



Ashmore

Property Factsheet

2nd Half 2018





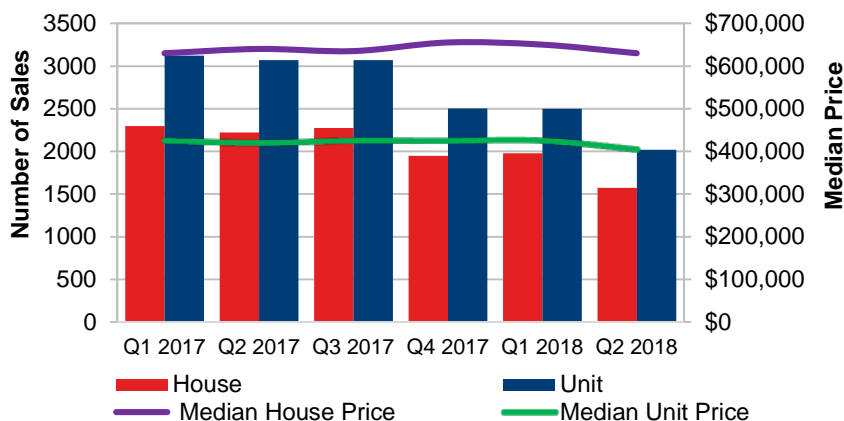
MARKET CONDITIONS

The Ashmore* property market record has proven to have a higher annual capital price growth when compared to the Gold Coast City Local Government Area (LGA) in Q2 2018, which suggests that those looking to invest in the Gold Coast should focus on their attention to Ashmore*. In Q2 2018 Ashmore* recorded a median price of \$605,000 for houses and \$343,000 for units, which represents a 1.5% and 2.8% annual (Q2 2017 - Q2 2018) price change (respectively). This is higher than the Gold Coast City LGA, who experienced a softening of -1.0% (house) and -5.4% (units) over the same period of time.

Compared to Ashmore* 1st half of 2018 research factsheet, which reported a 6.3% annual median price growth for houses between Q4 2016 – Q4 2017, properties in Ashmore* is now more affordable. Units on the other hand are gaining increased value, as the 1st half of 2018 research factsheet reported an annual median price growth of 0.4%. That said units in Ashmore* has remained to be more affordable than units in Gold Coast City LGA (\$401,900 median price). Thus Ashmore* provides a unique offering in regards to affordability, ideal for first home buyers and investors.

The Ashmore* rental market continues to deliver, with house median weekly rent remaining stable over the past 12 months to Q2 2018 at \$550. The unit market is delivering high rental returns, with unit median rent increasing by 11.8% over the same time frame, to \$425 in Q2 2018. That said investors in Ashmore* enjoy rental yield returns of 4.9% (house) and 6.2% (units), which is at a higher rate than Gold Coast Main (4.3% house and 5.5% unit). With lower house and unit median entry price than the Gold Coast City LGA this further confirms Ashmore* as an investment hotspot.

GOLD COAST CITY GROWTH



OVERVIEW

Ashmore and Molendinar are suburbs located north of the Gold Coast, approx. 6.5km from the CBD. Over the past five years the area has seen a population growth of 2.7%, home to 18,285 residents in 2016. During the same time frame the number of dwellings increased by 1.4%, suggesting room for more development.

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* is set to see approx. \$345.7M worth of developments invested in the 2nd half of 2018, the majority being commercial projects (50.4%, \$174.3M). This is followed by mixed-use (31.8%, \$110.0M) and residential projects (17.8%, \$61.4M).

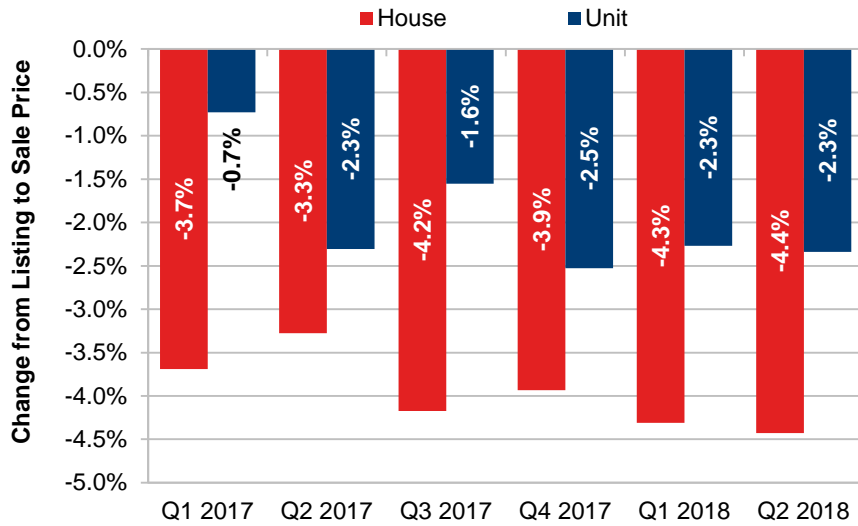
Golden Age Retirement Village (\$30.0M) and Imperial Square Mixed-Use Student Accommodation (\$60.0M) are the two key commercial projects, each bringing a different demographic type into the area. The focus on commercial projects will increase economic activity and local jobs.

