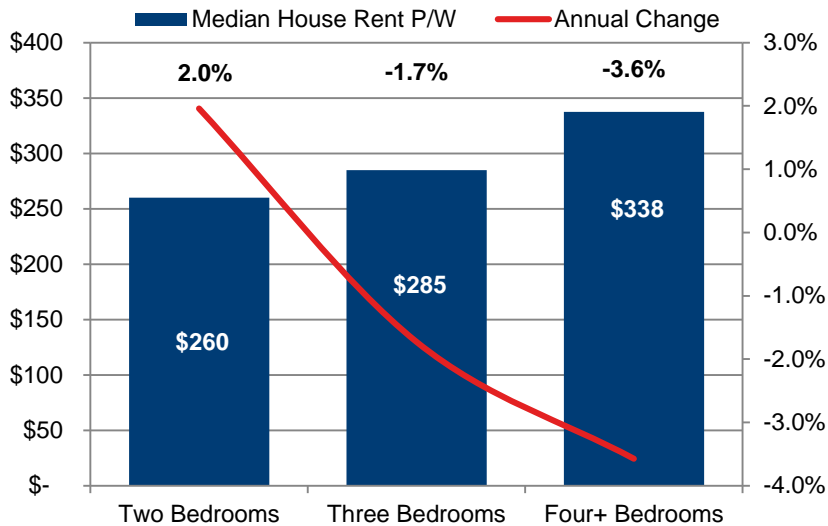


## MEDIAN RENT AND AVERAGE DAYS ON MARKET\*



\*Disclaimer: Bundaberg market data and key indicators encapsulates aggregate property market conditions in the postcode 4670. Source: APM Pricerfinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2018.

## RENTAL PERFORMANCE 2017\*



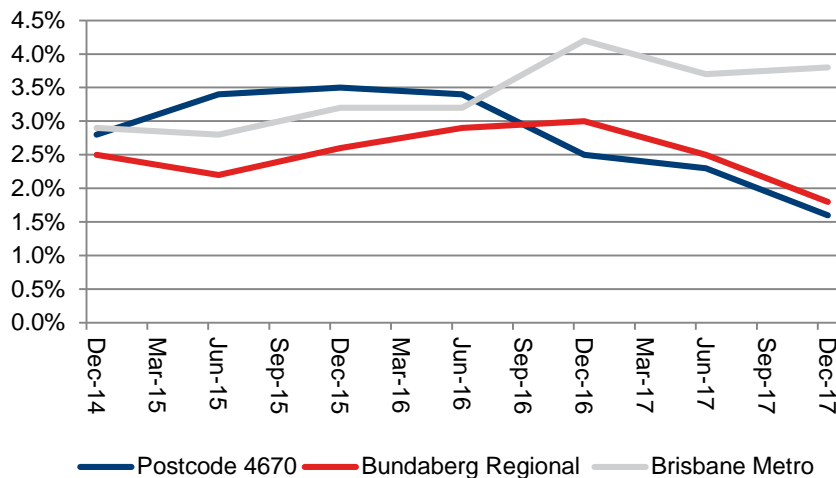
## KEY COMMENTS

Rental returns in postcode 4670 are particularly strong for houses (4.8%), which is well above Brisbane Metro's 3.8% (houses) and slightly above the Bundaberg LGA. The rental yield for units (5.5%) is slightly above Brisbane Metro (5.0%), and the Fraser Coast (5.3%).

2 bedroom houses provide the highest annual rental growth at 2.0%, currently fetching \$260 per week.

Postcode 4670 vacancy rate is very low (1.6%) and is trending downwards, which suggests a very healthy rental demand. This is well below that of Brisbane Metro's vacancy rate of 3.8%, confirming postcode 4670\* as a conducive environment for investment.

