

PROPERTY WATCH® REPORT

CABOOLTURE AREA

Fourth Quarter 2013





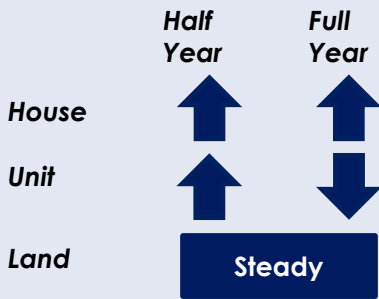
Caboolture Overview

The Caboolture area is undergoing a period of renewed development and growth. With residential projects such as Peet's Riverbank Estate and continued expansion in the local industrial and services sector, buyers are attracted to the region for its well developed infrastructure and amenities, as well as the central location relative to Brisbane and the Sunshine Coast.

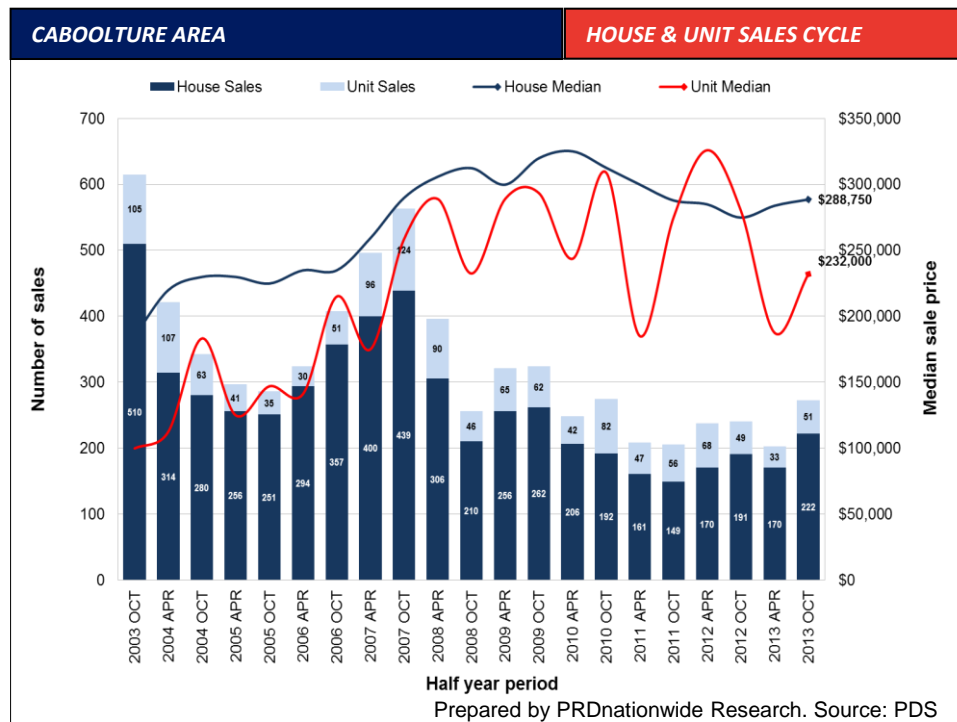
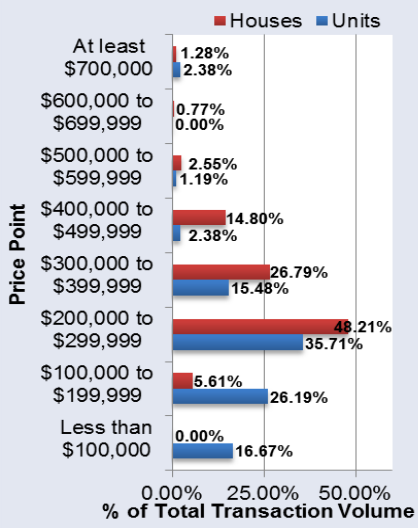
"Caboolture is undergoing a period of renewed development and growth"

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 Caboolture.

Median Price Indicators



Price Point Summary*



The residential property market in Caboolture appears to be exhibiting the beginning of a recovery from post-Global Financial Crisis ("GFC") lows. While the unit market within the region has typically exhibited a relatively high level of median price volatility over time, the GFC had a profound effect on the viability of many proposed developments. A number of approved medium-density sites remain available for sale within the region and a sustained recovery should enhance the prospect of future development at these locations.

The median house price recorded 5 per cent growth over the 12 months to October 2013. House transaction volume also increased over the same period, up significantly by 16.2 per cent. The largest portion of transactions were recorded in the range of \$200,000 to \$299,999 for both houses and units, affording commuters improved levels of affordability relative to many Brisbane suburbs.

*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

Prepared by PRDnationwide Research. For further details contact:

Helena Gordon

Principal

PRDnationwide Caboolture

P: (02) 4926 0600

E: helenagordon@prd.com.au

Jake Beazley

Research Analyst

PRDnationwide Corporate Team

P: (07) 3026 3356

E: jakebeazley@prd.com.au