



Wodonga Market Update 2nd Half 2021



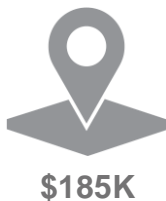
OVERVIEW

In Q2 2021, Wodonga* recorded a median house price of \$460,000, and a median vacant land price of \$185,000. This represents annual (Q2 2020 – Q2 2021) median price growth of 25.4% for houses and 27.6% for land. Between Q2 2020 – Q2 2021 total sales fluctuated, up by 57.8% for houses (to 232 sales), but slowed by -64.1% for vacant land (to 33 sales). Now is an ideal time for owner occupiers and downsizers to transact, as price growth and an increase in sales numbers indicate real returns in investment. There is an undersupply of vacant land, which creates opportunities for land-owners.

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

MARKET CONDITIONS

SALES MEDIAN PRICE Q2 2021



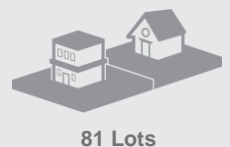
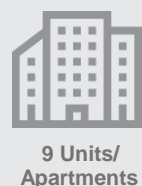
SALES AVERAGE DAYS ON MARKET Q2 2021



RENTAL MEDIAN PRICE Q2 2021

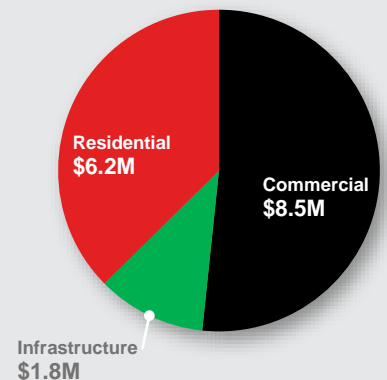


RENTAL AVERAGE DAYS ON MARKET Q2 2021



FUTURE DEVELOPMENTS

Wodonga* is set to see approximately **\$16.5M** worth of new projects commencing in the 2nd half of 2021.

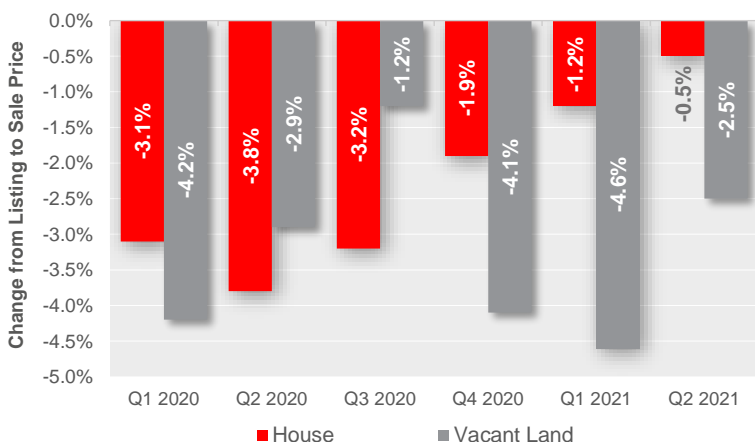


A large focus on commercial and residential projects is ideal for Wodonga*, as it signals the creation of new businesses and improved services. This has the potential to create more jobs and stimulate a more vibrant economy, with a positive spill-over effect on the property market. Meanwhile residential projects is needed to cater to the current high demand.

A main commercial project over the 2nd half of 2021 is Anzac Parade Commercial Development Site 7-Eleven Wodonga (\$5.0M), which will construct a service station, food outlet and retail. \$6.2M of residential projects is planned, adding 9 units/apartments, 4 dwellings and 81 lots to the market. Key residential projects include: Yackandandah - Wodonga Road Residential Subdivision (\$1.9M, 42 lots) and Lasilla Place Residential Subdivision (\$1.8M, 39 lots).

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.

