



Nundah
Property Factsheet
1st Half 2019





MARKET CONDITIONS

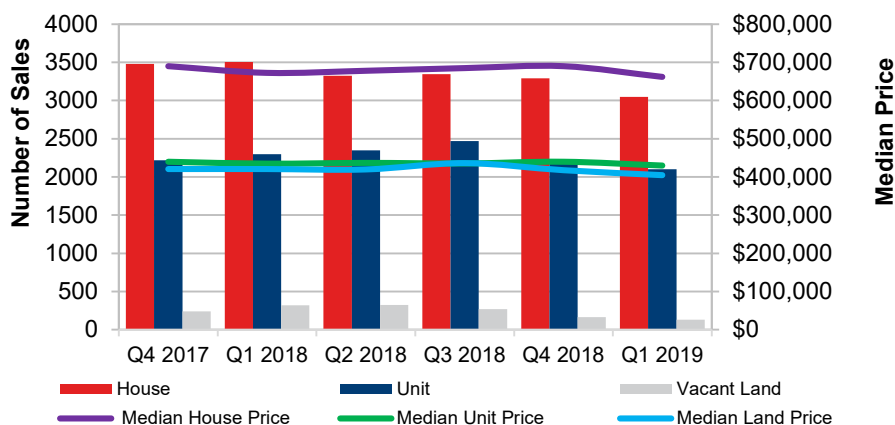
Nundah* recorded a median house price of \$665,000 and \$400,000 for units in Q1 2019. This represented an annual (Q1 2018-Q1 2019) price softening of -13.6% for houses and a slight strengthening of 0.3% for units. Compared to the *Nundah* 2nd half 2018 Research Factsheet*, which reported an annual (Q3 2017 – Q3 2018) price change of -3.0% (house) and 0.8% (units), houses have become more affordable, whilst units have shown relatively stable growth throughout the year.

In comparison, Brisbane City Local Government area (LGA) recorded a slightly lower median house price of \$662,000 in Q1 2019, representing an annual (Q1 2018-Q1 2019) softening of -1.6%. Median unit price for Q1 2019 was \$430,000, which also represented an annual price softening, of -1.1%. Nundah* have become a more affordable market for houses and units when compared to the LGA, making it an ideal market for first home buyers.

Average vendor discounting has tightened for houses over the past 12 months to Q1 2019, from -6.7% to -1.4%, showing high negotiation activity between buyers and sellers. Average vendor discounting for units have also tightened, from -4.8% in Q1 2018 to -2.7% in Q1 2019. These figures indicate that despite an overall softening in median prices, vendors are still able to achieve final sale prices that are close to their first asking price. This is potentially due to awareness of current property market conditions and sellers pricing their homes appropriately.

Over the past 12 months to Q1 2019, median house rental price recorded an annual strengthening of 8.4% to \$450 per week. Median unit rental price also strengthened, by 1.3% to \$390 per week. Investors are currently benefiting from low average days on the market, at 21 days for both houses and units. Vacancy rates in Nundah* were recorded at a low 2.5% as of December 2018, well below Brisbane Metro vacancy rates of 3.2% and Virginia vacancy rates of 3.0%. Astute investors should take this opportunity to enter the market, particularly as median entry price has softened.

SUBURB FIVE YEARS COMPARISON GROWTH



OVERVIEW

Nundah is located approx. 8kms north-east of Brisbane CBD, popular with young professionals. Auction clearance rates in Nundah were 75.0% in Q1 2019, which represents a stable trend over the past 12 months. Furthermore this is well above the Brisbane Metro auction clearance rate of 33.6%, suggesting a strong preference for auctions as a form of sale transaction.

NUNDAH KEY INDICATORS*

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

FUTURE DEVELOPMENTS**

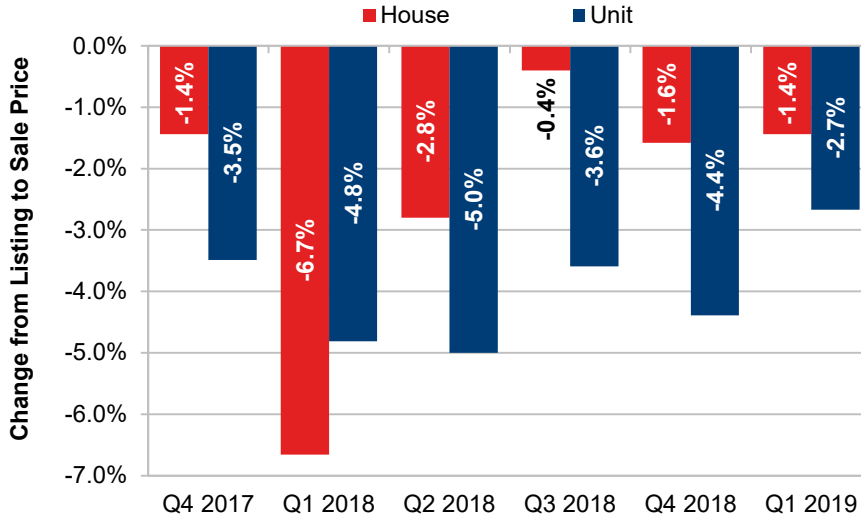
In 2019 Nundah* is set to invest approx. \$56.0M worth future developments. There is a healthy balance between a mix of commercial (\$20.6M or 36.8%), mixed-use (\$15.0M or 26.8) and residential projects (\$20.4M or 36.4%).

