



Nundah Market Update

1st Half 2020



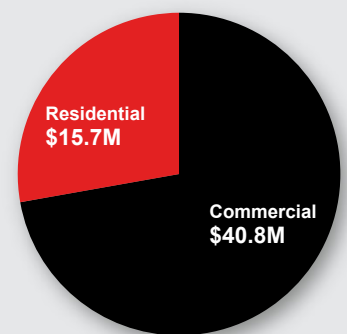
OVERVIEW

In Q1 2020, Nundah* recorded a median house price of \$793,000, and median unit price of \$365,000. This represents annual (Q1 2019 – Q1 2020) median price growth of 3.0% for houses and a softening of -8.8% for units. Between Q1 2019 – Q1 2020 total sales declined for houses, by -17.4% to 19 sales, however sales increased for units, by 22.2% to 66 sales. Nundah* shows signs of resilience and unique opportunities, as house owners can be more confident of their asset value and unit buyers can find more affordable properties.

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

FUTURE DEVELOPMENTS

The Nundah* area is set to see approximately **\$56.5M** worth of new projects commencing in the 1st half of 2020.



A large focus on commercial and residential projects is ideal for Nundah*. Residential projects will create a balanced demand and supply market, ensuring there is continuous affordability for first home buyers. Commercial projects will stimulate economic growth and local job opportunities, as well as improve liveability offerings, which will have positive a spill-over impact on the real estate market.

MARKET CONDITIONS

SALES MEDIAN PRICE
Q1 2020



SALES AVERAGE DAYS ON MARKET
Q1 2020



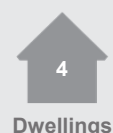
RENTAL MEDIAN PRICE
Q1 2020



RENTAL AVERAGE DAYS ON MARKET
Q1 2020



A main commercial project is the Nellie Development (\$20.0M). This project will construct a gym, medical centre, childcare and commercial space. A total of \$15.7M of residential projects will add 11 townhouses, 4 dwellings, and 45 units/apartments. A main residential project period is the Belle en Bage Residential (\$4.0M), constructing a total of 23 units.

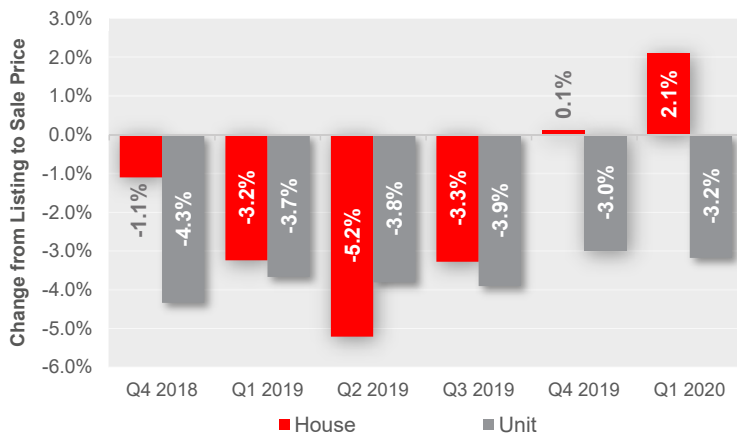


*Nundah market data and key indicators encapsulates aggregate property market conditions in the suburb of Nundah **Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Source: APM Pricefinder, Cordell Connect database. © 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.

