



South East Queensland

Property Hotspots

2nd Half 2016



HOTSPOTS METHODOLOGY

This South East Queensland hotspot report analyses all suburbs within the Brisbane City Council, Sunshine Coast, Moreton Bay, Ipswich, Logan City Council, Redland City Council, and Gold Coast City Council regions, providing valuable insights and highlights of the property market in 2016.

The following key factors are taken into consideration:

- Sales and Median price growth compared to the previous year
- Project developments commencing in 2016-17 - commercial, mixed use and infrastructure, industrial and residential. This indicates potential increases in economic and commercial activity, interconnectivity to the key transport routes, the CBD and other major urban business hubs

LGA MARKET COMPARISON

Local Government Area (LGA)	Property Type	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016-2017*
BRISBANE	House	\$625,000	\$627,500	0.4%	\$11.5B
	Unit	\$449,000	\$440,000	-2.0%	
SUNSHINE COAST	House	\$520,000	\$532,500	2.4%	\$9.7B
	Unit	\$375,000	\$371,250	-1.0%	
MORETON BAY	House	\$428,000	\$435,000	1.6%	\$2.4B
	Unit	\$350,000	\$330,000	-5.7%	
IPSWICH	House	\$330,000	\$330,000	0.0%	\$5.5B
	Unit	\$306,900	\$285,000	-7.1%	
LOGAN	House	\$387,000	\$395,000	2.1%	\$4.1B
	Unit	\$250,000	\$250,000	0.0%	
REDLAND	House	\$495,000	\$505,500	2.1%	\$0.82B
	Unit	\$394,500	\$380,000	-3.7%	
GOLD COAST	House	\$560,000	\$581,000	3.8%	\$10.1B
	Units	\$373,000	\$385,000	3.2%	

SOUTH EAST QUEENSLAND OVERVIEW

South East Queensland's median house prices have increased compared to the previous hotspot report. Gold Coast City Council area again tops the list with highest annual growth for houses and units. It is also the only area that recorded positive growth for units. Brisbane recorded the highest house and unit median prices within South East Queensland, while Logan offers the most affordable units and Ipswich the most affordable houses.

The Brisbane, Gold Coast and Sunshine Coast regions each recorded over \$9.0B** of project developments due for commencement in 2016 and 2017, with Brisbane set for an estimated \$11.5B** of project construction to start in 2016-17.

*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure construction schedule to commence construction during 2016 and 2017. Estimated value does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland



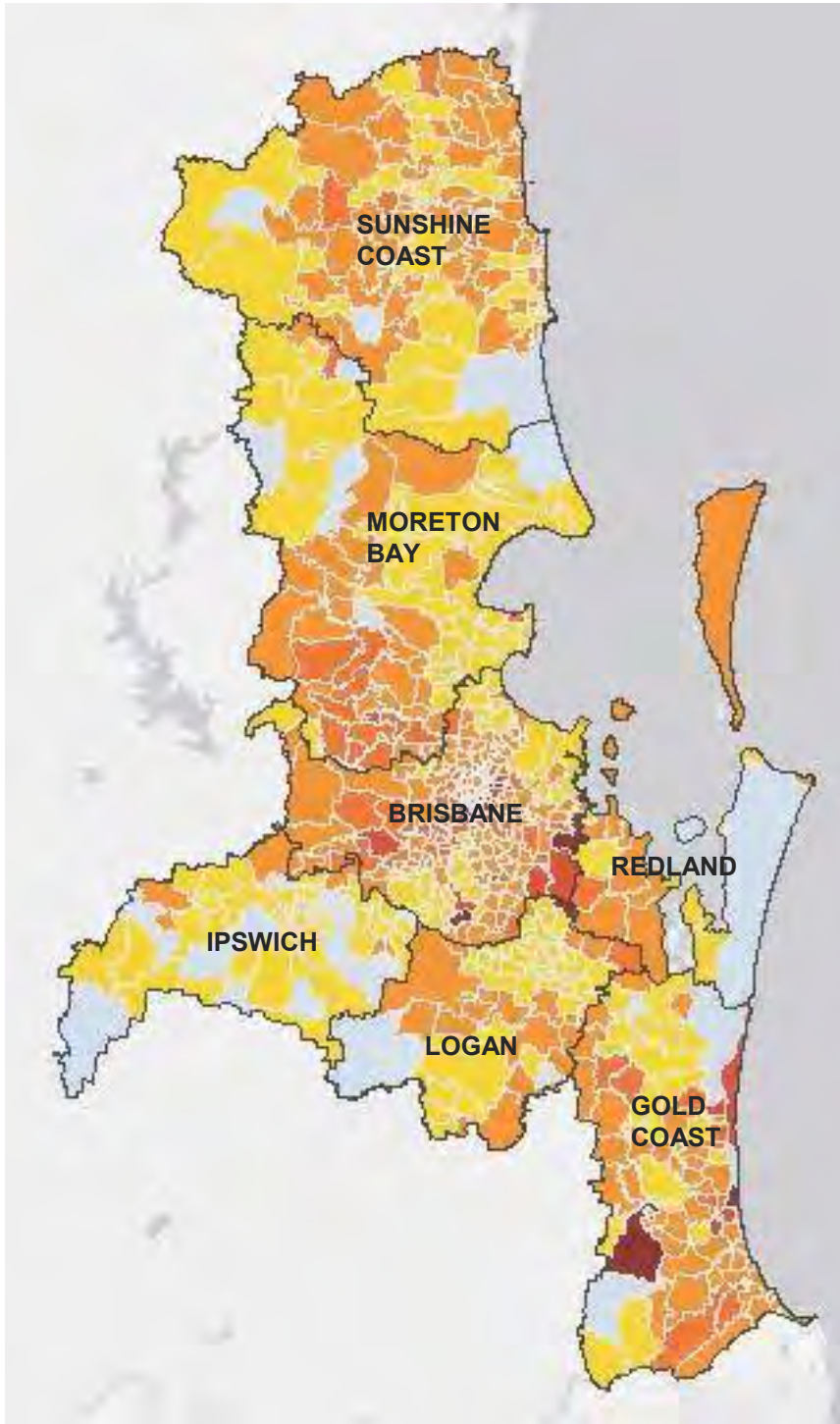
KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↑	↔
House Median Rent	↔	↔
Unit Sales	↓	↓
Unit Median Price	↔	↔
Unit Median Rent	↔	↔