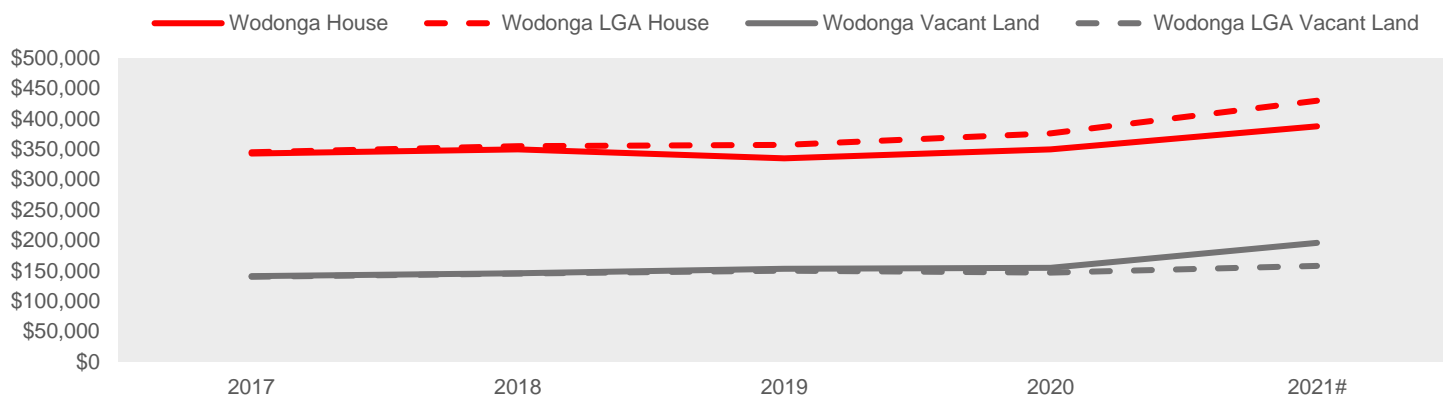


Average vendor discounts between Q2 2020 and Q2 2021 have tightened for both property types, to -0.5% for houses and -2.5% for land. Market conditions in Wodonga* have continued to favour buyers, however figures indicate that there is high negotiation activity between the two parties, with vendors achieving prices closer to the initial asking price.

The suburb of Wodonga represents a more affordable house median prices market when compared to the wider Wodonga Local Government Area (LGA). On the other hand, in 2021# land median prices have surged in price as demand continues to increase.

The dominant proportion of homes sold in Wodonga* across 2021^ were in the premium priced bracket of above \$450,000 (33.7%). Vacant land recorded a dominant price point in the middle price bracket of \$125,000 to \$149,999 (40.8%). There is affordably priced stock available, good news for first home buyers.

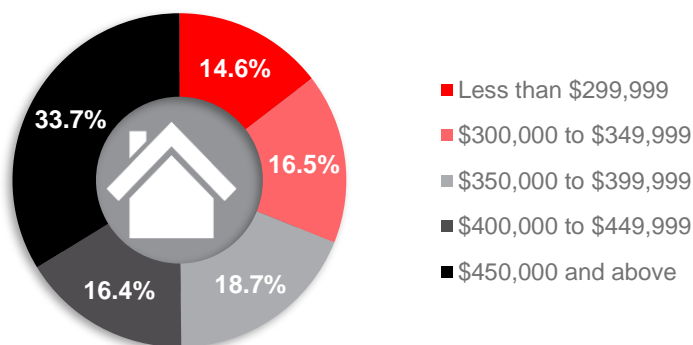
MARKET COMPARISON



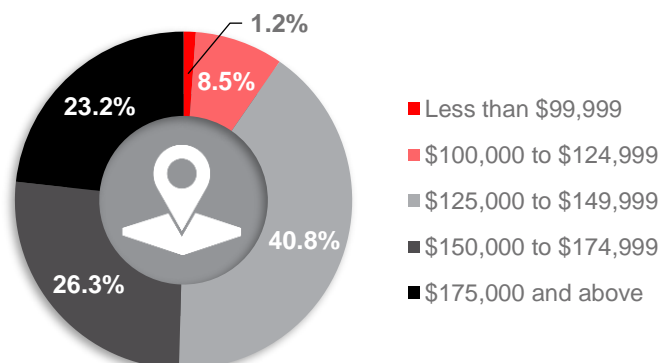
The market comparison graph provides a comparative trend for the median price of houses and vacant land over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Wodonga.