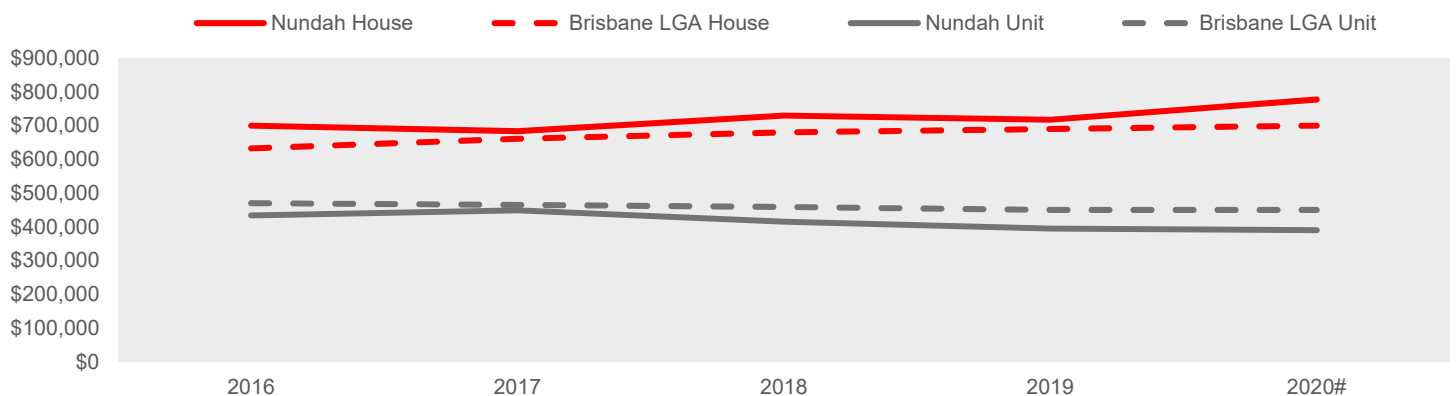
Average vendor discounting between Q1 2019 and Q1 2020 has swung to a premium of 2.1% for houses and continued to tighten to -3.2% for units. House buyers now need to offer higher than the first list price, whereas unit buyers can still capitalise on a discount.



The suburb of Nundah has continued to record a premium market in comparison to the wider Brisbane Local Government Area (LGA), particularly in regards to median house price. However, median unit prices in Nundah are more affordable when compared to the LGA, catering to first home buyers.

The dominant proportion of houses sold in Nundah* across 2019[^] were in the highest price segment of \$850K and above (31.9%). On the other hand, units recorded high buyer activity within the lowest price segment of less than \$349K (31.8%). Nundah* provides a variety of property options for every budget.

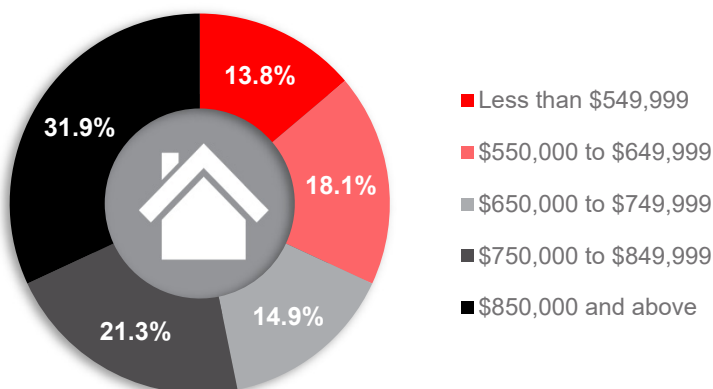
MARKET COMPARISON



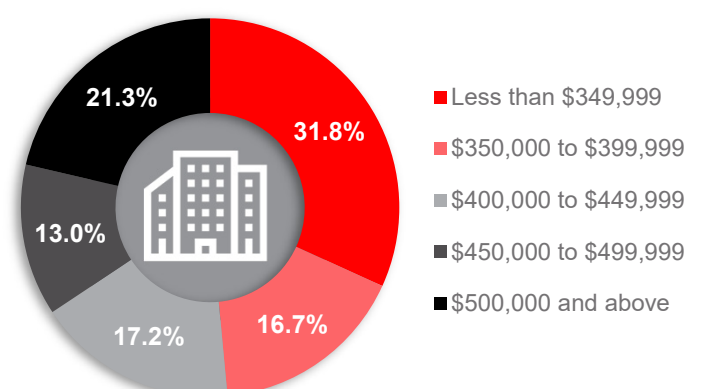
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Nundah.