“South East Queensland continues to cement its position as a solid property market. Strong development within the three major hubs – Brisbane, Gold & Sunshine Coasts - will further strengthen the whole region’s economic impact and importance.”

Tony Brasier
PRDnationwide Managing Director

SOUTH EAST QUEENSLAND MEDIAN HOUSE PRICE 2016*



TOP 3 LOWEST PRICED SUBURBS

Suburbs	Median Price 2016*	Rental Yield
Russell Island	\$187,000	6.7%
Macleay Island	\$225,000	6.1%
Leichhardt	\$226,000	7.5%

TOP 3 HIGHEST PRICED SUBURBS

Suburbs	Median Price 2016*	Rental Yield
New Farm	\$1,762,500	2.2%
Mermaid Beach	\$1,625,000	2.1%
Hamilton	\$1,400,000	3.8%

LEGEND

	DATA NOT AVAILABLE
	\$0 - \$500,000
	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+

*Median price captures sales from 01/01/2016 to 30/09/2016.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

BRISBANE



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↔	↔
House Median Rent	↔	↓
Unit Sales	↓	↓
Unit Median Price	↓	↓
Unit Median Rent	↔	↔

RECENT TOP PERFORMERS

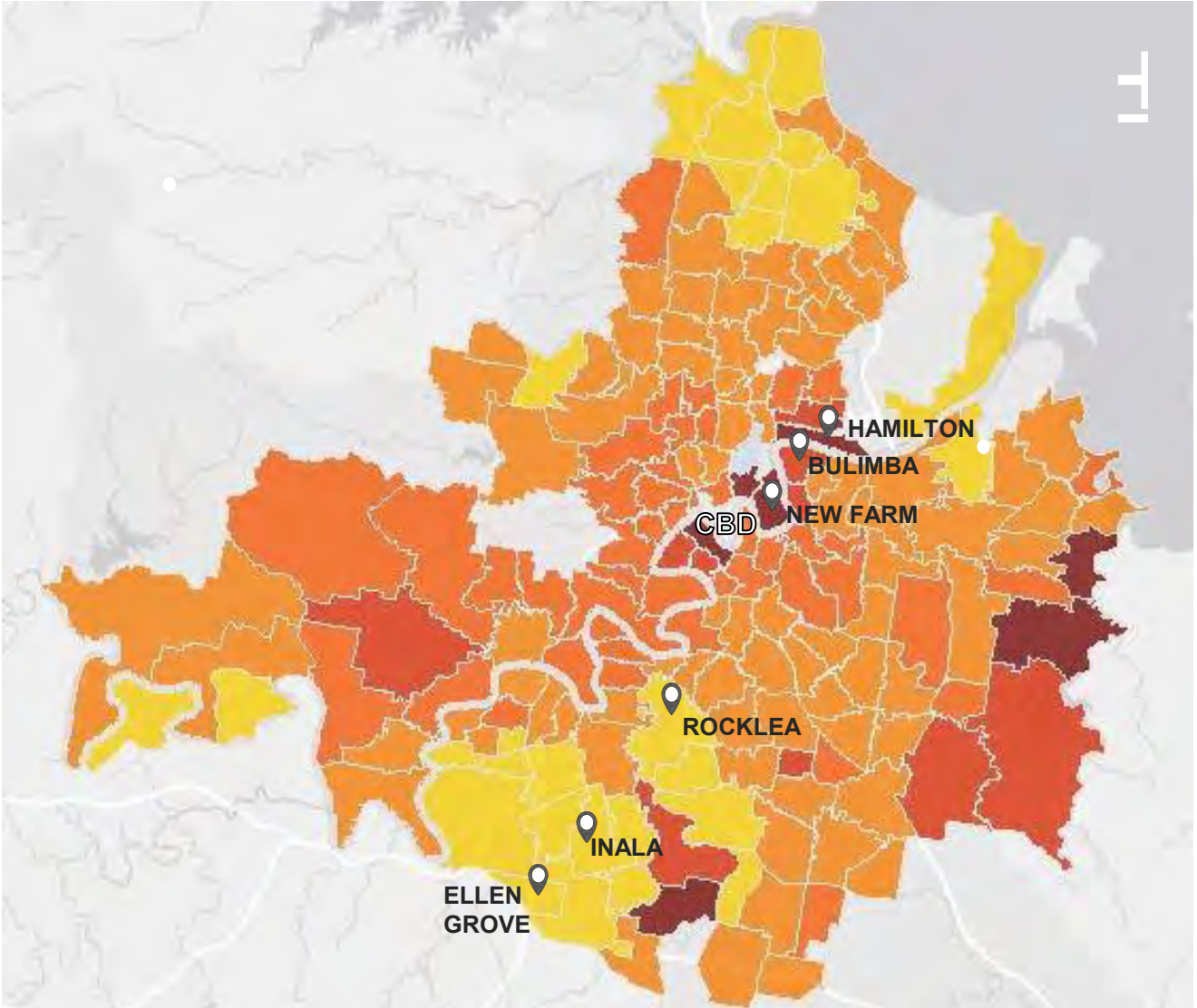
Type	Area	Suburb	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016**	Projects 2017**	Main 2016 Projects**
HOUSE	Inner	New Farm	\$1,520,000	\$1,762,500	16.0%	\$3.5M	\$34.6M	<ul style="list-style-type: none"> Kent Street Units (\$2.0M) Holy Spirit Primary School Extension (\$1.5M)
	North	Hamilton	\$1,130,000	\$1,400,000	23.9%	\$143.6M	\$853.4M	<ul style="list-style-type: none"> Hercules North Shore Residential Tower (\$60.0M) Hamilton Reach Stage 7 (\$60.0M)
	South	Robertson	\$896,000	\$1,140,000	27.2%	\$7.5M	\$45.4M	<ul style="list-style-type: none"> Kessels Road Student Accommodation & Residential Subdivision (\$7.5M)
	East	Carina Heights	\$591,000	\$722,000	22.2%	\$17.9M	\$86.7M	<ul style="list-style-type: none"> Winstanley Street Apartments (\$5.9M) Pine Mountain Road Residential Development (\$3.5M)
	West	Graceville	\$761,000	\$833,500	9.5%	\$2.0M	N/A	<ul style="list-style-type: none"> Graceville Train Station Upgrade (\$2.0M)
UNIT	Inner	Teneriffe	\$590,000	\$610,500	3.5%	\$18.5M	\$100.8M	<ul style="list-style-type: none"> Fabric Apartments (\$18.0M) Brisbane City Council Macquarie Street Restaurant & Amenities Conversion (\$0.5M)
	North	Bracken Ridge	\$328,000	\$387,500	18.1%	\$4.0M	\$18.1M	<ul style="list-style-type: none"> Norris Road Residential Development Stages 1-3 (\$4.0M)
	South	Greenslopes	\$385,000	\$440,000	14.3%	\$91.3M	\$76.6M	<ul style="list-style-type: none"> Stoneham Mixed Use Development (\$28.0M) Lincoln On The Park (\$21.0M)
	East	Camp Hill	\$442,000	\$578,501	30.9%	\$10.4M	\$46.4M	<ul style="list-style-type: none"> Centro Whites Hill Shopping Centre (\$2.5M) Kennington Road Townhouses (\$1.8M)
	West	Enoggera	\$388,000	\$417,500	7.6%	\$9.0M	\$15.7M	<ul style="list-style-type: none"> Department Of Defence Helicopter Insertion & Extraction Training (\$4.5M) Enoggera Barracks 2 HSB Administration Facilities (\$2.0M)

