

PROPERTY WATCH® REPORT

KALLANGUR AREA

Fourth Quarter 2013





Kallangur Area Overview

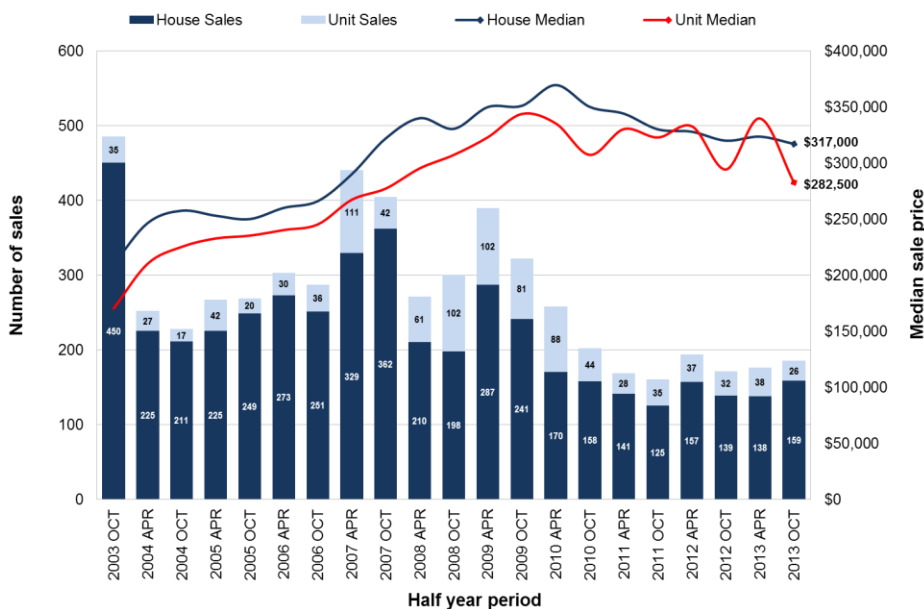
The Kallangur area is well positioned to attract buyers searching for a convenient and well serviced location in the northern suburbs of the Greater Brisbane Region. With numerous express train services from nearby Petrie to Brisbane scheduled each day the Kallangur area is a viable and affordable alternative to many suburbs located closer to the Brisbane City centre, with the added benefit of proximity to the Bruce Highway and a short trip to the Sunshine Coast.

"The Kallangur area is a viable and affordable alternative"

With Brisbane forecast to follow the lead set by Sydney and Melbourne in 2013, investors have also begun to search for greater perceived value in well located suburbs such as Kallangur.

KALLANGUR AREA

HOUSE & UNIT SALES CYCLE



Prepared by PRDnationwide Research. Source: PDS

Median Price Indicators

Half
Year

Full
Year

House



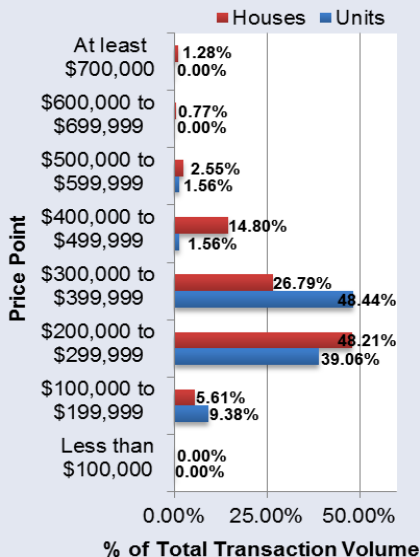
Unit



Land



Price Point Summary*



The Kallangur median house price has generally trended within the range of \$350,000 +/- 5.6 per cent since the six months to October 2008. This post-Global Financial Crisis ("GFC") period has been characterised by a generally declining trend in both median price and transaction volume. However, over the five year period from October 2008 to October 2013 the average capital growth on residential housing resales was approximately 4.5 per cent.

The median unit price has exhibited a higher degree of volatility since the GFC. However, the response in both median price and transaction volume was somewhat muted relative to comparable locations in the Greater Brisbane region. Given the developing nature of the unit market in Kallangur it is more likely that this volatility is an indication of the specification and availability of new stock. Capital growth over the five years to October 2013 averaged 5.9 per cent.

*October 2012 – October 2013

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

PRDnationwide provides a full range of property research services across all sectors and markets within Australia.

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
- Competitive project activity analysis
- Economic indicators
- Social research, including focus groups

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