A total of 614 units/apartments and 33 townhouses are planned for Ashmore* in the 2nd half of 2018. The increase in property stock is needed, as population growth is outstripping housing supply. Thus new stock will answer the current demand as well as potential newcomers, ensuring affordability is not compromised.

A key project is the Marine Parade and Railway Street Mixed-Use (\$100.0M), adding 366 units. Others include Minnie Street Units (\$20.0M, 96 units), Welch Street Apartments (\$15.0M, 50 apartments), and Scarborough Street Mixed-Use (\$10.0M, 25 apartments).

*Ashmore market data and key indicators encapsulates aggregate property market conditions in the suburbs of Ashmore and Molendinar.
**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*



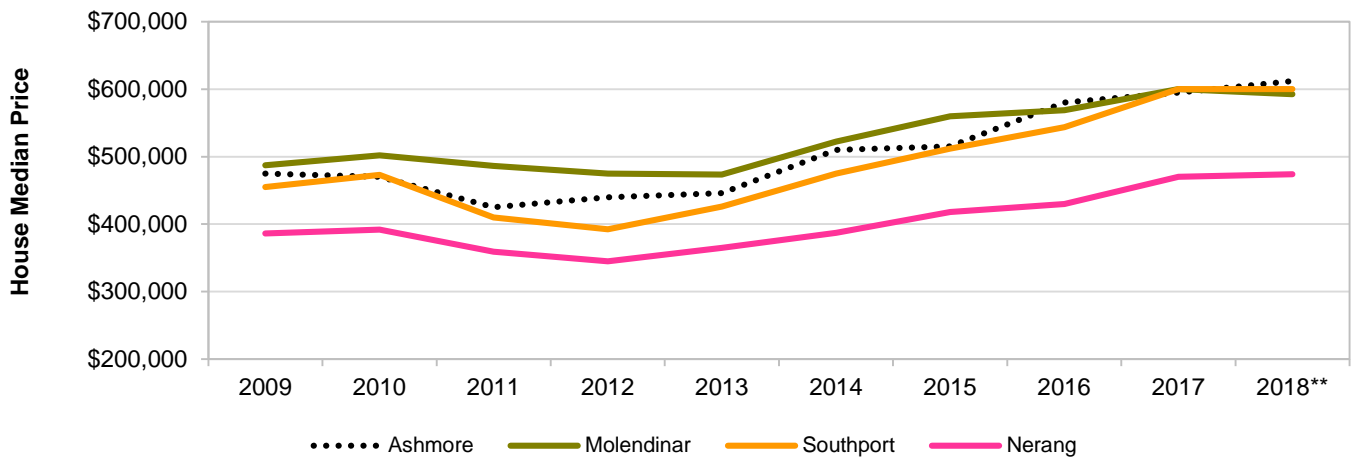
AVERAGE VENDOR DISCOUNT

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.

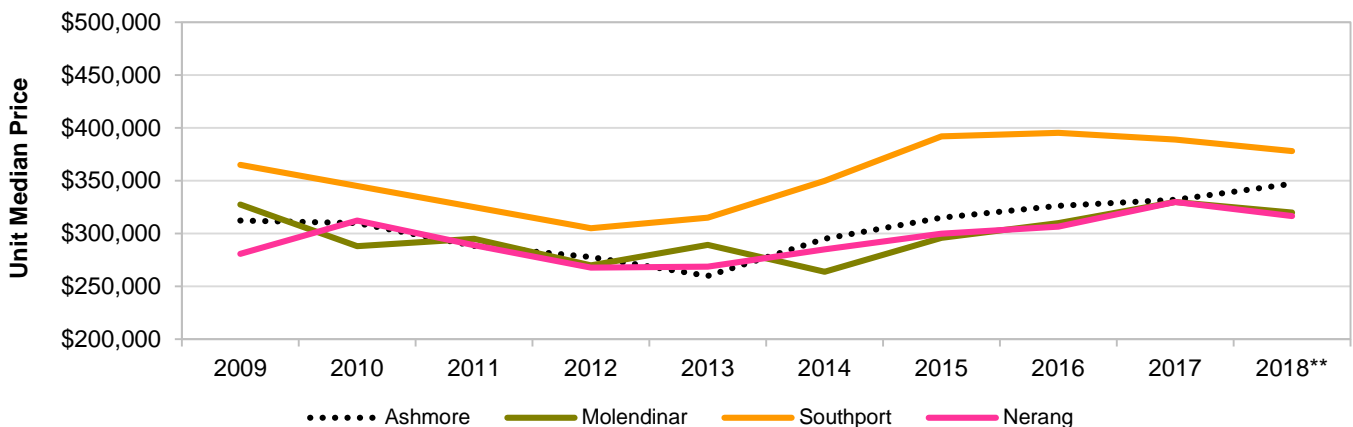
MARKET COMPARISON GRAPH

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 suburb analysed in the factsheet, which is Ashmore. The main suburb is highlighted through a dotted black line graph.