*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure scheduled to commence construction during 2016. It does not reflect the project's sale/commercial value. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2016.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

BRISBANE MEDIAN HOUSE PRICE 2016*



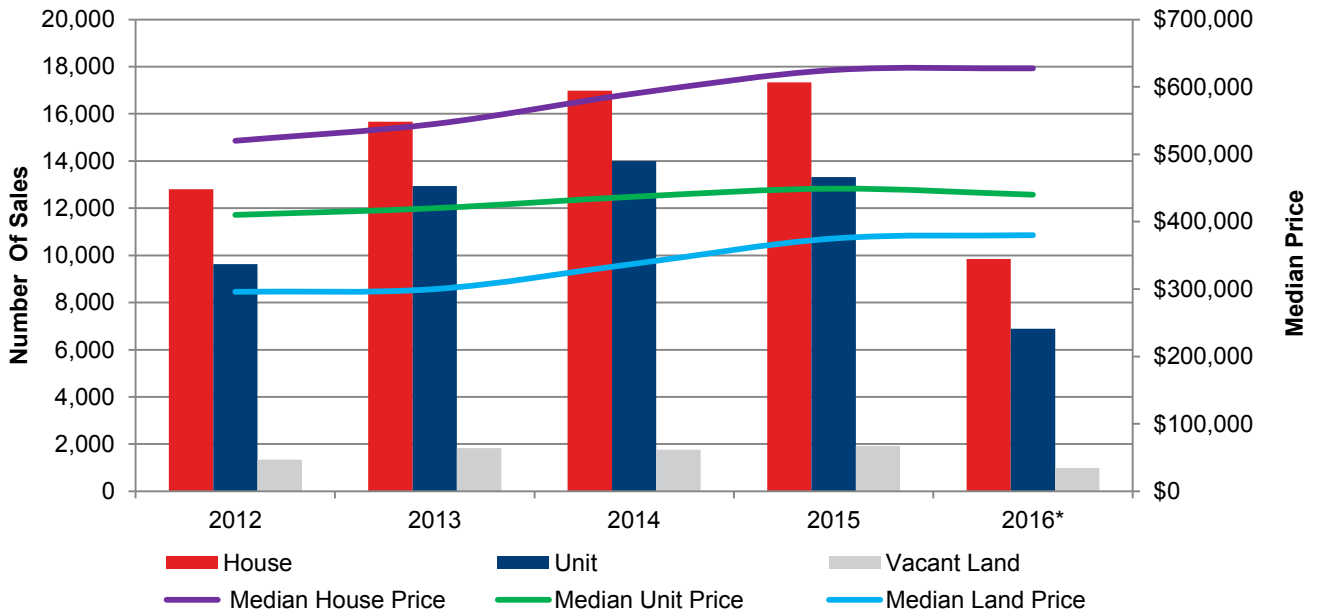
LEGEND		Top 3 Lowest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	DATA NOT AVAILABLE	Ellen Grove	\$272,000	\$47.5M	\$305	5.8%
	\$0 - \$500,000	Inala	\$360,000	\$10.3M	\$320	4.6%
	\$500,000 - \$750,000	Rocklea	\$380,000	\$2.5M	\$345	4.7%
	\$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	\$1,000,000 - \$1,250,000	New Farm	\$1,762,500	\$3.5M	\$750	2.4%
	\$1,250,000+	Hamilton	\$1,400,000	\$143.6M	\$565	3.0%
		Bulimba	\$1,175,000	\$24.2M	\$863	3.2%

*Median price captures sales from 01/01/2016 to 30/09/2016; Q3 rental figures captures data from 01/07/2016 to 30/09/2016.