PRICE BREAKDOWN 2019[^]

HOUSES SOLD



UNITS SOLD

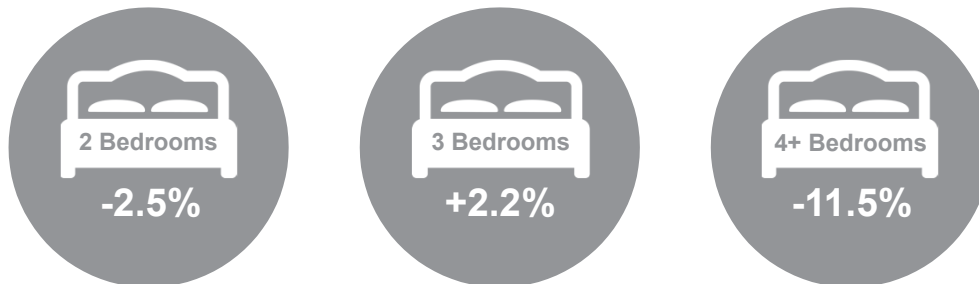


RENTAL GROWTH 2019*

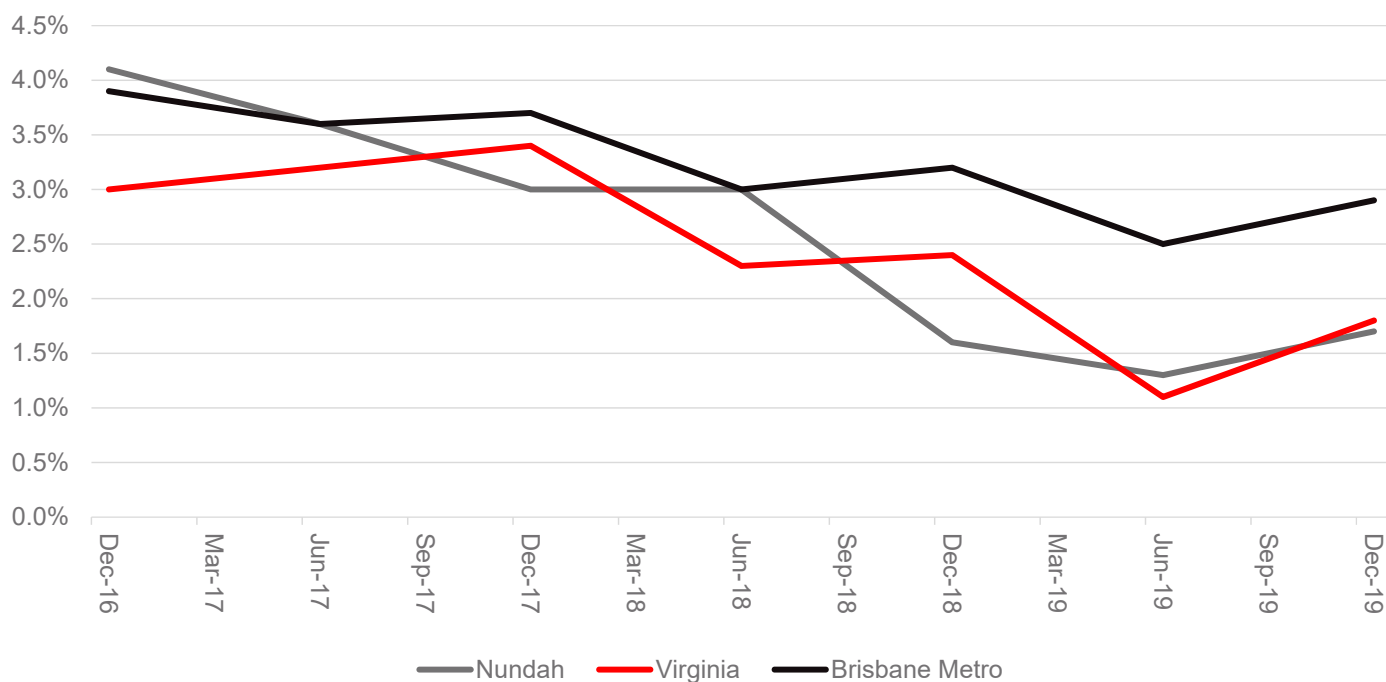
House rental yields in Nundah* were recorded at 3.8% in December 2019, similar to Brisbane Metro. Median house rental price in Nundah* increased by 4.4% in the 12 months to Q1 2020, currently at \$470 per week. This suggests that the house rental market is at a healthy position.