A significant commercial project due to commence in 2019 is the Zion Lutheral Home (\$20.0M), which will construct a 7 storey residential care facility to include restaurants, gym, and hydrotherapy pool. This project will attract new demographic into the area and create local jobs, resulting in positive spill-over benefits to the property market.

A total of 84 units/apartments and 31 townhouses will be added in 2019. A key mixed-use project is Sandgate Road Mixed-Use, adding 49 units and 1184sqm retail/restaurant/office space. Residential projects include: Bradbury Street Units (\$5.0M, 14 Units), Hedley Avenue Townhouses (\$3.6M, 12 townhouses), Rail Parade Apartments (\$2.7M, 9 Apartments) and the York Street Units (\$1.6M, 5 Units).

*Nundah market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Nundah.
**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, ABS Census 2016, domain.com.au © Copyright PRDnationwide 2019.

AVERAGE VENDOR DISCOUNT



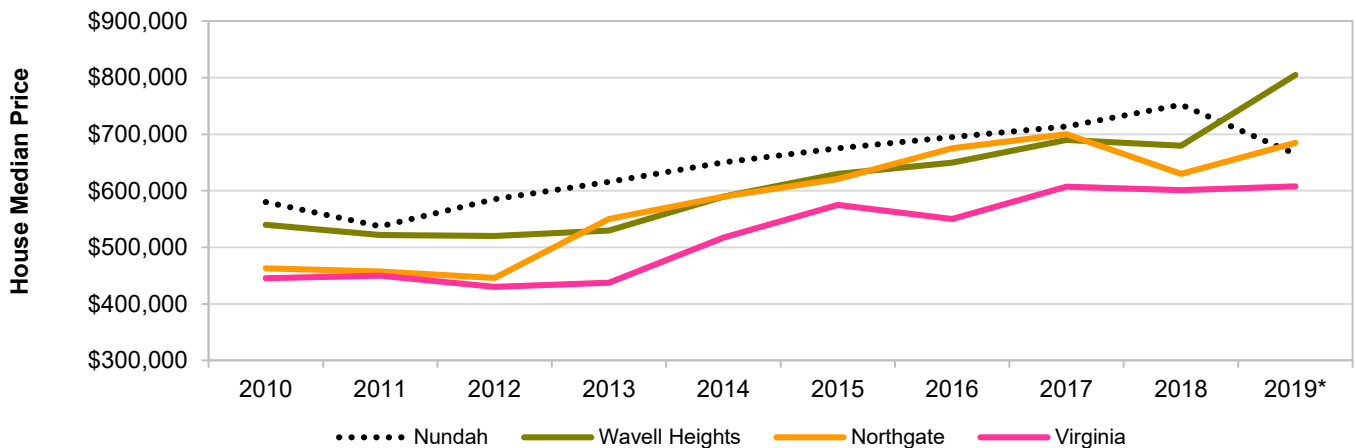
AVERAGE VENDOR DISCOUNT

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.