**Project Development spending is based on aggregate land and construction value as provided by the relevant data authority and does not include commercial/re-sale value.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

BRISBANE* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 2016**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Logan Enhancement Project	Runcorn	Motorway Upgrades	\$450M	04/11/2016	30/03/2019
Queen Street Mixed Use Development	Brisbane	Units (264)/Shops - 47 Storeys	\$375M	05/11/2016	31/05/2018
Banyan Tree Residences	Kangaroo Point	Units (76)/Shops/Restaurant – 12 Storey	\$150M	28/11/2016	28/02/2019
Port Of Brisbane Road Upgrade	Port Of Brisbane	Roadworks - Upgrade	\$110M	12/09/2016	26/05/2018
Chester & Ella Street Mixed Development	Newstead	Units (319)/Shops/Restaurants - 18 Storey	\$110M	01/12/2016	31/08/2018
East Village Mixed Use Development Master Plan	Cannon Hill	Units/Hotel/Office/Shops/ Gymnasium	\$90M	18/07/2016	TBA
Brisbane One Towers Stages 1 & 2	South Brisbane	Units (608)/Shops - 13 & 30 Storey	\$90M	15/12/2016	14/06/2019

*This analysis is based on Brisbane City Council data. Median price for 2016 captures sales from 01/01/2016 to 30/09/2016 (end of Q3 2016).

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

SUNSHINE COAST



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↑	↑
House Median Rent	↔	↔
Unit Sales	↓	↓
Unit Median Price	↔	↓
Unit Median Rent	↑	↔

RECENT TOP PERFORMERS

Type	Area	Suburb	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016**	Projects 2017**	Main 2016 Projects**
HOUSE	South	Moffat Beach	\$590,000	\$720,000	22.0%	N/A***	N/A	<ul style="list-style-type: none"> Caloundra Rd to Sunshine Motorway (\$1.1B) Bulcock Street Streetscape Works Stage 3 (\$2.0M) Sunshine Coast Airport (\$1.0M) Sunshine Coast Airport Terminal Screening Alterations & Additions (\$907K)
	Inner	Marcoola	\$524,000	\$615,000	17.4%	\$1.9M	\$420.4M	<ul style="list-style-type: none"> Maroochy River Rehabilitation Project (\$5.0M) Parklakes II Estate Precinct R2 Stages 6-8 (\$2.0M)
	North	Yandina	\$375,000	\$431,000	14.9%	\$16.2M	\$12.6M	<ul style="list-style-type: none"> Creekwood Avenue Townhouses Stage 12b (\$2.5M)
	South	Meridan Plains	\$430,000	\$490,000	14.0%	\$2.5M	\$31.8M	<ul style="list-style-type: none"> Southern Lakes Precinct Estate Residential Subdivision Remaining Stages (\$57.6M)
	South	Golden Beach	\$468,000	\$530,000	13.2%	\$57.6M	\$11.1M	<ul style="list-style-type: none"> Peregian Breeze Estate Residential Subdivision Stages 5 & 8 (\$7.7M) Ridges Peregian Beach Estate Subdivision Stage 32C (\$3.0M)
UNIT	North	Peregian Springs	\$295,000	\$379,000	28.5%	\$11.2M	\$4.3M	<ul style="list-style-type: none"> Petrie Creek Road Residential Subdivision Stages 1-5 (\$3.5M) Nambour Selangor Private Hospital Refurbishment (\$3.5M)
	West	Nambour	\$255,000	\$306,500	20.2%	\$17.1M	\$96.9M	<ul style="list-style-type: none"> Youi Global Headquarters Building Stages 1 & 2 (\$80.0M) Coles Sippy Downs Stage 1 (\$10.0M)
	South	Sippy Downs	\$220,000	\$260,000	18.2%	\$98.6M	\$2.0M	<ul style="list-style-type: none"> Enterprise Street Transport Depot (\$0.8M) Bruce Highway (Caloundra Road - Sunshine Motorway) Upgrade (\$1.1B)
	South	Caloundra West	\$341,000	\$394,000	15.5%	\$0.8M***	\$15.9M	<ul style="list-style-type: none"> Sunshine Plaza Shopping Centre Redevelopment (\$350.0M) SunCentral Development (\$200.0M)
	Inner	Maroochydore	\$360,000	\$380,000	5.6%	\$602.5M	\$347.3M	