3 bedroom houses provided investors with +2.2% rental growth annually, achieving a median rent of \$470 per week.

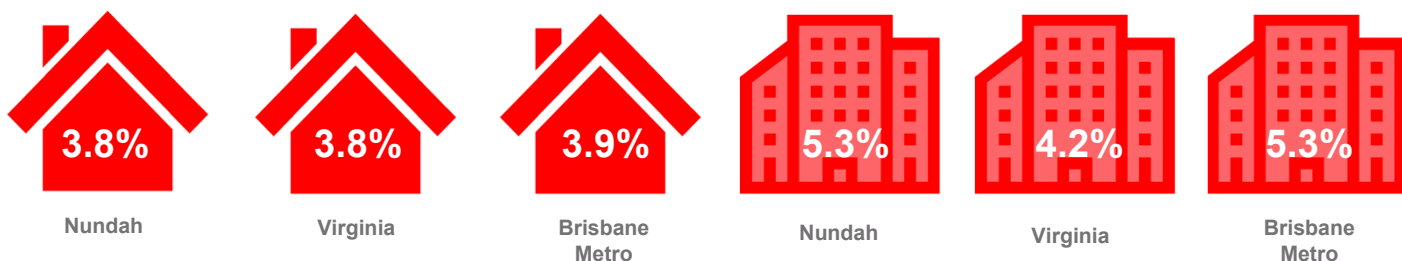
Over the past 12 months to December 2019, Nundah* recorded a vacancy rate of 1.7%, sitting well below the Real Estate Institute of Australia's healthy benchmark of 3.0%. Vacancy rates in Nundah* have continued to record a declining trend over past 24 months, which indicates an increasingly healthier rental market. This is good news for investors as their properties are being occupied quicker.