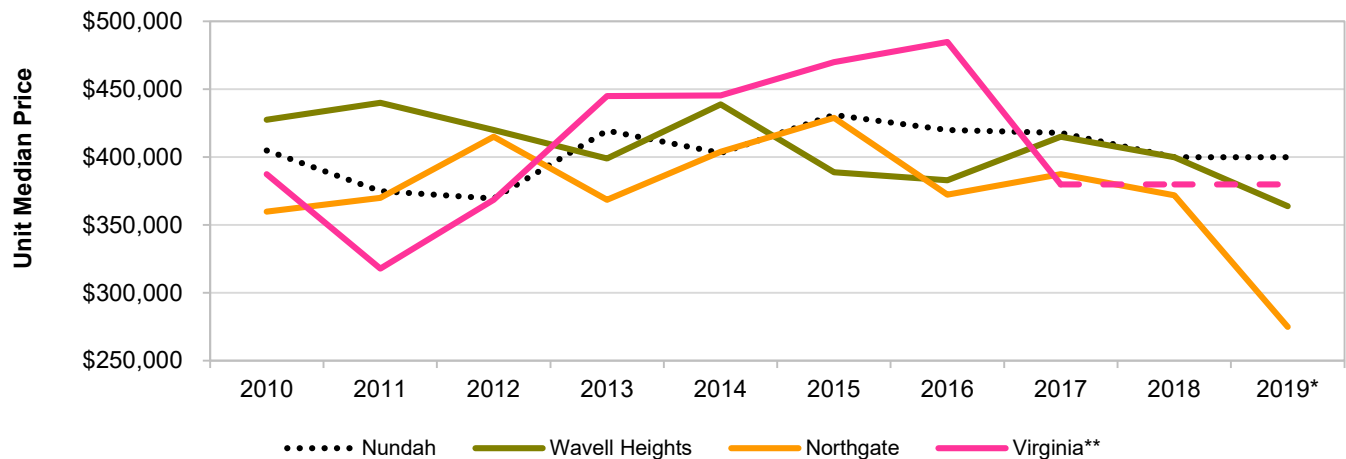
MARKET COMPARISON GRAPH

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

HOUSE MARKET COMPARISON



UNIT MARKET COMPARISON



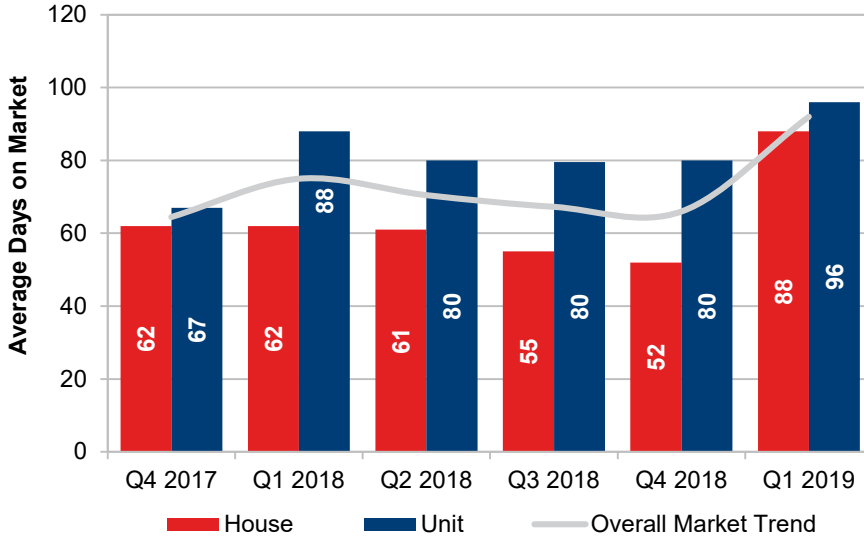
*2019 data is representative of sales up to and inclusive of 31st March 2019, or end of Q1 2019.

**Dashed line represents the use of previous year's median price, due to no or very little sales in the current year (2019).

***Nundah market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Nundah.

Source: APM Pricerfinder. © Copyright PRDnationwide 2019.

