



# Bungendore Market Update 1st Half 2020



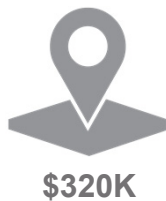
## OVERVIEW

In Q4 2019, Bungendore\* recorded a median house price of \$670,000, and a median vacant land price of \$320,000. This represents an annual (Q4 2018 – Q4 2019) median price softening of -1.3% for houses and median price growth of 1.7% for vacant land. In this time total sales for houses improved by 43.5% (to 33 sales in Q4 2019) whilst vacant land sales were steady (9 sales in Q4 2019). With underlying land values and demand for houses increasing the Bungendore\* market is in good health to buy and sell in.

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

## MARKET CONDITIONS

### SALES MEDIAN PRICE Q4 2019



### SALES AVERAGE DAYS ON MARKET Q4 2019



### RENTAL MEDIAN PRICE Q4 2019

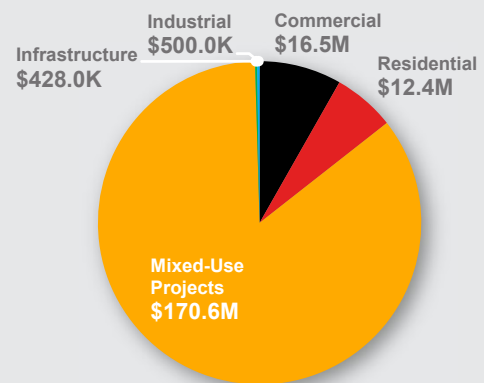


### RENTAL AVERAGE DAYS ON MARKET Q4 2019



## FUTURE DEVELOPMENTS

Bungendore\* is set to see an estimated **\$200.4M** worth of new projects commence between 2016-2020.



A particular focus on mixed-use will offer the Bungendore\* area increased employment opportunities locally, as well as new dwellings to support population growth. Such projects will help attract people to Bungendore\* and should have a positive spill-over effect on the real estate market.

A major upcoming mixed-use project is the Bungendore East Project (\$170.0M), which include the creation of 760 residential lots to be developed as low and medium density dwellings, a site for a \$20.0M school, community hub, and playing fields and open space. Another key project for the period is the IGA Bungendore (\$5.4M) Village Supermarket, which will create a new IGA supermarket with liquor store and parking over 108 vehicles.



\*Bungendore market data and key indicators encapsulates aggregate property market conditions within the suburb Bungendore.  
\*\*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, Cordell Connect database. © Copyright PRD 2020.