*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

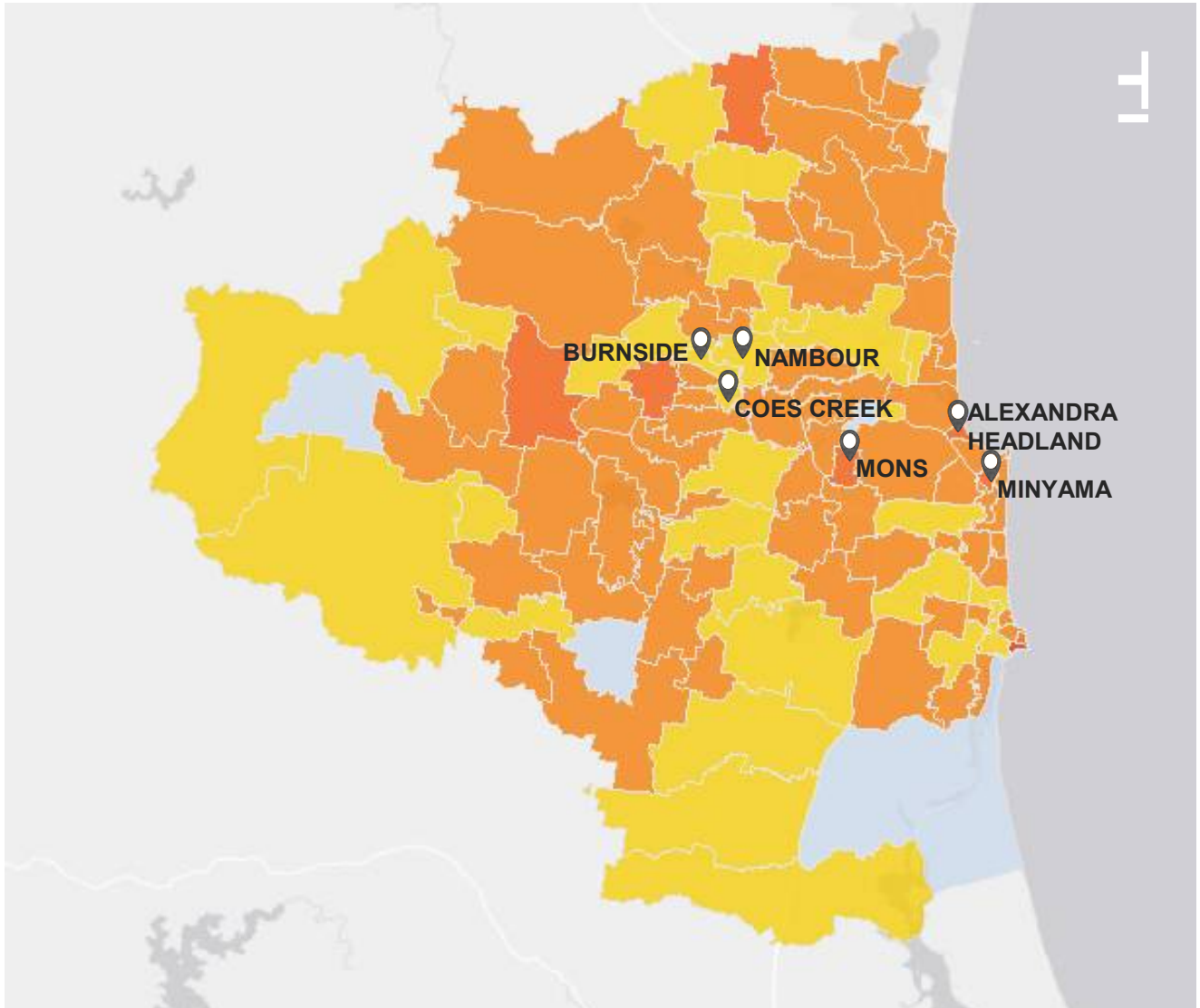
**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure to commence construction during 2016.

Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2016.

***Neighbouring suburb, Caloundra, has over \$1.1B project developments commencing in 2016 and \$130.0M in 2017.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

SUNSHINE COAST MEDIAN HOUSE PRICE 2016*



LEGEND		Top 3 Lowest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	DATA NOT AVAILABLE	Nambour	\$365,000	\$17.1M	\$400	5.7%
	\$0 - \$500,000	Coes Creek	\$406,500	N/A	\$458^	5.9%
	\$500,000 - \$750,000	Burnside	\$415,000	\$2.7M	\$430^	5.4%
	\$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	\$1,000,000 - \$1,250,000	Alexandra Headland	\$980,000	\$3.0M	\$485	2.6%
	\$1,250,000+	Mons	\$850,000	N/A	\$580^	3.5%
		Minyama	\$785,000	\$770K	\$513	3.4%

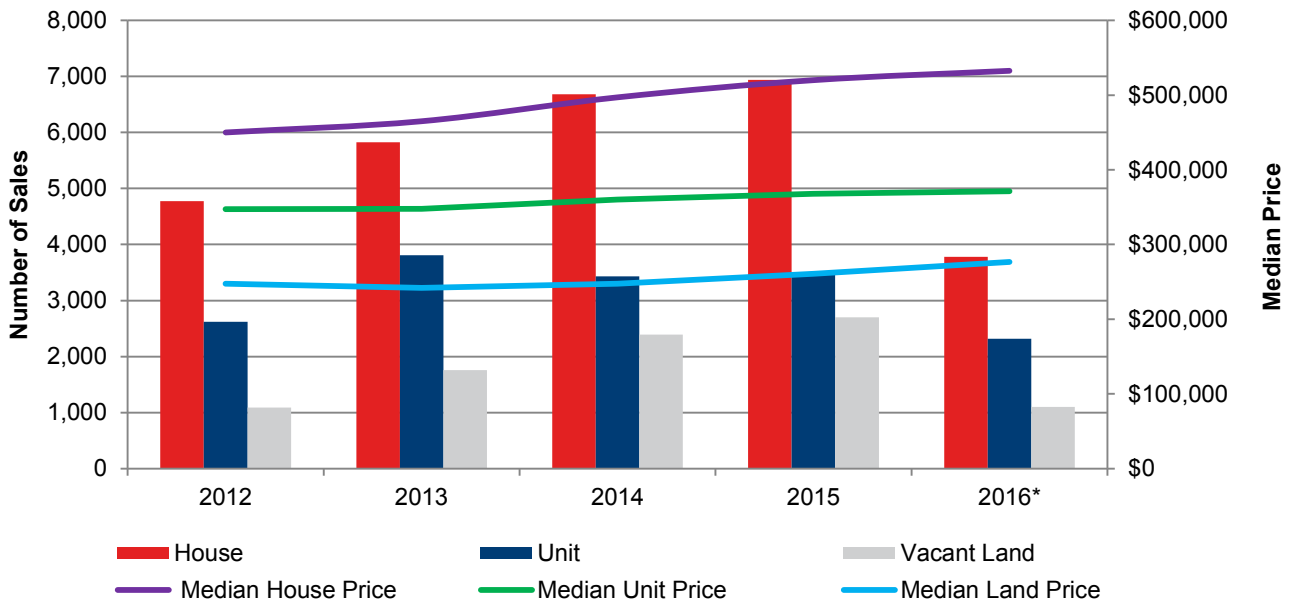
*Median price captures sales from 01/01/2016 to 30/09/2016; Q3 rental figures captures data from 01/07/2016 to 30/09/2016.