AVERAGE NUMBER OF DAYS ON MARKET**



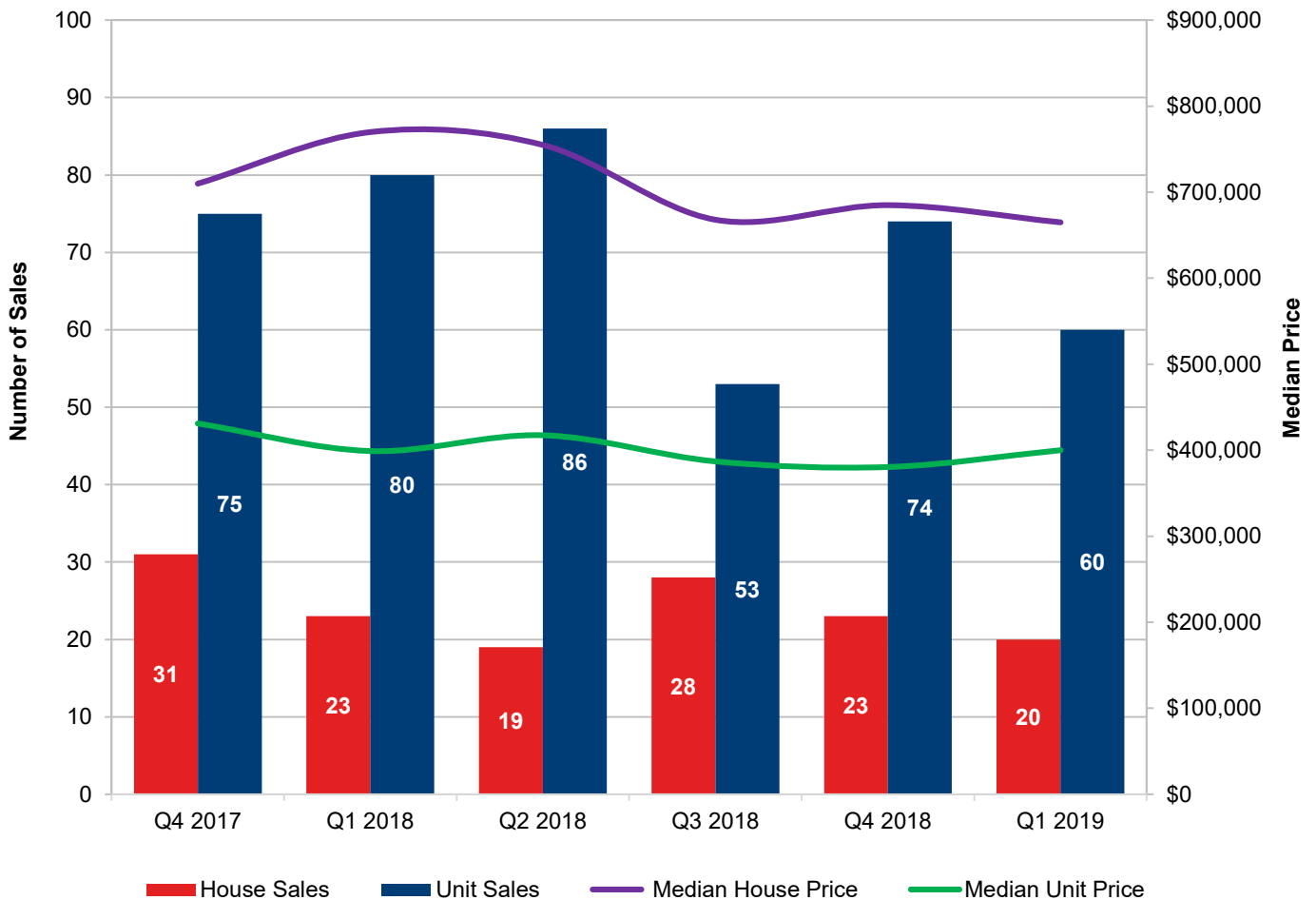
HOUSE KEY FACTS Q1 2019

Median Sale Price: \$665,000
 Annual Growth: -13.6%***
 Average Days on Market: 88
 % Change between First Listed Price and Sold Price: -1.4%

UNIT KEY FACTS Q1 2019

Median Sale Price: \$400,000
 Annual Growth: 0.3%***
 Average Days on Market: 96
 % Change between First Listed Price and Sold Price: -2.7%

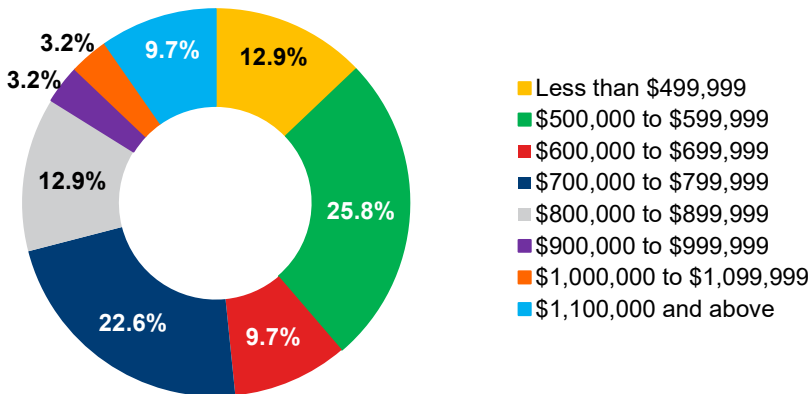
SALES AND MEDIAN PRICE**



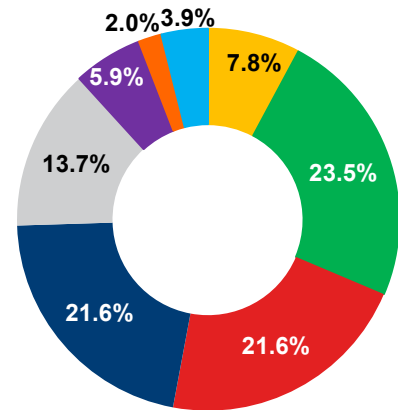
**Nundah market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Nundah.
 ***Annual growth represents price growth for property transactions between Q1 2018 to Q1 2019 (inclusive).
 Source: APM Pricefinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2019.