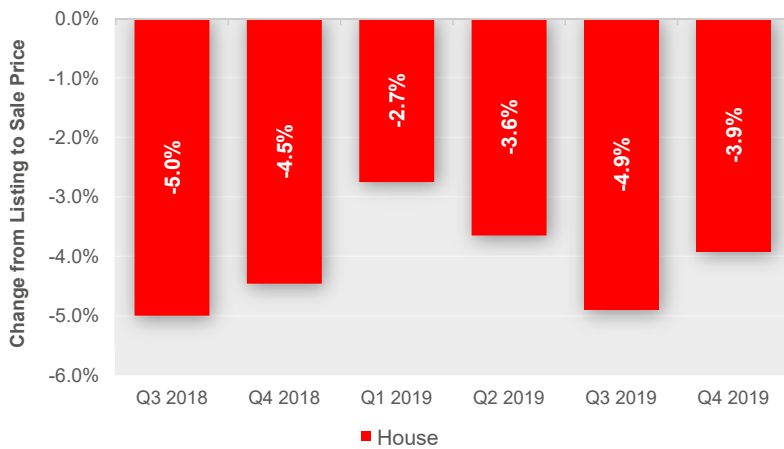
# AVERAGE VENDOR DISCOUNT\* KEY COMMENTS

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

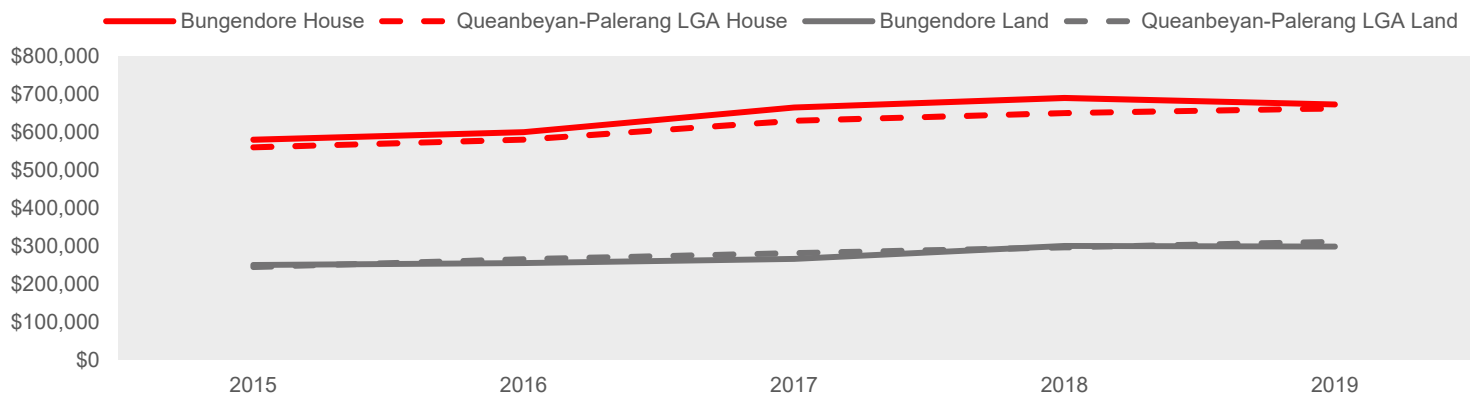
Average vendor discount between Q4 2018 and Q4 2019 has tightened for houses, to -3.9%. This is good news for buyers, as sellers are willing to negotiate below their initial listing price.

The suburb of Bungendore has historically performed on-par to the wider Queanbeyan-Palerang LGA in both its house and vacant land median prices.

The dominant proportion of homes sold in Bungendore\* across 2019 were in the mid-range price of \$650,000-\$750,000 (27.1%), yet affordable options below \$550,000 were still available (20.8%). Vacant land recorded a dominant price point of \$300,000-\$325,000 (33.3%), highlighting the premium value of land in Bungendore\*. House-owners in Bungendore\* are thus assured strong land values underlying their homes, which should give buyers confidence.



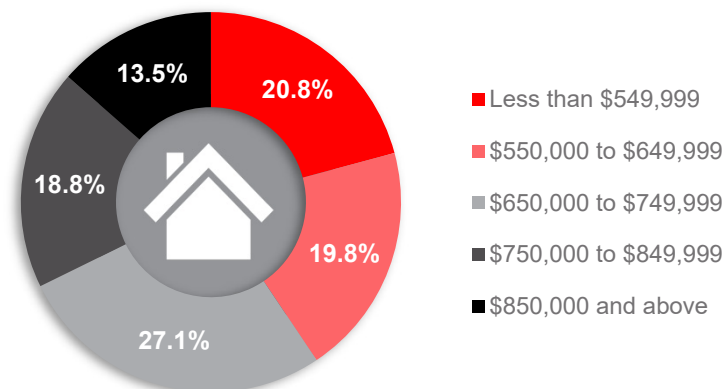
## MARKET COMPARISON



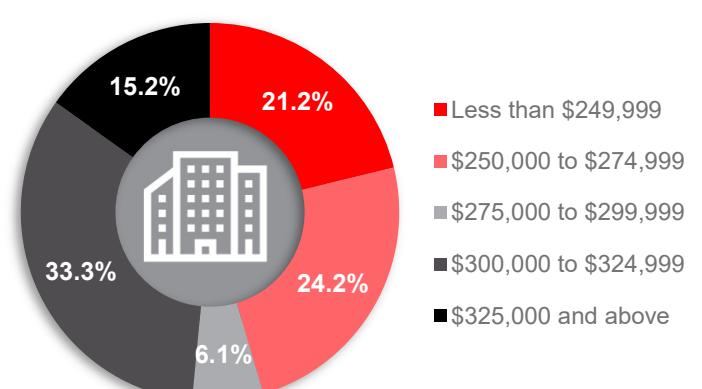
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Bungendore.