## VACANCY RATES 2017



## RENTAL YIELD 2017

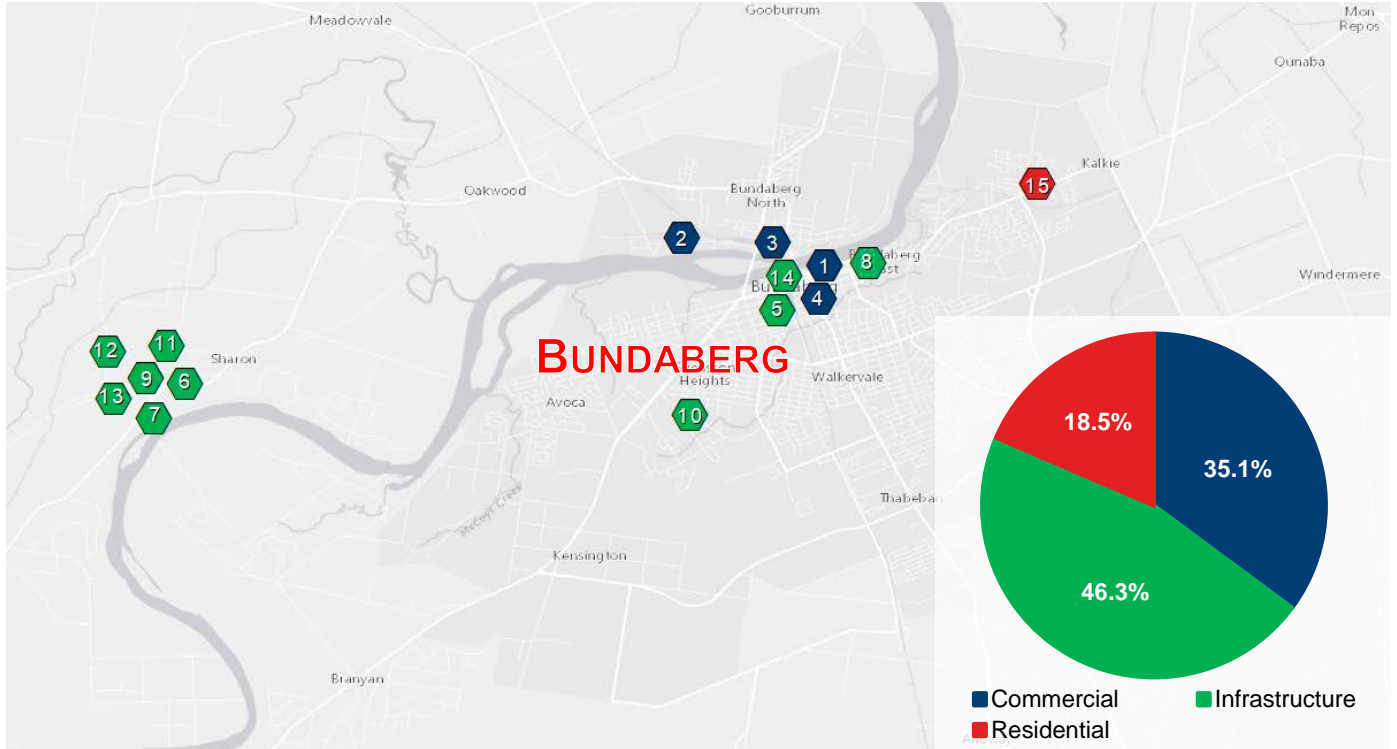
Suburb/Postcode/LGA	House Rental Yield	Unit Rental Yield
Postcode 4670	4.8%	5.5%
Bundaberg Regional LGA	4.4%	5.6%
Fraser Coast Regional LGA	4.4%	5.3%
Brisbane Metro	3.8%	5.0%

## KEY HOUSING DEMOGRAPHICS

	Postcode 4670*	Bundaberg Regional LGA	Queensland
Median weekly household income	\$1,003	\$973	\$1,402
Median monthly mortgage repayments	\$1,387	\$1,322	\$1,733
Unemployed	10.5%	10.5%	7.6%
Professionals	15.8%	15.0%	19.8%
Owned outright	36.1%	37.6%	28.5%
Owned with mortgage	28.7%	28.8%	33.7%
Rented	30.8%	29.3%	34.2%

\*Rental performance graph represents aggregate house median rent prices in the postcode 4670. Annual change is a comparison between 2016 and 2017 median rent figures. Source: APM Pricerfinder, SQM Research, ABS Census 2016. © Copyright PRDnationwide 2018.

## PROJECT DEVELOPMENT MAP 1<sup>st</sup> HALF 2018\*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Dockside on Quay	Commercial	\$15,000,000	26/06/2018
2	Hanbury Street Cold Room	Commercial	\$2,000,000	26/03/2018
3	Perry Street Backpackers	Commercial	\$506,000	12/01/2018
4	Barolin Street Pharmacy	Commercial	\$500,000	22/06/2018
5	Bundaberg CBD Revitalisation	Infrastructure	\$16,000,000	28/05/2018
6	Bundaberg Regional Council - Roadworks	Infrastructure	\$1,511,000	15/01/2018
7	Bundaberg Regional Council Hot Mixed Asphalt Surfacing 2017/2018	Infrastructure	\$1,394,000	29/01/2018
8	Bundaberg Housing Service Centre	Infrastructure	\$1,211,000	29/01/2018
9	NDRRA Flood Restoration Works 2017	Infrastructure	\$1,062,000	07/05/2018
10	Department of Natural Resources And Mining Offices	Infrastructure	\$925,000	05/03/2018
11	Bundaberg Regional Council Pathways Package E.	Infrastructure	\$500,000	01/05/2018
12	Bundaberg Sea Reach Leads	Infrastructure	\$448,000	12/03/2018
13	Bundaberg Regional Council Pathways Package C	Infrastructure	\$426,000	12/02/2018
14	Bundaberg Hospital	Infrastructure	\$250,000	15/06/2018
15	Gahans Road Units Stage 1 (50 units)	Residential	\$9,500,000	16/04/2018

\*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 Bargara, Bundaberg, and Bundaberg North.

\*\*\*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.

Source: Cordell Database, ESRI ArcGIS, Bundaberg Regional Council. © Copyright 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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