**Project Development spending is based on construction value as provided by the relevant data authority and does not include commercial/re-sale value.

^The median rent may not be reflective of the market due to the small sample size.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

SUNSHINE COAST* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 2016**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Aura Estate Master Planned Community	Bells Creek	Master Planned Community (over 20,000 new homes)	\$5.0B	04/11/2016	30/11/2045
Bruce Highway (Caloundra Road - Sunshine Motorway) Upgrade	Caloundra	Roadworks - Upgrade	\$1.1B	30/11/2016	30/11/2020
Sunshine Plaza Shopping Centre Redevelopment	Maroochydore	Shopping Centre/Carpark - 3 Storey	\$350.0M	29/09/2016	20/12/2018
QR-SE QLD Infrastructure Plan (SEQIP) - Beerburrum-Landsborough	Landsborough	Infrastructure Plan	\$275.0M	11/02/2016	TBA
SunCentral Development	Maroochydore	Master Plan	\$200.0M	11/02/2016	18/09/2035
Youi Global Headquarters Building Stages 1 & 2	Sippy Downs	Office Building - 4 Storey	\$80.0M	24/11/2016	10/11/2018
Aura Estate Precinct 2 - Area 1, 2 & 5	Bells Creek	Residential Subdivision - (891) Lots	\$70.0M	15/02/2016	31/05/2020
Southern Lakes Precinct Estate Residential Subdivision Remaining Stages	Golden Beach	Residential/Commercial Subdivision - (720) Lots	\$57.6M	15/07/2016	15/02/2018

* This analysis is based on Sunshine Coast regional data. Median price for 2016 captures sales from 01/01/2016 to 30/09/2016 (end of Q3 2016).

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

MORETON BAY



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↔	↔
House Median Rent	↑	↔
Unit Sales	↓	↓
Unit Median Price	↓	↓
Unit Median Rent	↑	↔

RECENT TOP PERFORMERS

Type	Area	Suburb	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016**	Projects 2017**	Main 2016 Projects**
HOUSE	Inner	Burpengary East	\$444,000	\$545,000	22.7%	N/A***	N/A	<ul style="list-style-type: none"> Burpengary Plaza Alterations & Additions (\$35.0M) Bruce Highway Townhouses (\$30.0M)
	West	Woodford	\$370,000	\$430,000	16.2%	\$6.9M	\$22.9M	<ul style="list-style-type: none"> Windsor Street Estate Residential Subdivision (\$3.6M) Archer Street Mixed Use Development (\$2.5M)
	Inner	Elimbah	\$495,000	\$536,000	8.3%	\$0.3M	\$84.1M	<ul style="list-style-type: none"> Beerburum Road Telecommunications Facility (0.3M)
	East	Redcliffe	\$391,000	\$418,000	6.9%	\$21.9M	\$418.9M	<ul style="list-style-type: none"> John Street Townhouses (\$8.0M) Isle Of Newport Estate Residential Subdivision Precinct 1 Stages 7 & 8 (\$6.1M)
	South	Petrie	\$392,000	\$415,000	5.9%	\$15.2M	\$229.3M	<ul style="list-style-type: none"> Petrie On The Park Townhouses Stage 2 (\$14.0M) Armstrong Street Townhouses (\$1.2M)
UNIT	Inner	Morayfield	\$269,000	\$300,000	11.5%	\$32.5M	\$57.4M	<ul style="list-style-type: none"> Morayfield Medical Centre Conversion (\$15.0M) Graham Road Estate Residential Subdivision Stages 1 – 7 (\$5.0M)
	East	Scarborough	\$432,000	\$470,000	8.8%	N/A^	\$55.9M	<ul style="list-style-type: none"> John Street Townhouses (\$8.0M) Isle Of Newport Estate Residential Subdivision Precinct 1 Stages 7 & 8 (\$6.1M)
	East	Kippa-Ring	\$275,000	\$296,000	7.6%	\$0.3M	\$8.9M	<ul style="list-style-type: none"> Miller Street Office Conversion (\$0.3M)
	Inner	Caboolture	\$186,000	\$200,000	7.5%	\$43.9M	\$57.4M	<ul style="list-style-type: none"> Caboolture River Road Bridge (\$7.7M) Aldi Foodstore Caboolture (\$6.0M)
	South	Lawnton	\$228,000	\$245,000	7.5%	\$10.7M	\$28.3M	<ul style="list-style-type: none"> Todds Road 216 Lot Subdivision Stages 1 – 12 (\$8.8M) Francis Road Rehabilitation (\$1.9M)