## PRICE BREAKDOWN 2019

### HOUSES SOLD



### UNITS SOLD



## RENTAL GROWTH 2019\*

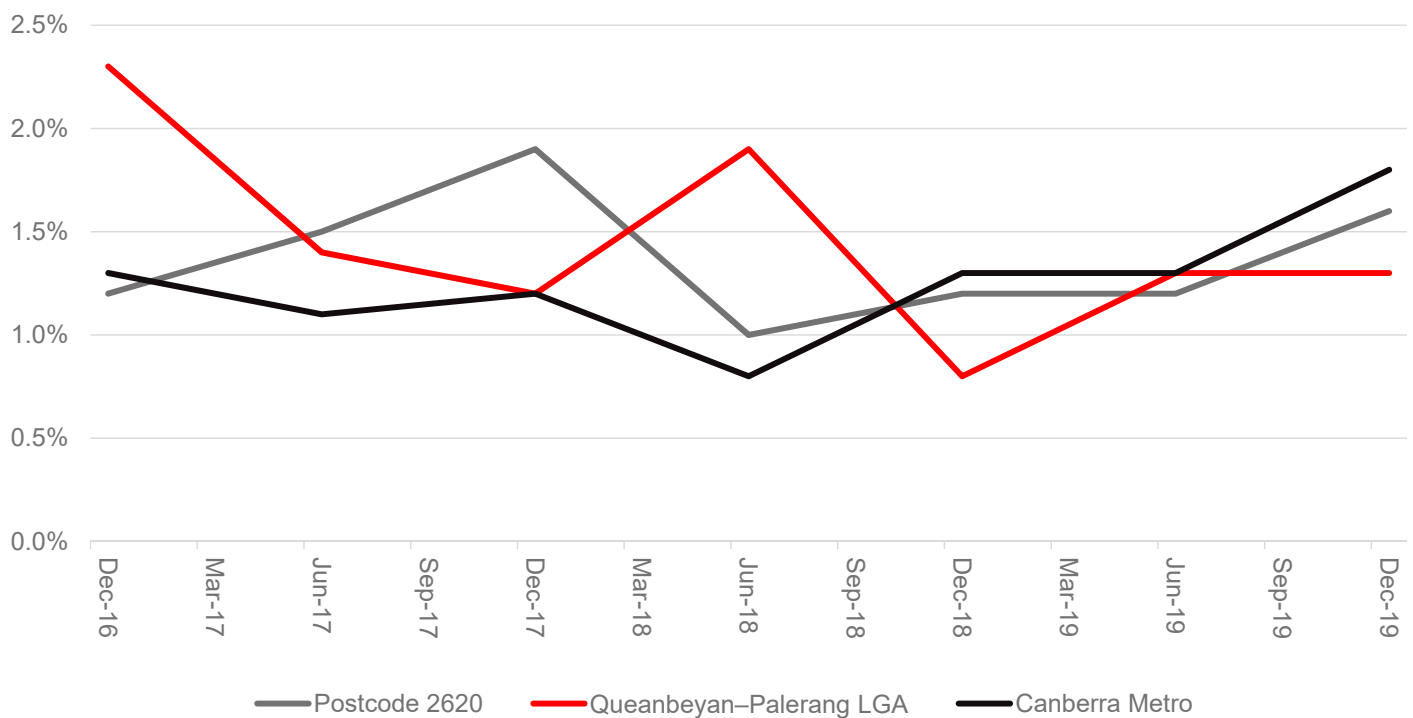
Over the past 12 months house rental yields in Postcode 2620 remained steady, sitting at 4.2% in December 2019. A solid increase in house rental demand in Bungendore\* across the period (up +50.0% to 24 rentals in the 12 months to Q4 2019) also occurred, suggesting the rental market is in a healthy position.