RENTAL VACANCY RATES 2019



RENTAL YIELD 2019^



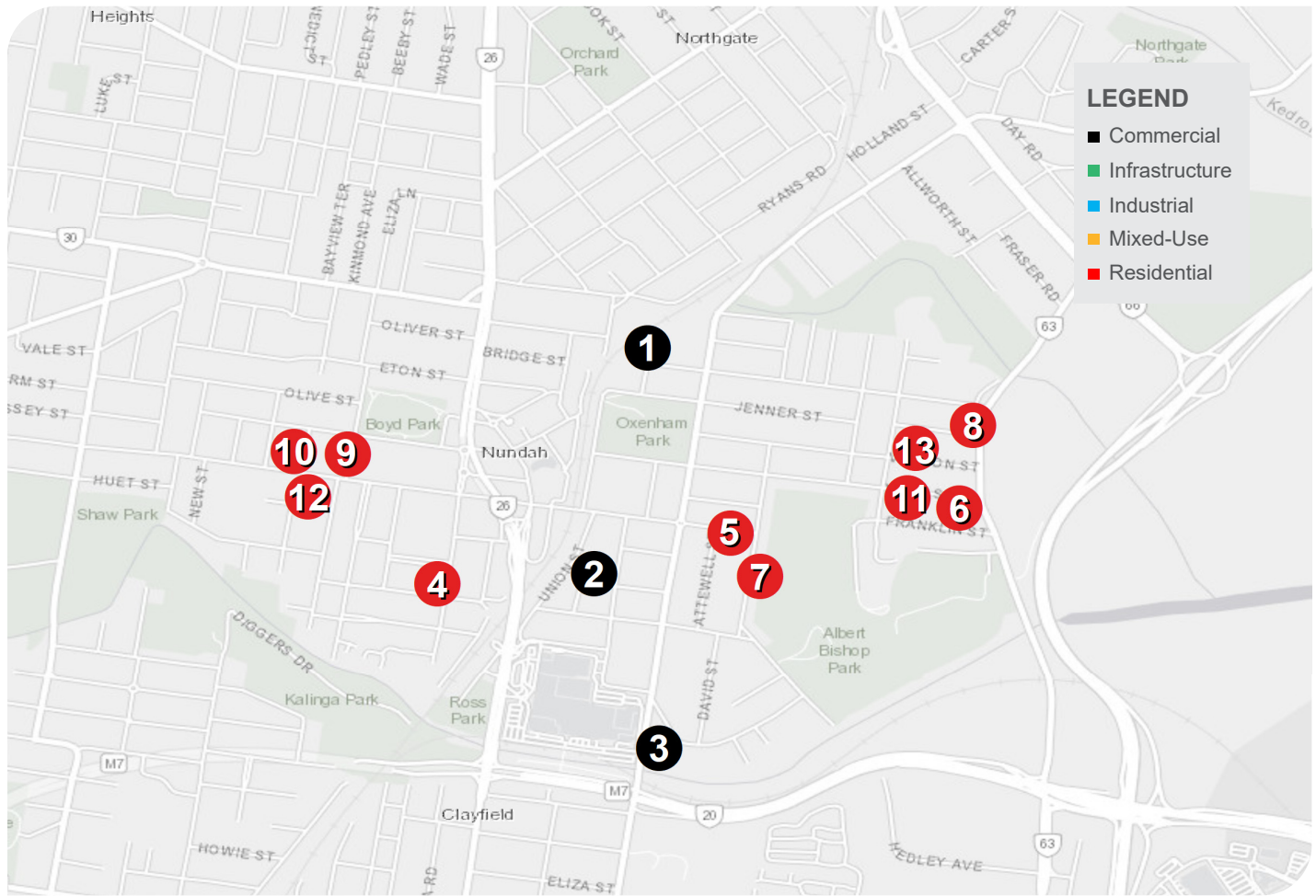
*Rental performance graph represents aggregate house median rent prices within the suburb of Nundah.

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 2020*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Nellie Street Development	Commercial	\$20,000,000	10/08/2020
2	Zion Lutheran Home	Commercial	\$20,000,000	01/10/2020
3	Widdop Street Car Wash	Commercial	\$800,000	18/11/2020
4	Belle En Bage Residential- (23 Units)	Residential	\$4,000,000	06/06/2020
5	Hedley Avenue Units- (8 Units)	Residential	\$2,000,000	27/09/2020
6	York Street Units- (5 Units)	Residential	\$1,600,000	30/03/2020
7	Hedley Avenue Townhouses- (4 Townhouses)	Residential	\$1,500,000	09/08/2020
8	Little Jenner Street Townhouses- (4 Townhouses)	Residential	\$1,500,000	07/05/2020
9	Buckland Road Townhouses- (3 Townhouses)	Residential	\$1,200,000	18/12/2020
10	Florence Street Dwellings- (4 Dwellings)	Residential	\$1,200,000	15/09/2020
11	Vernon Street Units- (3 Units)	Residential	\$900,000	16/06/2020
12	Buckland Road Units- (3 Units)	Residential	\$900,000	28/07/2020
13	Vernon Street Units- (3 Units)	Residential	\$900,000	10/12/2020

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.



Sam Tornabene, Principal

M +61 418 729 458

E nundah@prd.com.au

PRD Nundah

P +61 7 3266 5166

1162 Sandgate Road
Nundah QLD 4012

PRD.com.au/nundah