SALES PRICE POINT COMPARATIVE ANALYSIS*

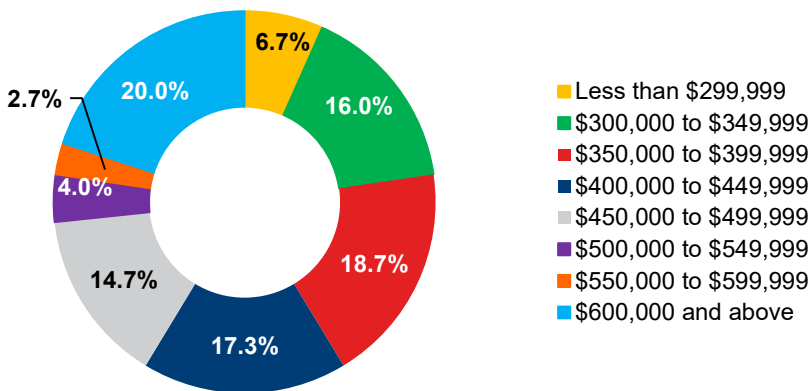
HOUSE PRICE POINT 2017



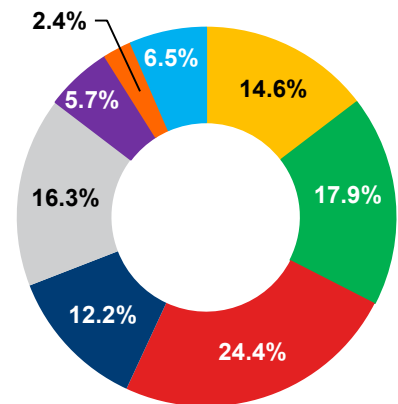
HOUSE PRICE POINT 2018



UNIT PRICE POINT 2017



UNIT PRICE POINT 2018



KEY IMPLICATIONS - HOUSE

The highest proportion of house sales in 2018 was within the lower price bracket of \$500K-599K, decreasing from 25.8% in 2017 to 23.5% in 2018. Price bracket of \$600K-\$699K has significantly increased in sales activity from 9.7% in 2017 to 21.6% in 2018. These two indicators shows high buyer activity within the lower price brackets.

Sales activity in the higher end of the market have declined. Price bracket of \$1.1M and above decreased in sales activity from 9.7% in 2017 to 3.9% in 2018, in line with the reported -13.6% softening in median price over the past 12 months. There is now a more even playing field for potential buyers with differing budgets, especially for first home buyers looking for affordable homes.

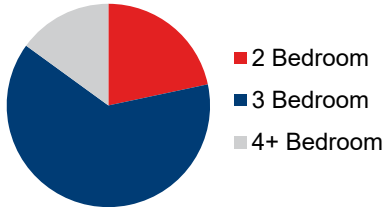
KEY IMPLICATIONS - UNIT

The highest proportion of unit sales activity in 2018 was within the lower price bracket of \$350K- \$399K, which increased from 18.7% in 2017 to 24.4% in 2018. High end price bracket of \$600K and above has decreased in sales activity, from 20.0% in 2017 to 6.5% in 2018. This indicates that despite a 0.3% growth in median unit price over the past 12 months buyers are leaning towards more affordable unit prices.

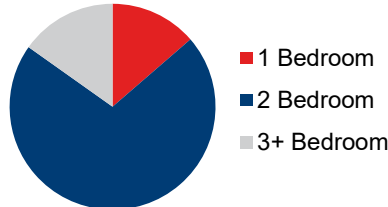
The lowest price point bracket of less than \$299K has increased in sales activity, from 6.7% in 2017 to 14.6% in 2018. Similar to the housing market, there is now a more even level playing field for first home buyers, allowing them to capitalize on more affordable options.

INVESTMENT ANALYSIS

HOUSE



UNIT



HOUSE KEY FACTS Q1 2019

Median Rent Price: \$450 per week
Rental Yield: 3.5%
Average Days on Market: 21
Bedroom Breakdown:
 2 Bed: 21%, 3 Bed: 62%, 4+ Bed: 17%