*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

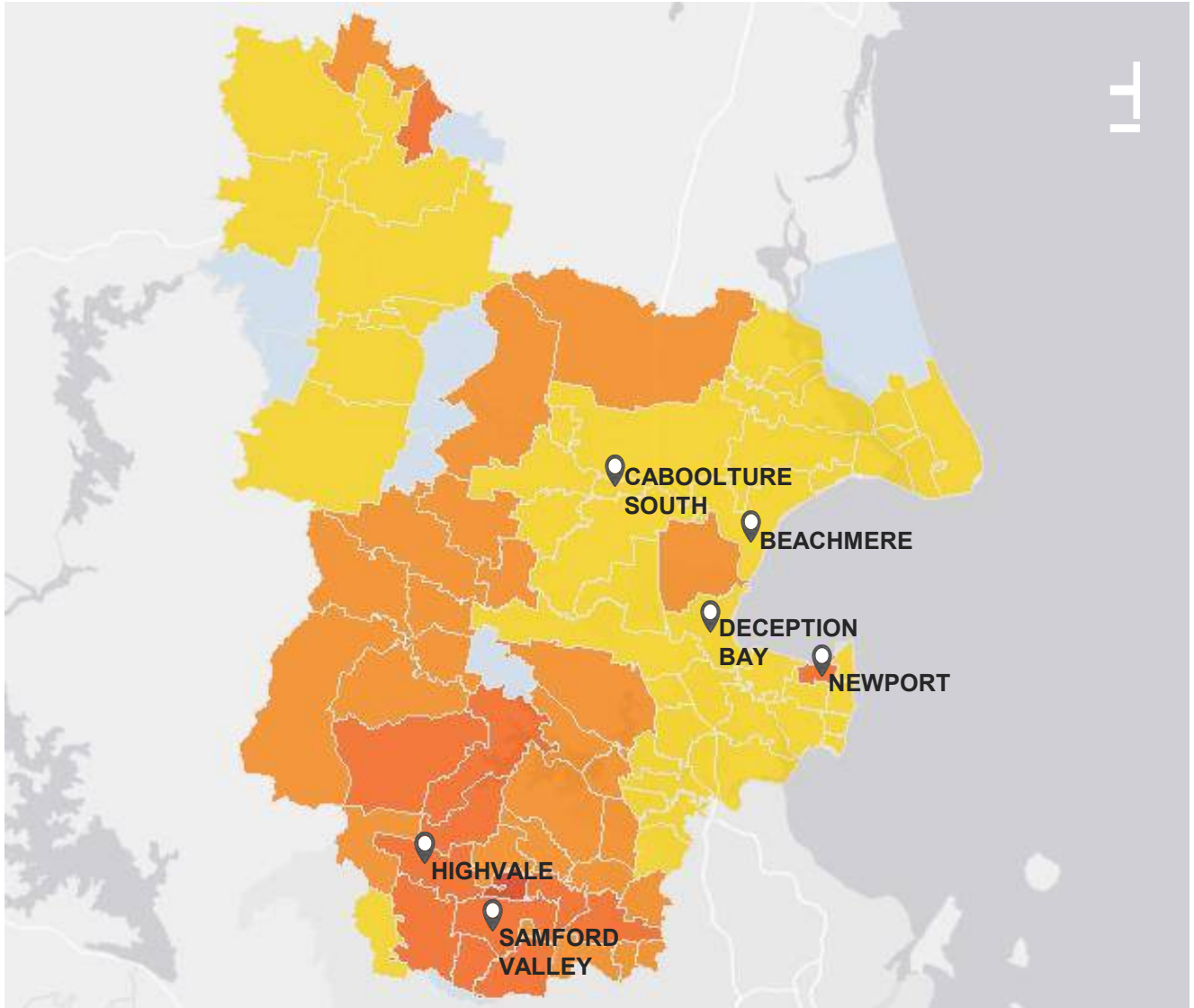
**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure scheduled to commence construction during 2016. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2016.

***Neighbouring suburb, Burpengary, has over \$95.1M project developments in 2016 and \$1.0B in 2017.

^Neighbouring suburb, Caboolture, has over \$43.9M projects in 2016 and \$84.1M in 2017.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

MORETON BAY HOUSE PRICE 2016*



LEGEND		Top 3 Lowest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	DATA NOT AVAILABLE	Caboolture South	\$286,500	N/A	\$340	6.2%
	\$0 - \$500,000	Beachmere	\$312,950	\$26.9M	\$330	5.5%
	\$500,000 - \$750,000	Deception Bay	\$331,750	\$22.3M	\$330	5.2%
	\$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	\$1,000,000 - \$1,250,000	Newport	\$905,000	N/A	\$650	3.7%
	\$1,250,000+	Samford Valley	\$854,000	N/A	\$738 [^]	4.5%
		Highvale	\$851,000	N/A	N/A	N/A