HOUSE MARKET COMPARISON



UNIT MARKET COMPARISON

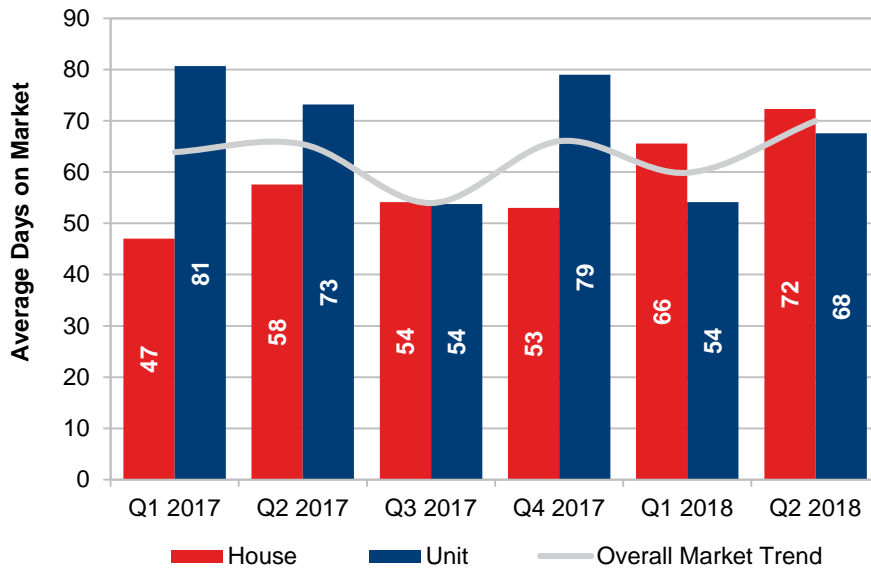


*Ashmore market data and key indicators encapsulates aggregate property market conditions in the suburbs of Ashmore and Molendinar.

**2018 sales data encapsulates sales recorded in 1st half 2018 only.

Source: APM Pricefinder. © Copyright PRDNationwide 2018.