UNIT KEY FACTS Q1 2019

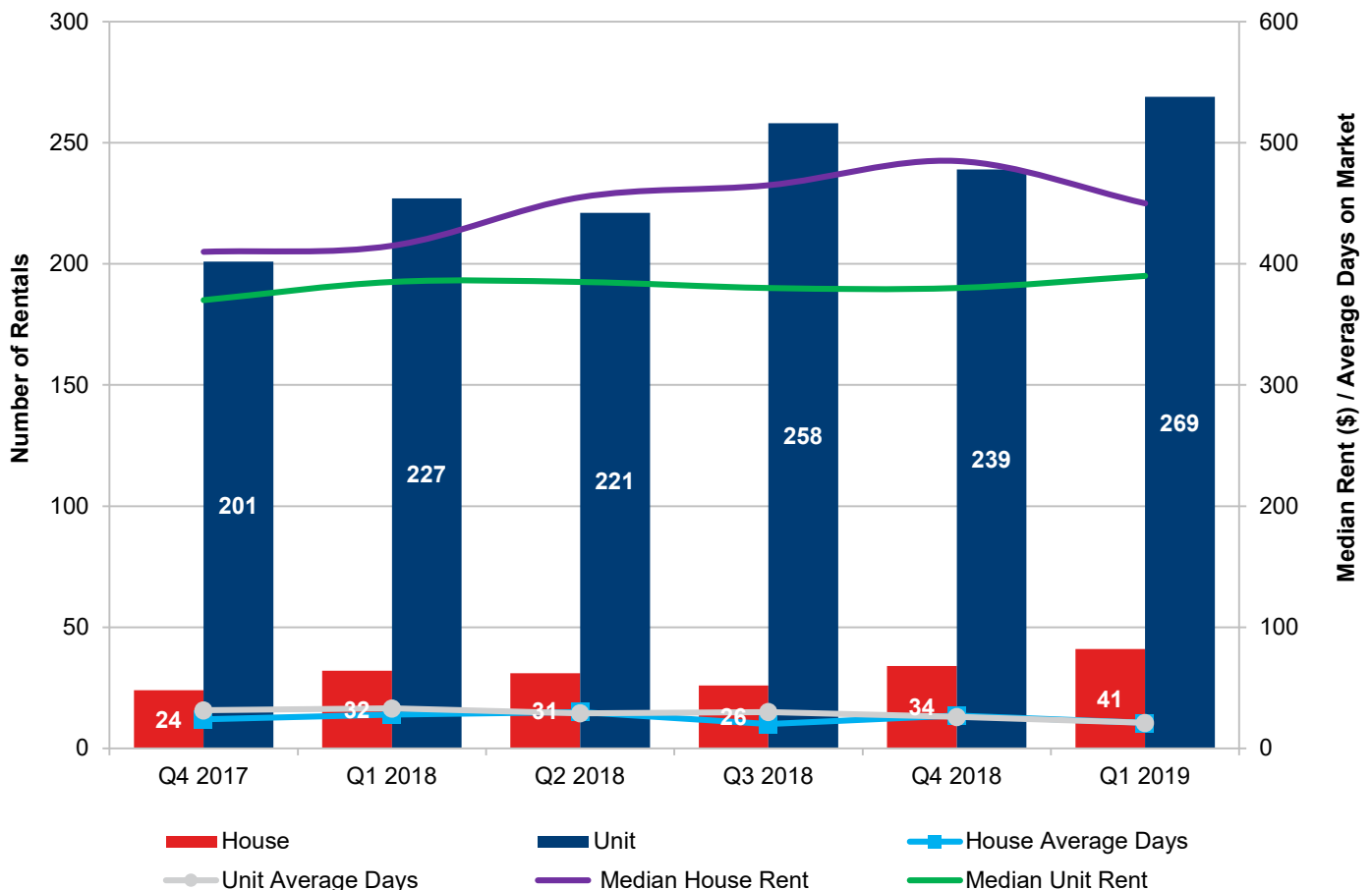
Median Rent Price: \$390 per week
Rental Yield: 5.1%
Average Days on Market: 21
Bedroom Breakdown:
 1 Bed: 14%, 2 Bed: 71%, 3+ Bed: 15%



KEY COMMENTS

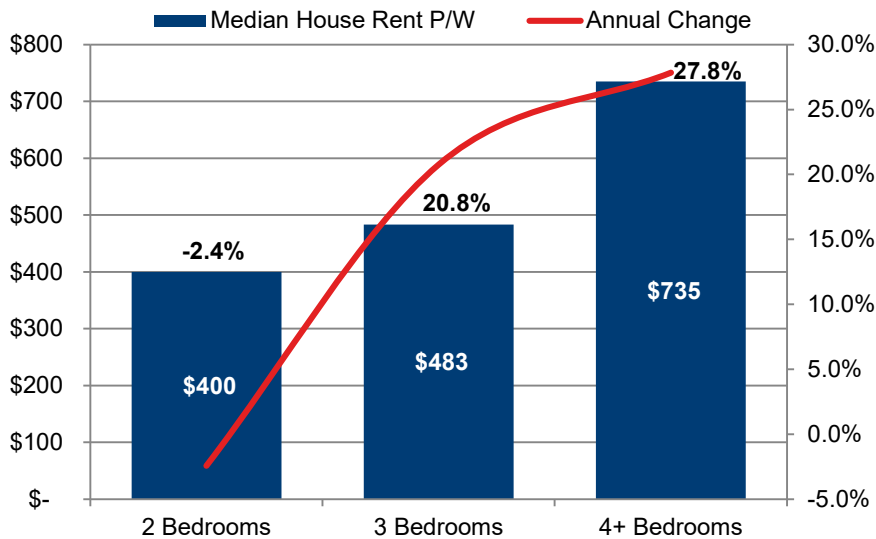
Nundah* recorded an average of 411 online visits per property, above the Queensland average (376), indicating a high demand. Rental demand increased between Q1 2018-Q1 2019 for both house (28.1%) and units (18.5%). During this time frame median house and unit rent prices strengthened by 8.4% and 1.3% respectively. This suggests a real increase in rental returns, and that median price growth was not due to an undersupply in the market. Furthermore, average days on market for both house and units remained significantly low, both at 21 days respectively, providing investors with assurance of a quick rental uptake.

MEDIAN RENT AND AVERAGE DAYS ON MARKET**



**Disclaimer: Nundah market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Nundah.
 Source: APM Pricerfinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2019.