PRICE BREAKDOWN 2021^

HOUSES SOLD



VACANT LAND SOLD



RENTAL GROWTH 2021€

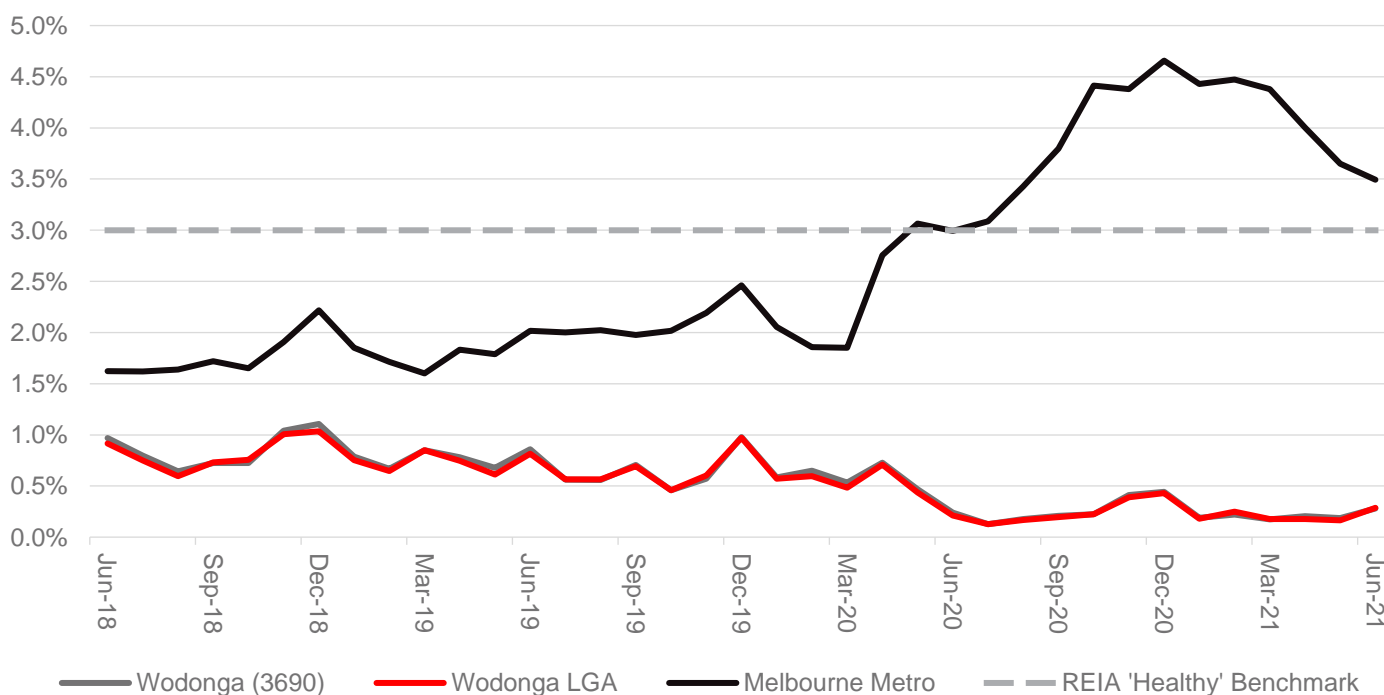
In June 2021, house rental yields in Wodonga* were recorded at 5.1%. In the 12 months to Q2 2021, the median house rental price increased by 16.9% to reach \$450 per week, this is in conjunction with average days on the market declining by -16.7% (to 15 days). Overall this represents a strong rental market, as demand continues to increase in regional areas.

4+ bedroom houses have provided investors with +13.1% rental growth annually€, with a median rent of \$475 per week.

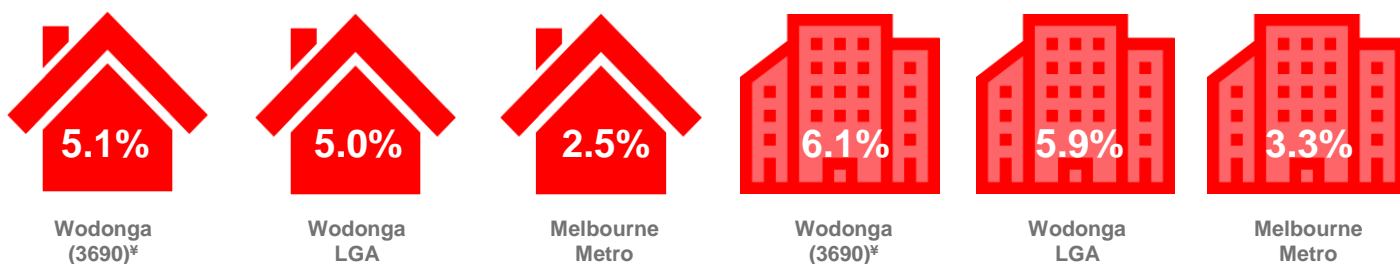
Also in June 2021, Wodonga* recorded a low vacancy rate of 0.3%, on par with Wodonga LGA and well below that of Melbourne Metro (3.5%). Vacancy rates in Wodonga* remain well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, even amidst COVID-19 conditions. This confirms there is still a healthy rental demand and investors can be confident of a conducive investment environment in Wodonga*.