AVERAGE DAYS ON MARKET**



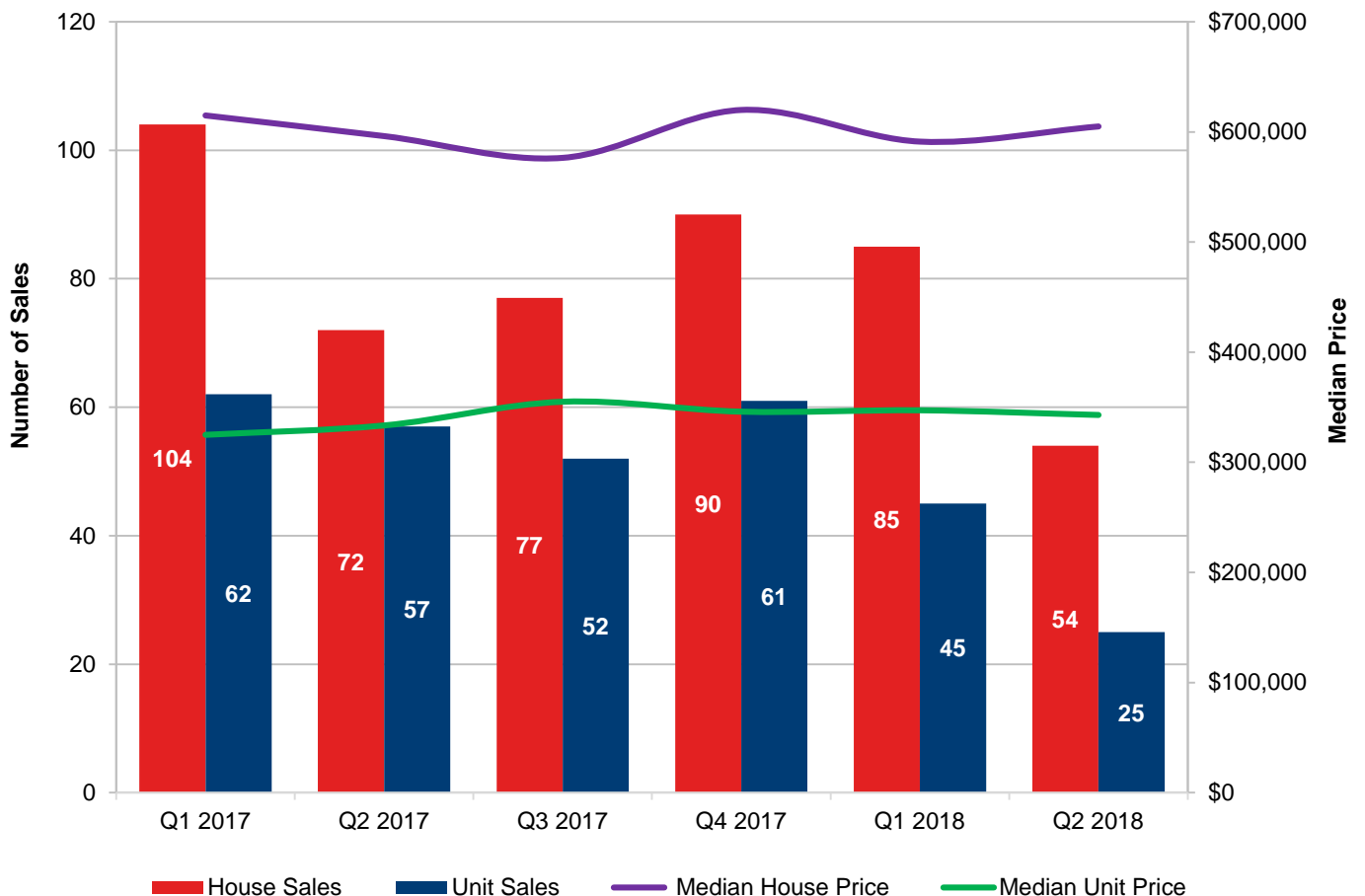
HOUSE KEY FACTS Q2 2018

Median Sale Price: \$605,000
 Annual Growth: 1.5%*
 Average Days on Market: 72
 % Change between First Listed Price and Sold Price: -4.4%

UNIT KEY FACTS Q2 2018

Median Sale Price: \$343,000
 Annual Growth: 2.8%*
 Average Days on Market: 68
 % Change between First Listed Price and Sold Price: -2.3%

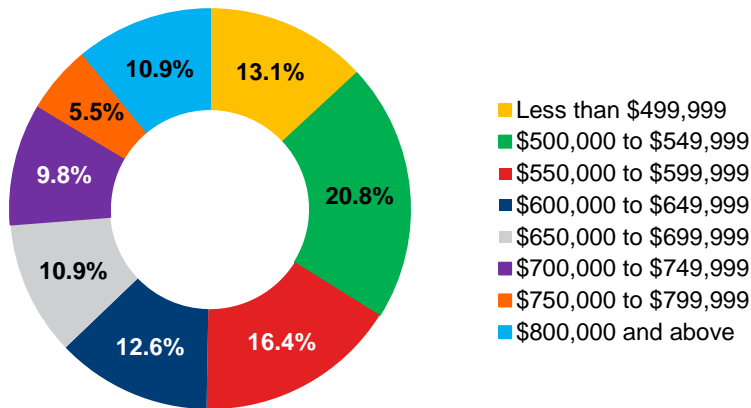
SALES AND MEDIAN PRICE**



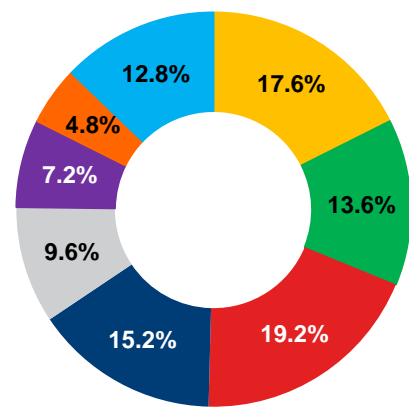
*Annual growth represents price growth for property transactions between Q2 2017 to Q2 2018 (inclusive).
 **Ashmore market data and key indicators encapsulates aggregate property market conditions in the suburbs of Ashmore and Molendinar.
 Source: APM Pricerfinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2018.

