



Nundah Market Update 2nd Half 2020



OVERVIEW

In Q3 2020, Nundah* recorded a median house price of \$800,000 and a median unit price of \$405,000. This represents annual (Q3 2019 – Q3 2020) median price stability for both property types throughout COVID-19. However, total sales between Q3 2019 – Q3 2020 strengthened, by 22.7% for houses (to 27 sales) and by 5.5% for units (to 77 sales). This indicates that vendors are comfortable in selling their properties, knowing that they will achieve a great price due to increased demand. Those wanting to enter the market can be encouraged by stable property prices throughout COVID-19.

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

MARKET CONDITIONS

SALES MEDIAN PRICE Q3 2020



SALES AVERAGE DAYS ON MARKET Q3 2020



RENTAL MEDIAN PRICE Q3 2020

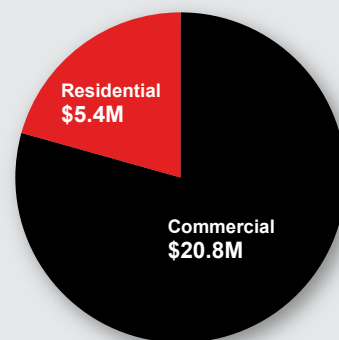


RENTAL AVERAGE DAYS ON MARKET Q3 2020



FUTURE DEVELOPMENTS

The Nundah* area is set to see approximately **\$26.2M worth of new projects commencing in the 2nd half of 2020.**



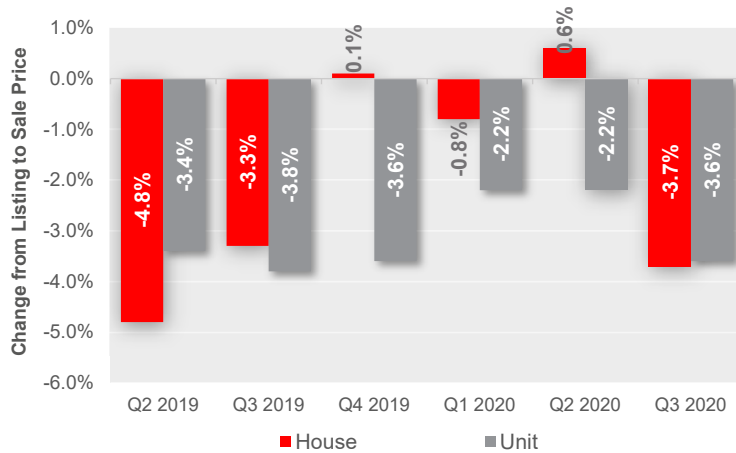
A large focus on commercial projects is ideal for the area, as it signals new businesses, local jobs, and economic growth. Residential projects will continue to provide the area with innovative housing design and satisfy demand.

A main commercial project in the 2nd half 2020 period is the Zion Lutheran Home (\$20.0M). This project will demolish the existing building and construct a 7 storey residential care facility to include 184 residential care units. This will attract a new demographic into Nundah and create local jobs. \$5.7M of residential projects will add 9 units/apartments, 4 dwellings and 4 townhouses. Key residential projects include: Florence Street Dwellings (\$1.2M, 4 dwellings) and Hedley Avenue Townhouses (\$1.5M, 4 townhouses)



AVERAGE VENDOR DISCOUNT

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.