4+ bedroom houses provided investors with +4.8% rental growth annually, achieving a median rent of \$650 per week.

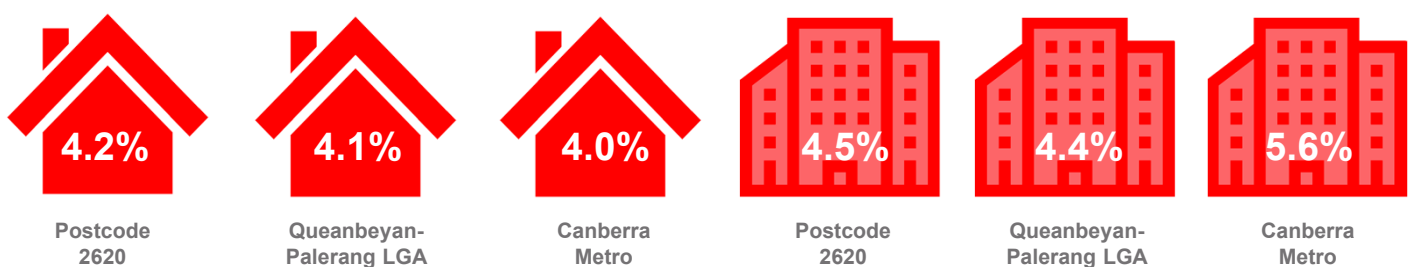
Postcode 2620 recorded a vacancy rate of 1.6% in December 2019, reflecting a rate which is reflective of a highly competitive market, and is below Canberra Metro (1.8%). This further confirms there is a healthy rental demand in Postcode 2620, and should encourage increased buyer activity in Bungendore\*.