SALES PRICE POINT COMPARATIVE ANALYSIS

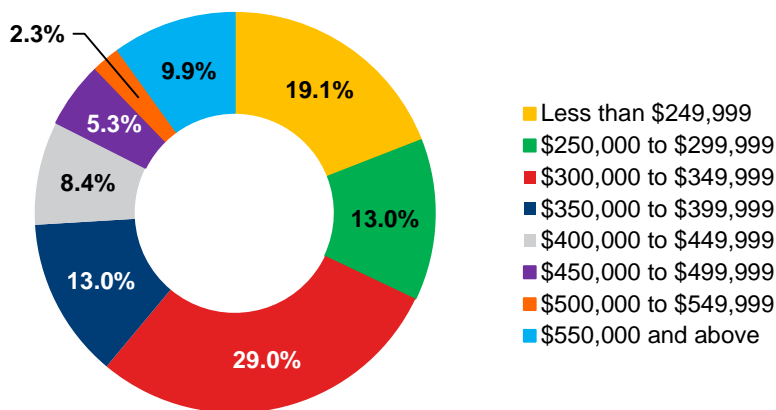
HOUSE PRICE POINT 1st HALF 2017



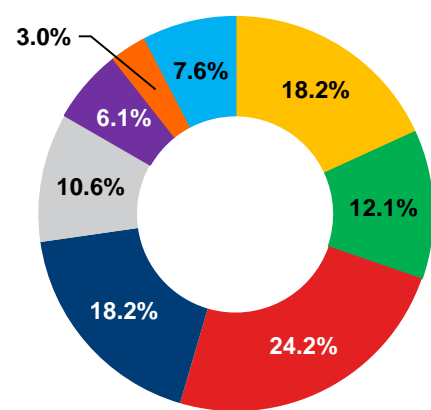
HOUSE PRICE POINT 1st HALF 2018



UNIT PRICE POINT 1st HALF 2017**



UNIT PRICE POINT 1st HALF 2018**



KEY IMPLICATIONS - HOUSE

There is a shift towards higher pricing in the Ashmore* house market in 2018, with the dominant proportion of house sales moving from \$500-\$550K in the 1st half of 2017 to \$550-\$600K in the 1st half of 2018. This is in line with the 1.5% annual price growth recorded in Q2 2018. Further, premium priced houses (\$800K+) has seen an increase in market share, to 12.8% in the 1st half of 2018.

Those looking for more affordable options can rejoice, as the proportion of houses sold under \$500k has increased from 13.1% to 17.6% in the 1st half of 2018. This further confirms that affordability is increasing Ashmore* and that now is the perfect time for first home buyers to act.

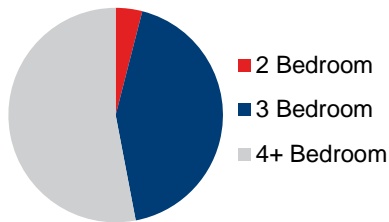
KEY IMPLICATIONS - UNIT

The dominant price bracket for units in Ashmore* has remained stable over the past 12 months to the 1st half of 2018, within the \$300-\$350K. That said the proportion of sales within this price range has decreased from 29.0% to 24.2% in the 1st half of 2018, seemingly transferred to a higher price range of \$350-\$400K. This is in line with the 2.8% annual price growth reported in Q2 2018.

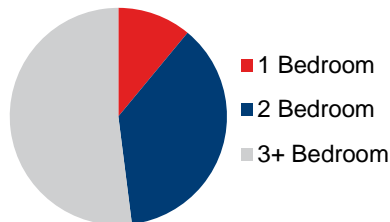
Affordable options remain plenty for first home buyers, however they need to act fast as stock is starting to diminish. Those with a budget of under \$300K had access to a total of 32.1% in the 1st half of 2017, which has decreased slightly to 30.3% in the 1st half of 2018.

INVESTMENT ANALYSIS

HOUSE



UNIT



HOUSE KEY FACTS Q2 2018

Median Rent Price: \$550 per week
Rental Yield: 4.9%
Average Days on Market: 27
Bedroom Breakdown:
 2 Bed: 4%, 3 Bed: 43%, 4+ Bed: 53%