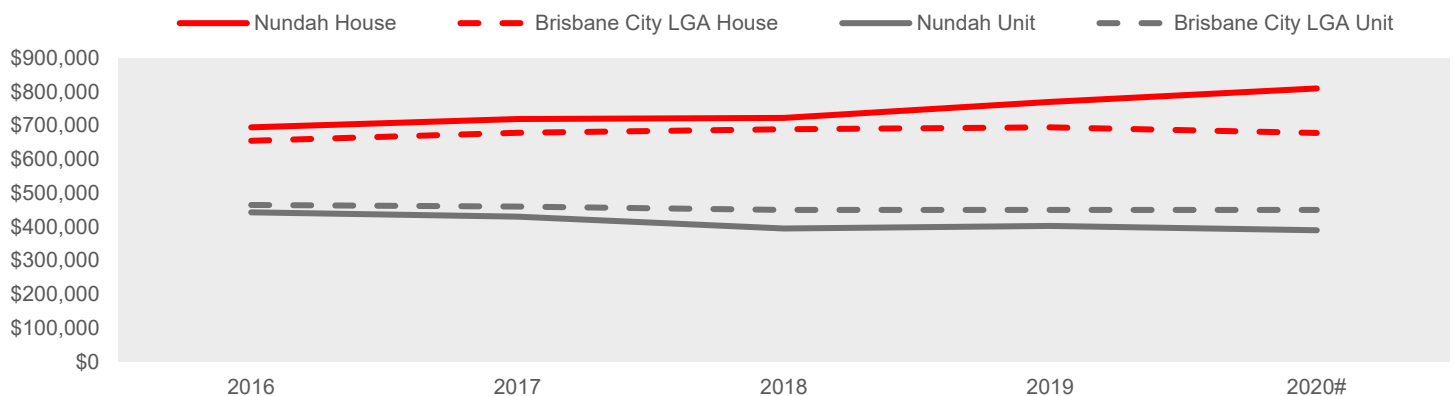
KEY COMMENTS

In the 12 months to Q3 2020, average vendor discount has widened for houses (-3.7%) but slightly tightened for units (-3.6%). The Nundah* market provides unique opportunities. Sellers can achieve a final sale price closer to their first list price, whilst buyers can still benefit from a discount. Now is the time to transact.

Over past 5 years, the suburb of Nundah has continued to record a premium house market in comparison to the wider Brisbane Local Government Area (LGA). Unit median prices are more affordable in Nundah when compared to the LGA, ideal for first home buyers.

The dominant proportion of houses sold in Nundah* across 2020[^] were in the premium price bracket of \$1M and above (29.2%). Units on the other hand, saw high activity in the lowest price bracket of less than \$349K (32.9%). There are many options in Nundah*, a property for any budget.

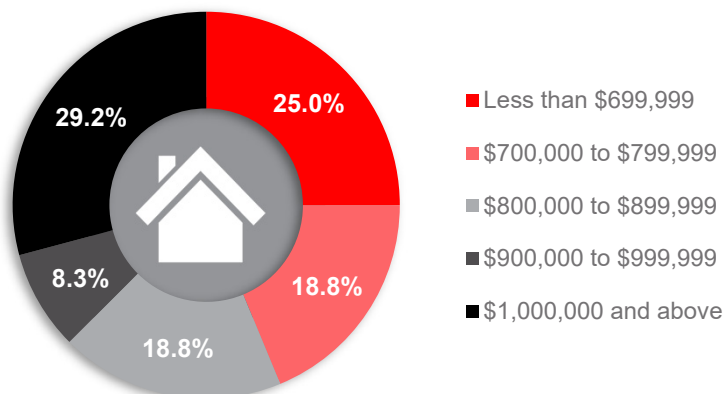
MARKET COMPARISON



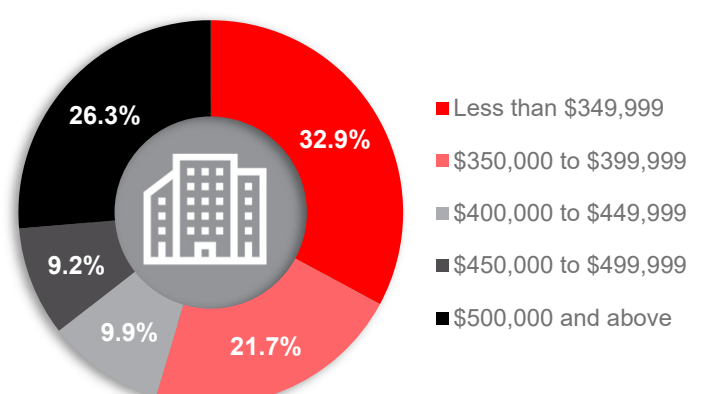
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled is chosen based on their proximity to the main suburb analysed, which is Nundah.