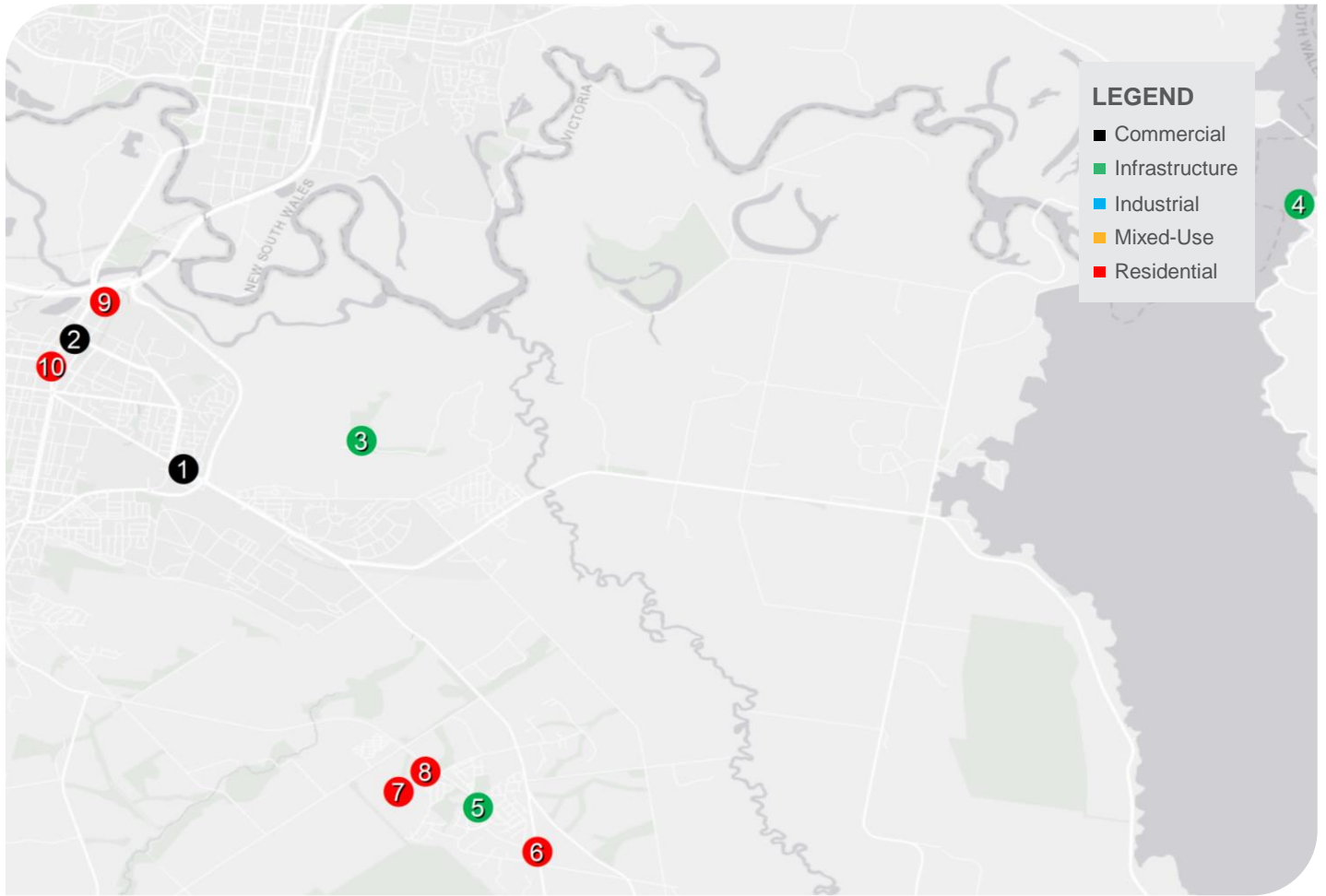
RENTAL VACANCY RATES 2021



RENTAL YIELD 2021\$



TOP DEVELOPMENTS MAP 2ND HALF 2021[†]



Location	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Anzac Parade Commercial Development Site 7 - Eleven Wodonga	Commercial	\$5,000,000	21/07/2021
2	Osburn Street Motel	Commercial	\$3,500,000	20/08/2021
3	East & South Bandiana Warehouse	Infrastructure	\$1,000,000	04/08/2021
4	Tallangatta & Bellbridge Walking Track	Infrastructure	\$400,000	04/08/2021
5	Baranduda Fields	Infrastructure	\$400,000	08/09/2021
6	Yackandandah - Wodonga Road Residential Subdivision (42 Lots)	Residential	\$1,900,000	10/08/2021
7	Lasilla Place Residential Subdivision (39 Lots)	Residential	\$1,800,000	14/09/2021
8	Lanning Street Units (5 Units)	Residential	\$990,000	15/09/2021
9	Ratray Avenue Units (4 Units)	Residential	\$840,000	13/12/2021
10	Dover Court Dwellings (4 Dwellings)	Residential	\$623,000	24/07/2021

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

* Wodonga market data and key indicators encapsulates aggregate property market conditions within the Wodonga Local Government Area.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2021 encapsulates sales transactions for 1H 2021 (01/01/2021 – 30/06/2021).

^ 2021 encapsulates sales transactions for 1H 2021 (01/01/2021 – 30/06/2021).

€ Annual rental growth is a comparison between 1H 2020 (01/01/2020 – 30/06/2020) and 1H 2021 (01/01/2021 – 30/06/2021) house median rent figures.

¥ Wodonga market data encapsulates aggregate property conditions within the postcode of 3690.

§ Rental yields shown are as reported as of June 2021.

⌘ 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 postcodes of 3690 and 3691.

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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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