UNIT KEY FACTS Q2 2018

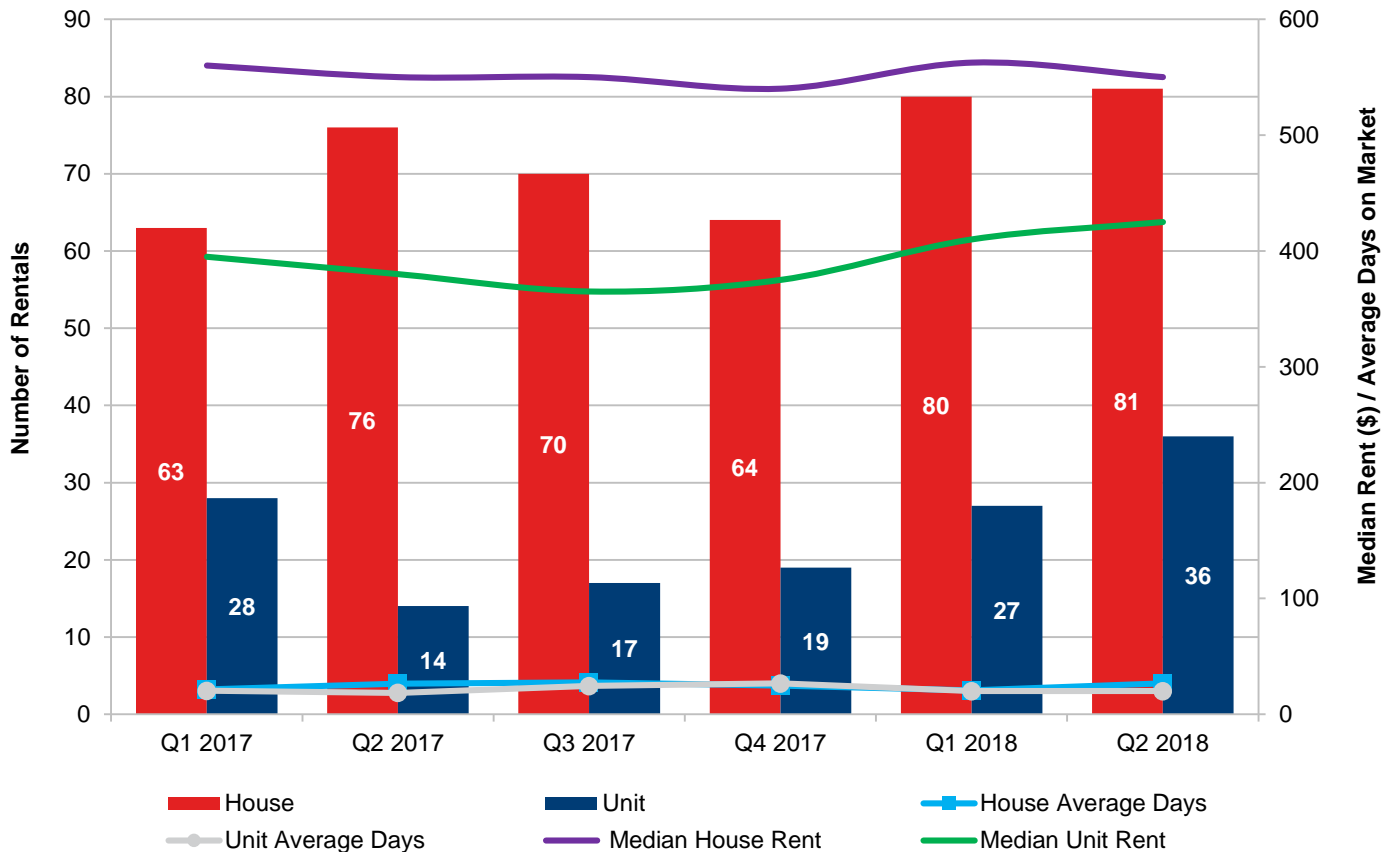
Median Rent Price: \$425 per week
Rental Yield: 6.2%
Average Days on Market: 20
Bedroom Breakdown:
 1 Bed: 11%, 2 Bed: 37%, 3+ Bed: 52%

KEY COMMENTS

Interest in Ashmore* was recorded at 627 online property visits in June 2018, double that of Queensland average (338). This suggests Ashmore* as a high demand market. The number of houses rented increased by 6.6% over the past 12 months to Q2 2018, whilst median rent remained stable. The number of units rented almost tripled over the same period of time, whilst median rent increased by 11.8%. This indicates a high rental demand market and an undersupply in the unit rental market, thus now is the time for investors to enter the market.

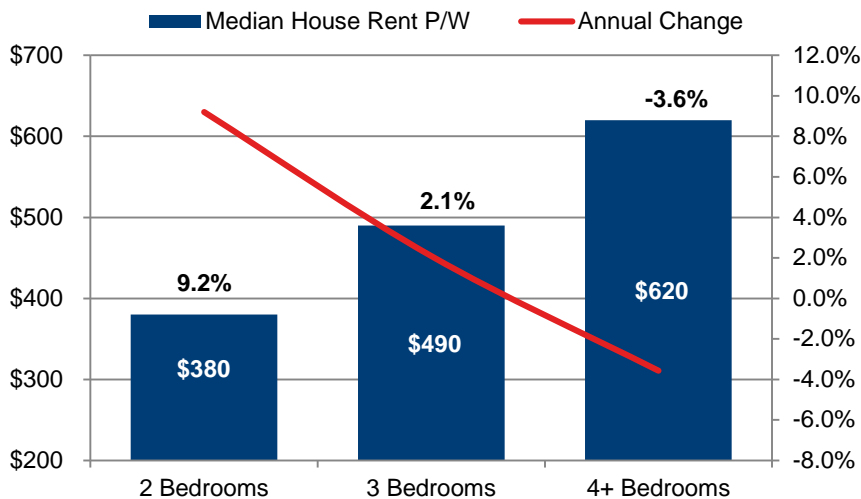


MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Ashmore market data and key indicators encapsulates aggregate property market conditions in the suburbs of Ashmore and Molendinar.
 Source: APM Pricfinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2018.