PRICE BREAKDOWN 2020[^]

HOUSES SOLD



UNITS SOLD

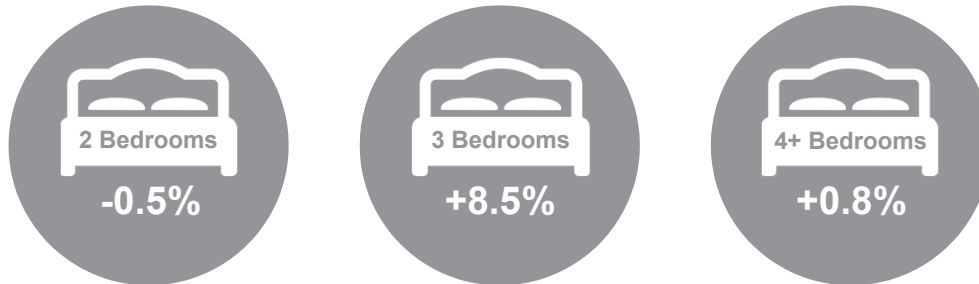


RENTAL GROWTH 2020€

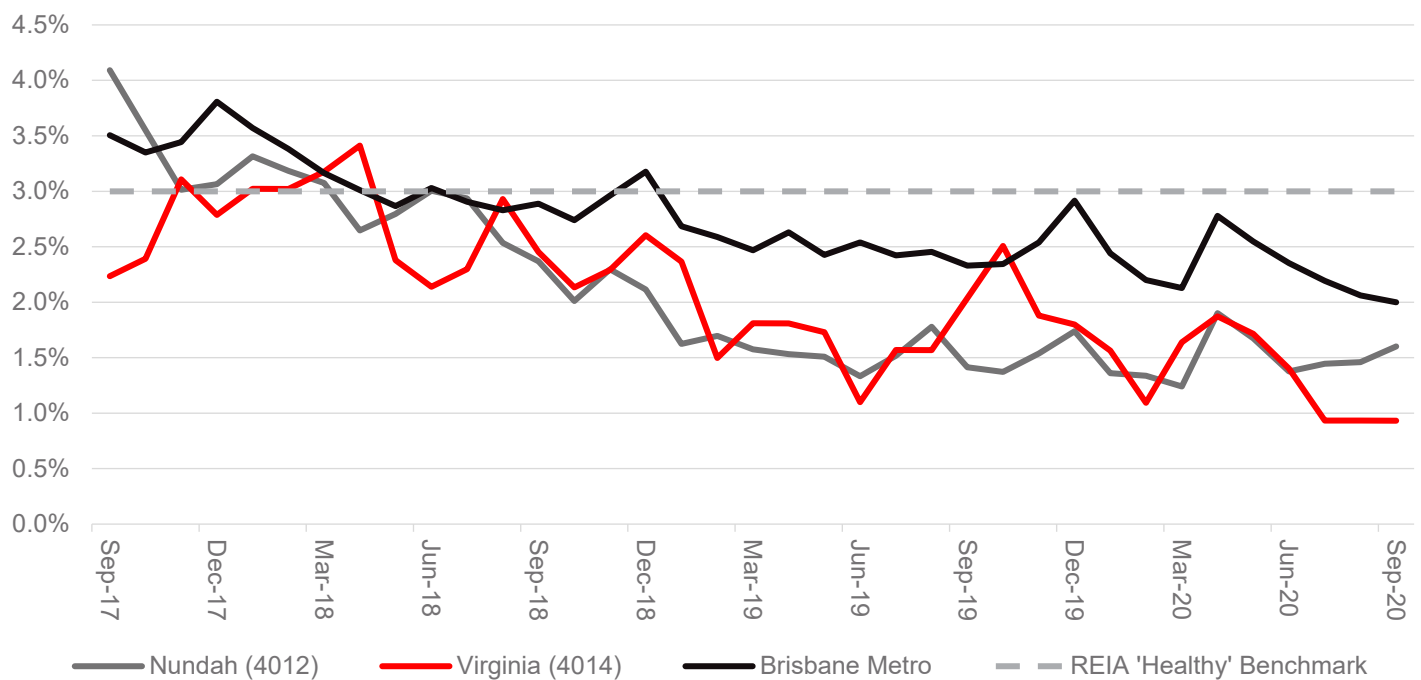
In September 2020, house rental yields in Nundah* were recorded at 3.4%. In the 12 months to Q3 2020, median house rental price grew by 2.1% to \$480 per week. This is also in conjunction with average days on the market declining by 16.0% (to 21 days). Overall this represents an extremely resilient rental market amidst COVID-19 conditions.