## RENTAL VACANCY RATES 2019



## RENTAL YIELD 2019^



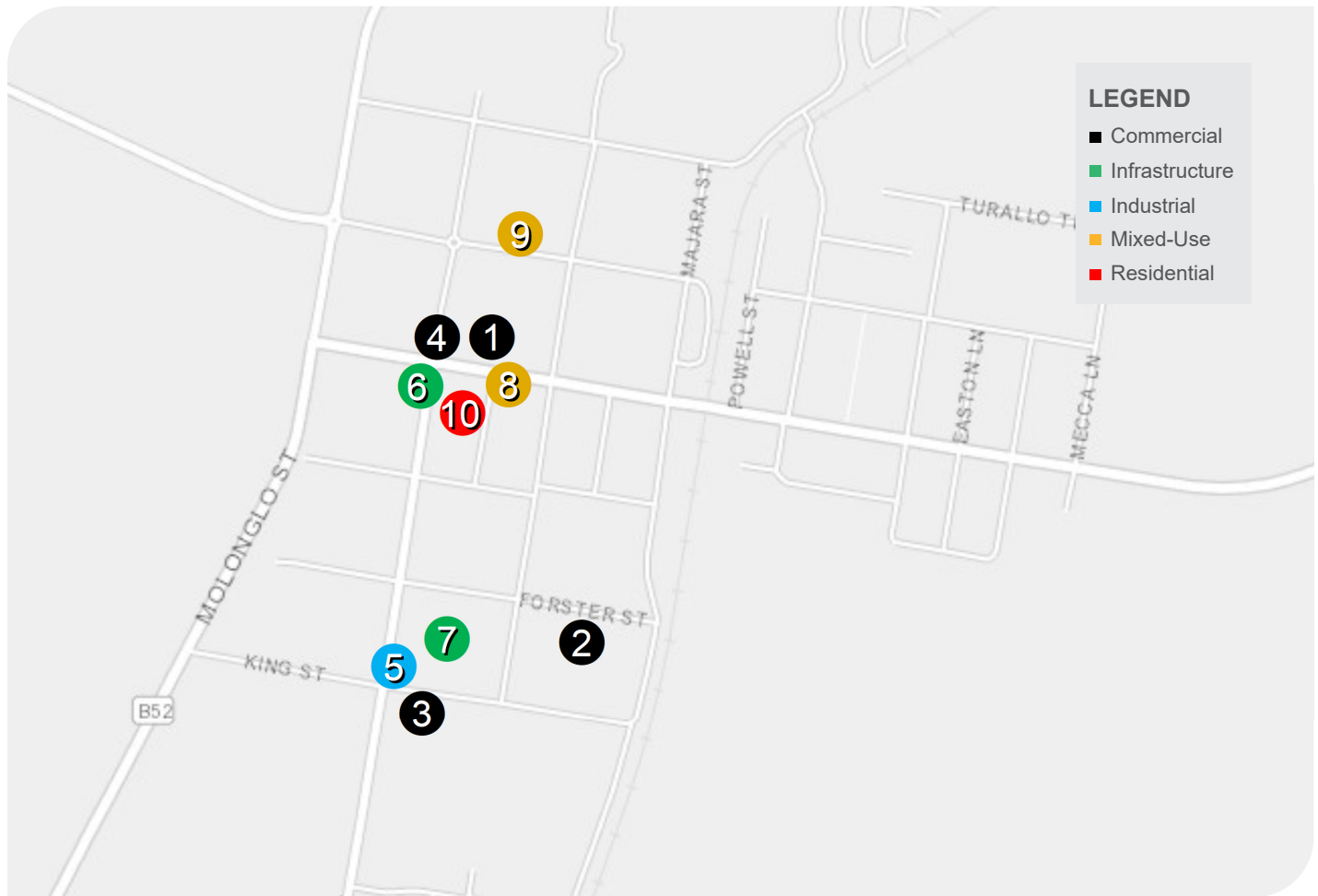
\*Rental performance graph represents aggregate house median rent prices within the suburb Buninyong.

Annual rental growth is a comparison between 2018 and 2019 house median rent figures.

^Rental yields shown are as reported at December 2019.

Source: APM Pricerfinder, SQM Research. © Copyright PRD 2020.

# PROJECT DEVELOPMENT MAP 2016-2020\*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Iga Bungendore - Bungendore Village Supermarket	Commercial	\$5,375,000	01/03/2016
2	Forster & Butmaroo Streets Seniors Independent Living Development	Commercial	\$5,000,000	20/08/2020
3	Goulburn & Bungendore Ambulance Stations	Commercial	\$4,000,000	06/05/2019
4	Malbon & Ellendon Streets Commercial Development	Commercial	\$2,107,000	12/10/2020
5	King Street Warehouse	Industrial	\$500,000	13/11/2020
6	Palerang Council Photovoltaic Systems	Infrastructure	\$228,000	07/07/2016
7	Works Depot Bungendore	Infrastructure	\$200,000	28/04/2020
8	Bungendore East Project (760 Lots)	Mixed-use	\$170,000,000	14/11/2020
9	Gibraltar St Shop Top Development (1 Unit)	Mixed-use	\$620,000	17/10/2016
10	North Bungendore Subdivision (309 Lots)	Residential	\$12,400,000	17/06/2020

## 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

## OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

## OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



**Dan Woodford, Principal**

**M** +61 414 264 441

**E** [dan.woodford@prd.com.au](mailto:dan.woodford@prd.com.au)

**PRD Bungendore**

**P** +61 2 6238 0999

**F** +61 2 6238 0888

2/33 Ellendon Street  
Bungendore NSW 2621

[PRD.com.au/bungendore](https://www.prd.com.au/bungendore)