RENTAL PERFORMANCE 2018*



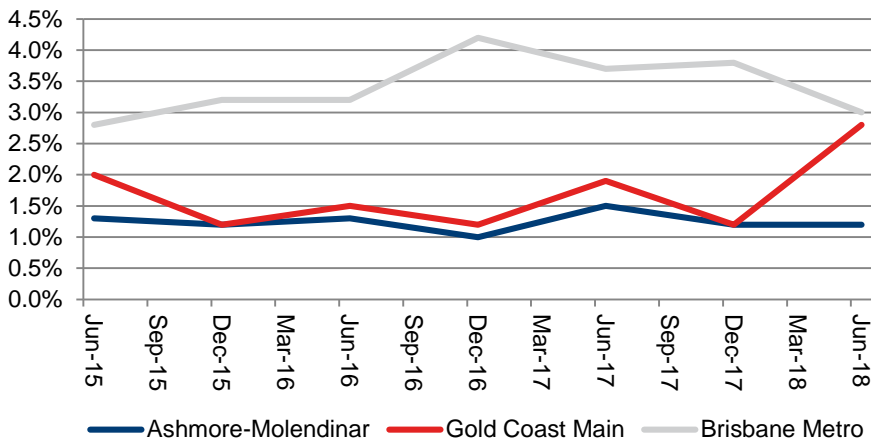
KEY COMMENTS

Rental returns in both Ashmore and Molendinar are higher than Gold Coast Main and Brisbane, indicating the area as an investment hotspot.

2+ bedroom houses provide the highest annual rental growth at 9.2%.

Vacancy rates in Ashmore* was 1.2% in June 2018, representing a stable trend over the past six months and a decreasing trend over the past twelve months. Furthermore Ashmore*'s vacancy rate is significantly lower than both the Gold Coast Main (2.8%) and Brisbane (3.0%), which confirms the area as having a higher occupancy rate and healthier rental demand.

VACANCY RATES 2018



RENTAL YIELD 2018

Suburb/Postcode/LGA	House Rental Yield	Unit Rental Yield
Ashmore	4.6%	6.1%
Molendinar	5.1%	6.2%
Gold Coast Main	4.3%	5.5%
Brisbane Metro	3.8%	5.0%