3 bedroom houses provided investors with +8.5% rental growth annually, achieving a median rent of \$510 per week.

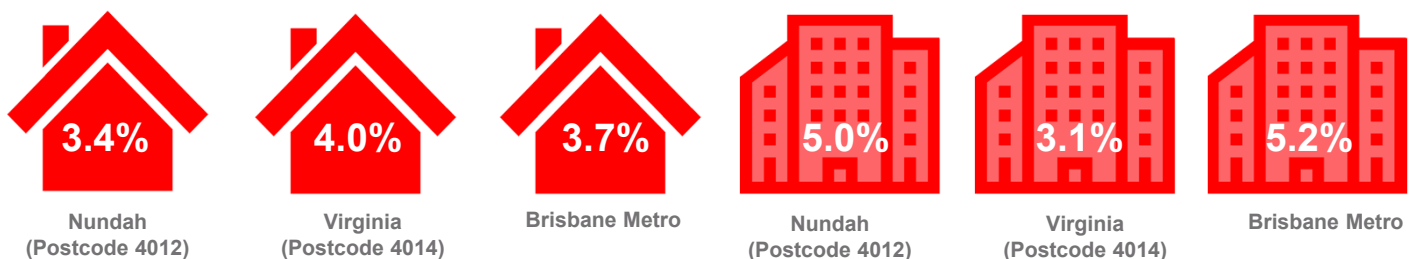
Also, in September 2020, Nundah* recorded a low vacancy rate of 1.6%, sitting well below that of Brisbane Metro (2.0%). Vacancy rates in Nundah* have proven to remain at a healthy level even throughout COVID-19 conditions, overall trending downwards and staying under the Real Estate Institute of Australia's healthy benchmark of 3.0%. This is quite surprising considering Nundah* was marked for an oversupply of units. These key indicators should instil confidence in investors.