RENTAL PERFORMANCE 2018*



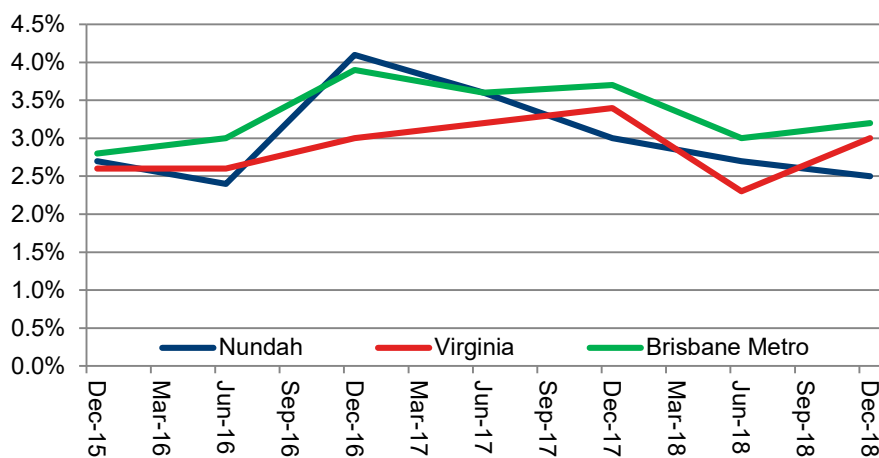
KEY COMMENTS

Rental yields in Nundah* were recorded at 3.5% (house) and 5.1% (units) in December 2018, which are on par with that of Brisbane Metro, at 3.8% for house and 5.2% for units.

4+ bedroom houses provided the highest annual rental growth, at 27.8% to \$735 per week.

Vacancy Rates in Nundah* have trended low over the past 12 months to December 2018, at 2.5%. This is below vacancy rates in Virginia (3.0%) and Brisbane Metro (3.2%), indicating a healthier rental demand in Nundah*. Investors should take the opportunity to enter the market as properties are being occupied relatively quickly.

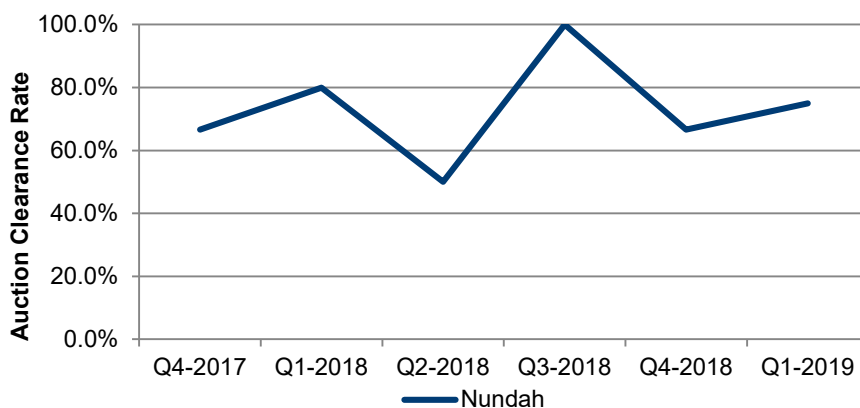
VACANCY RATES 2018



RENTAL YIELD 2018

| Suburb/Postcode/LGA | House Rental Yield | Unit Rental Yield |
|---------------------|--------------------|-------------------|
| Nundah* | 3.5% | 5.1% |
| Virginia | 4.4% | 3.5% |
| Brisbane Metro | 3.8% | 5.2% |

AUCTION CLEARANCE RATES 2019**



Q1 19 COMPARISON

| Suburb/Postcode/LGA | Auction Clearance Rate |
|---------------------|------------------------|
| Nundah** | 75.0% |
| Brisbane Metro^ | 33.6% |
| Gold Coast LGA | 42.1% |