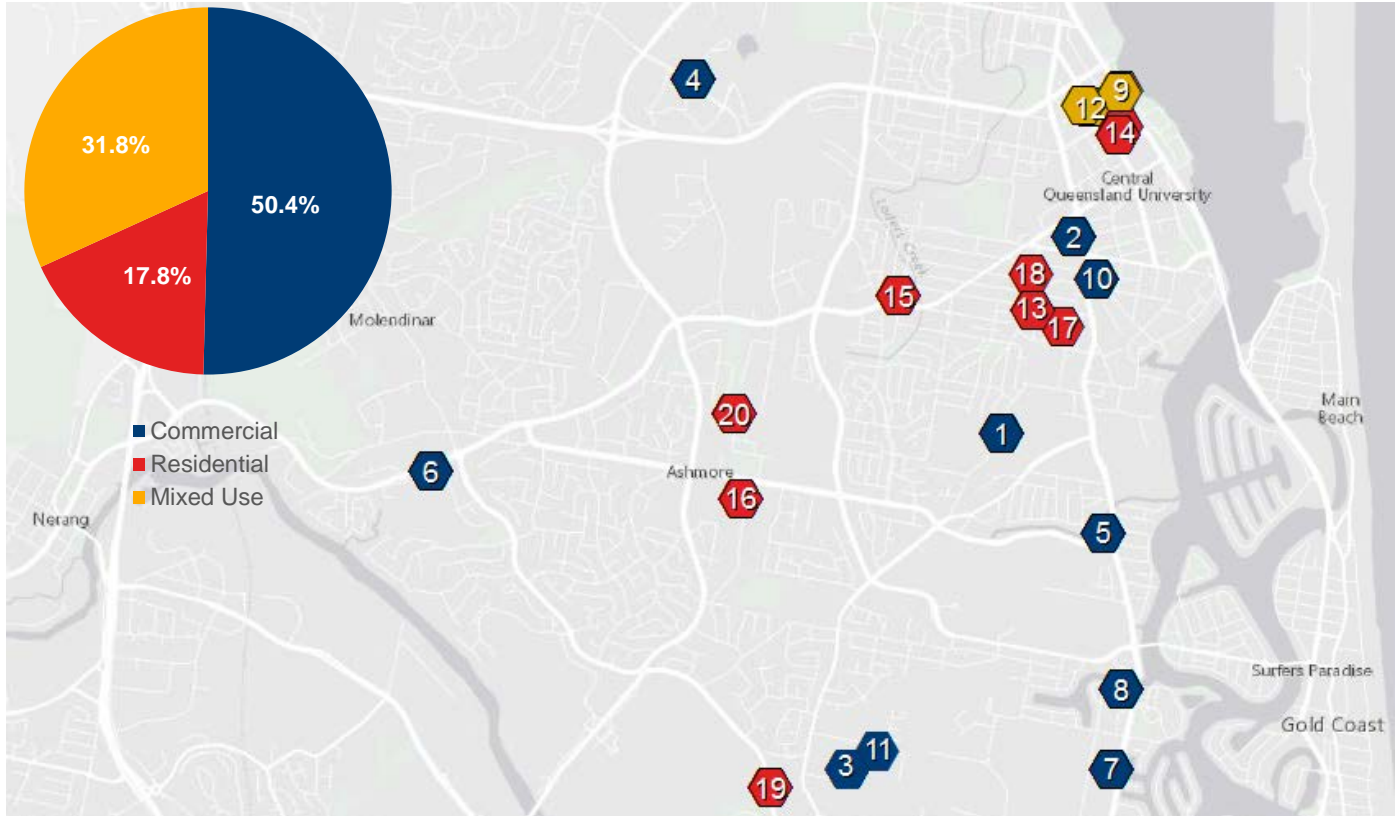
KEY HOUSING DEMOGRAPHICS

	Ashmore	Gold Coast City LGA	Queensland
Median weekly rent	\$400	\$390	\$330
Family households	3,025	141,486	1,189,859
Single or lone person households	1,084	45,955	389,076
Worked full time	3,201	156,202	1,333,193
Worked part time	1,986	91,869	691,751
Occupied private dwellings	4,342	198,682	1,656,828
Unoccupied private dwellings	260	23,347	195,570

*Rental performance graph represents aggregate house median rent prices in the suburbs of Ashmore and Molendinar. Annual change is a comparison between 1st half 2017 and 1st half 2018 median rent figures.

Source: APM Pricerfinder, SQM Research, ABS Census 2016. © Copyright PRDnationwide 2018.

PROJECT DEVELOPMENT MAP 2nd HALF 2018*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Golden Age Retirement Village Marana Gardens Stage 1	Commercial	\$30,000,000	16/07/2018
2	Bolton Clarke Residential Aged Care Facility	Commercial	\$25,000,000	15/10/2018
3	Lady Small Haven Independent Living Units & Clubhouse Stage 1	Commercial	\$20,000,000	30/07/2018
4	Woolworths Supermarket Parklands Conversion	Commercial	\$3,500,000	23/07/2018
5	Ferry Road Office Building	Commercial	\$3,000,000	18/11/2018
6	BP Service Station Ashmore Stages 1-3	Commercial	\$2,000,000	18/08/2018
7	Former Masters Home Improvement Store	Commercial	\$500,000	18/12/2018
8	Waterside East & West Buildings	Commercial	\$250,000	01/10/2018
9	Marine Parade & Railway Street Mixed-Use Development (366 Units)	Mixed-Use	\$100,000,000	27/12/2018
10	Imperial Square Student Accommodation Development (420 Units)	Commercial	\$60,000,000	29/10/2018
11	Lady Small Haven Mixed Use Aged Care Facility (275 Units)	Commercial	\$30,000,000	23/07/2018
12	Scarborough Street Mixed-Use Development (25 Units)	Mixed-Use	\$10,000,000	29/10/2018
13	Minnie Street Units (96 Units)	Residential	\$20,000,000	12/11/2018
14	Welch Street Apartments (50 Apartments)	Residential	\$15,000,000	08/12/2018
15	Ward Street Units (42 Units)	Residential	\$8,000,000	02/10/2018
16	Serenity On Hillside (21 Townhouses)	Residential	\$6,600,000	18/11/2018
17	Minnie Street Apartments (21 Apartments)	Residential	\$4,600,000	05/10/2018
18	Falconer Street Units (14 Units)	Residential	\$4,000,000	18/11/2018
19	Ashmore Road Townhouses (8 Townhouses)	Residential	\$2,000,000	18/11/2018
20	Corunna Crescent Townhouses (4 Townhouses)	Residential	\$1,200,000	10/11/2018

*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, Benowa, Southport, and Bundall.

***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, Department of Planning and Environment NSW, The Gold Coast City 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

Orla Jensen

Principal

PRDnationwide Ashmore

Shop 11/406 Southport Nerang Road
Ashmore QLD 4214
Australia

T +61 2 5597 1200

F +61 2 5539 3472

M +61 418 769 562

E orla@prdashmore.com.au

PRD.com.au/ashmore

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