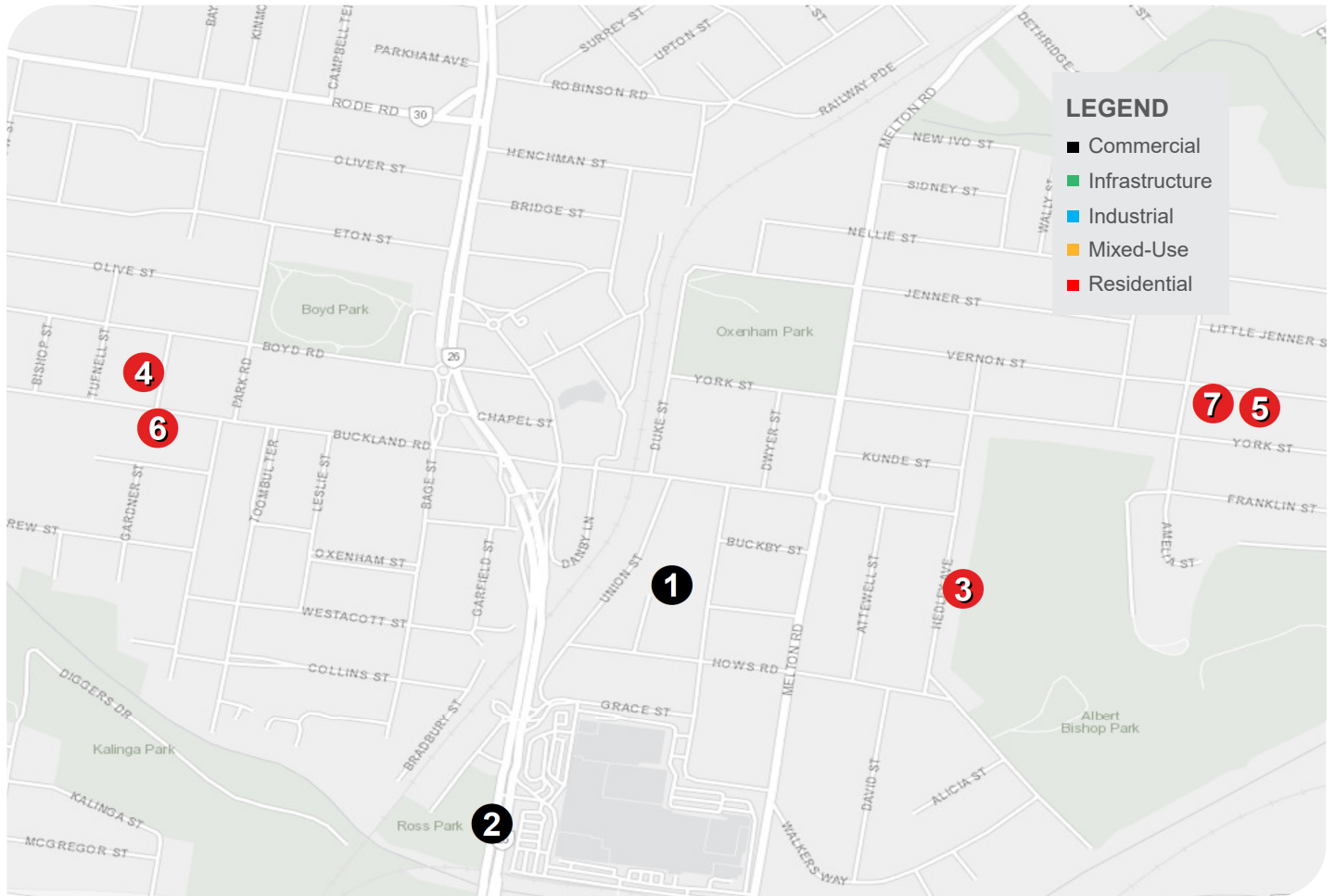
RENTAL VACANCY RATES 2020



RENTAL YIELD 2020\$



PROJECT DEVELOPMENT MAP 2nd HALF 2020[†]



Location	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Zion Lutheran Home	Commercial	\$20,000,000	01/10/2020
2	Toombul Shopping Centre Tenancy Expansion	Commercial	\$750,000	21/10/2020
3	Hedley Avenue Townhouses- (4 townhouses)	Residential	\$1,500,000	09/12/2020
4	Florence Street Dwellings- (4 Dwellings)	Residential	\$1,200,000	15/09/2020
5	Vernon Street Units- (3 Units)	Residential	\$900,000	20/08/2020
6	Buckland Road Units- (3 Units)	Residential	\$900,000	28/07/2020
7	Vernon Street Units- (3 Units)	Residential	\$900,000	20/07/2020

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.



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REFERENCES

*Nundah market data and key indicators encapsulates aggregate property market conditions within 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.

2020 encapsulates sales transactions for 2020 (01/01/2020 – 30/09/2020) only.

^ 2020 encapsulates sales transactions for 2020 (01/01/2020 – 30/09/2020) only.

€ Annual rental growth is a comparison between 2019 (01/01/2019 – 30/06/2019) and 2020 (01/01/2020 – 30/09/2020) house median rent figures.

¥ Nundah market data encapsulates aggregate property conditions within Nundah (4012).

§ Rental yields shown are as reported at September 2020.

⌘ 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 suburb of Nundah.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricefinder, Cordell Connect database, SQM Research, ESRI ARCGIS.

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