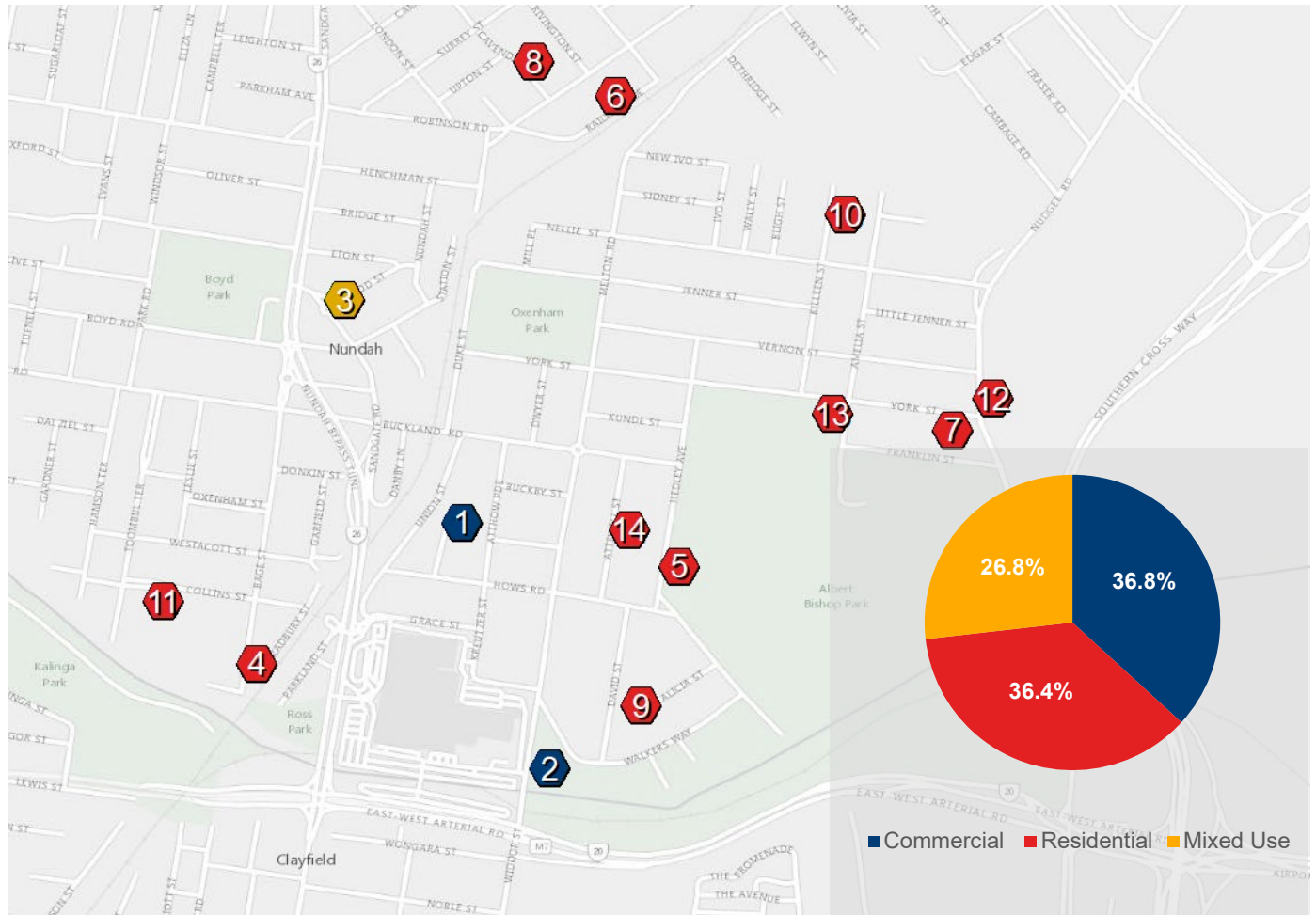
*Rental performance graph represents aggregate house median rent prices in the following suburbs: Nundah. Annual change is a comparison between 2017 and 2018 median rent figures.

**Auction Clearance rates for Nundah * are for all residential auctions held in the following suburbs: Nundah.

^Capital city data obtained by accumulating Domain's weekly auction clearance results.

Source: APM Pricefinder, Domain, SQM Research. © Copyright PRDnationwide 2019.

PROJECT DEVELOPMENT MAP – 2019*



| Location | Project** | Type | Estimated Value*** | Commence Date**** |
|----------|---|-------------|--------------------|-------------------|
| 1 | Zion Lutheran Home – Aged Care Facility | Commercial | \$20,000,000 | 01/10/2019 |
| 2 | Widdop Street Car Wash | Commercial | \$600,000 | 27/12/2019 |
| 3 | Sandgate Road Mixed Use Building – 49 Units | Mixed-use | \$15,000,000 | 10/12/2019 |
| 4 | Bradbury Street Units- 14 Units | Residential | \$5,000,000 | 25/09/2019 |
| 5 | Hedley Avenue Townhouses- 12 Townhouses | Residential | \$3,600,000 | 11/09/2019 |
| 6 | Railway Parade Apartments- 9 Apartments | Residential | \$2,700,000 | 18/12/2019 |
| 7 | York Street Units- 5 Units | Residential | \$1,600,000 | 08/09/2019 |
| 8 | Cavendish Street Townhouses- 5 Townhouses | Residential | \$1,500,000 | 18/11/2019 |
| 9 | Alicia Street Townhouses- 4 Townhouses | Residential | \$1,200,000 | 13/07/2019 |
| 10 | Killeenã,ã Street Townhouses- 4 Townhouses | Residential | \$1,200,000 | 06/03/2019 |
| 11 | Collins Street Units- 3 Units | Residential | \$900,000 | 09/04/2019 |
| 12 | Nudgee Road Townhouses- 3 Townhouses | Residential | \$900,000 | 18/12/2019 |
| 13 | York Street Units-3 Units | Residential | \$900,000 | 04/10/2019 |
| 14 | Attewell Street Townhouses- 3 Townhouses | Residential | \$900,000 | 18/06/2019 |

*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 Nundah.

***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, Brisbane City Council. © Copyright PRDnationwide 2019.

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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