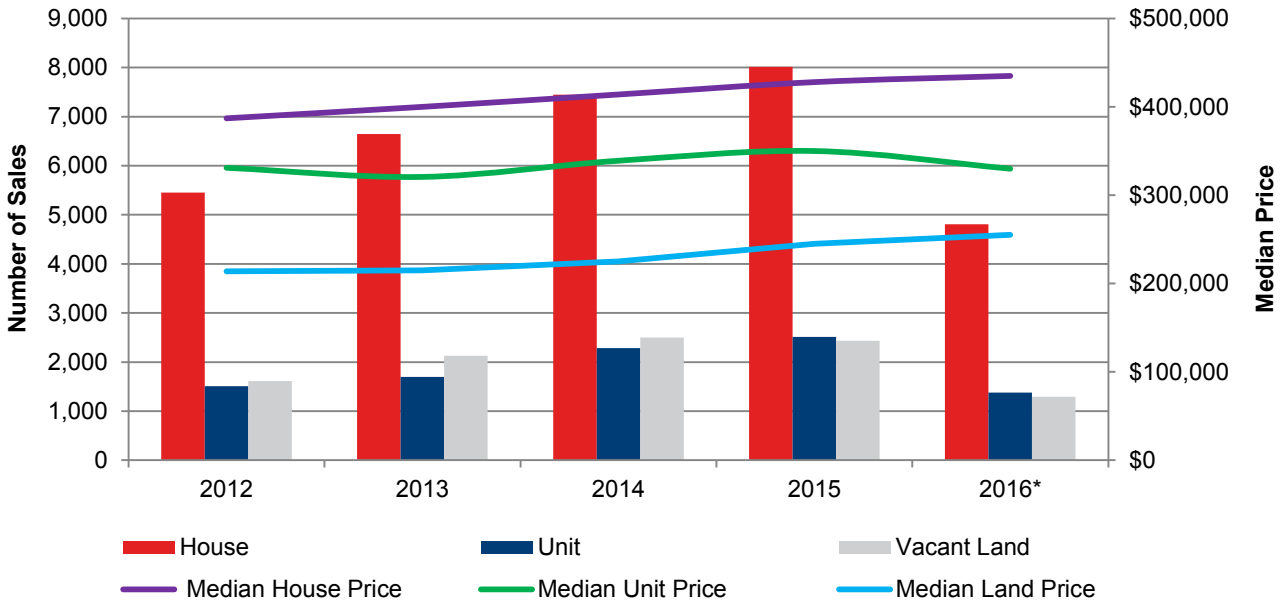
*Median price captures sales from 01/01/2016 to 30/09/2016; Q3 rental figures captures data from 01/07/2016 to 30/09/2016.

**Project Development spending is based on construction value as provided by the relevant data authority and does not include commercial/re-sale value.

[^]The median rent may not be reflective of the market due to the small sample size.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

MORETON BAY* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 2016**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Bruce Highway & Boundary Road Interchange Upgrade	Narangba	Roadworks - Interchange Upgrade	\$54.8M	21/03/2016	30/09/2017
Kinsellas Road West Townhouses	Mango Hill	Townhouses (233) - 2 Storey	\$44.0M	22/12/2016	25/01/2019
Rothwell Intersection Upgrade Project	Rothwell	Roadworks - Roundabout Upgrade	\$37.0M	12/07/2016	30/12/2017
Eatons Hill Village Shopping Centre & Motel	Brendale	Shopping Centre/Motel - 1 & 7 Storey	\$35.0M	22/02/2016	22/02/2018
Burpengary Plaza Alterations & Additions	Burpengary	Shopping Centre	\$35.0M	16/05/2016	31/07/2017
Bruce Highway Townhouses	Burpengary	Townhouses (142) - 2 Storey	\$30.0M	01/12/2016	01/12/2018
North Lakes Large Format Retail Development	North Lakes	Showrooms (8)/Shops (3)/Offices (2)/Swim School/ - 2 Storey	\$30.0M	06/03/2016	20/12/2016
Beachmere Retirement Village	Beachmere	Retirement Village	\$25.0M	10/05/2016	31/12/2017

* This analysis is based on Moreton Bay regional data. Median price for 2016 captures sales from 01/01/2016 to 30/09/2016 (end of Q3 2016).

**Top Projects are determined according to Estimated Value. Estimated value is the value of land and construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

IPSWICH



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↔	↔
House Median Rent	↔	↔
Unit Sales	↓	↓
Unit Median Price	↓	↓
Unit Median Rent	↑	↔

RECENT TOP PERFORMERS

Type	Area	Suburb	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016**	Projects 2017**	Main 2016 Projects**
HOUSE	North	Karalee	\$496,000	\$556,250	12.1%	\$2.7M	\$7.8M	• The Crossing Estate Karalee Stages 2-3 (\$2.7M)
	East	Goodna	\$290,000	\$312,250	7.7%	\$20.3M	\$5.9M	• Woogaroo Street Over 50's Lifestyle Resort Stages 1-4 (\$20.0M)
	East	Camira	\$360,000	\$383,000	6.4%	N/A***	\$4.0M	• Brookwater Village Green Resort Hotel & Apartments (\$30.0M) • Woogaroo Street Over 50's Lifestyle Resort Stages 1-4 (\$20.0M)
	East	Springfield	\$397,000	\$419,800	5.7%	\$49.6M	\$15.8M	• Brookwater Village Green Resort Hotel & Apartments (\$30.0M) • Springview Estate Precinct One Village One Residential Subdivision Stages 1-20 (\$17.0M)
	East	Augustine Heights	\$499,000	\$527,000	5.6%	\$1.8M	\$17.9M	• McDonalds Springfield Central (\$1.5M) • Redbank Plains State Primary School Stage 1 (\$35.0M)
UNIT	East	Brookwater	\$415,000	\$552,000	33.0%	\$0.8M	\$585.0M	• Fairways Brookwater Estate Subdivision Stage 6c (0.8M)
	East	Redbank Plains	\$232,000	\$276,500	19.2%	\$101.0M	\$114.4M	• Redbank Plains State Primary School Stage 1 (\$35.0M) • Cedar Road Townhouses Stages 1-4 (\$20.0M)
	East	Redbank	\$181,500	\$191,500	5.5%	\$8.1M	\$2.2M	• Redbank Plaza Cinema & Main Entry Rejuvenation (\$2.5M) • Henderson Street Subdivision (\$2.0M)
	North	Brassall	\$250,000	\$261,500	4.6%	\$5.9M	\$23.8M	• Brassall Bikeway Stage 4 (\$2.7M) • Henry Street Units (\$1.2M)
	Inner	Booval	\$214,00	\$215,000	0.5%	\$14.2M	\$14.1M	• Alexandra Street Townhouses (\$3.0M) • Pemberton Street Units (\$2.8M)

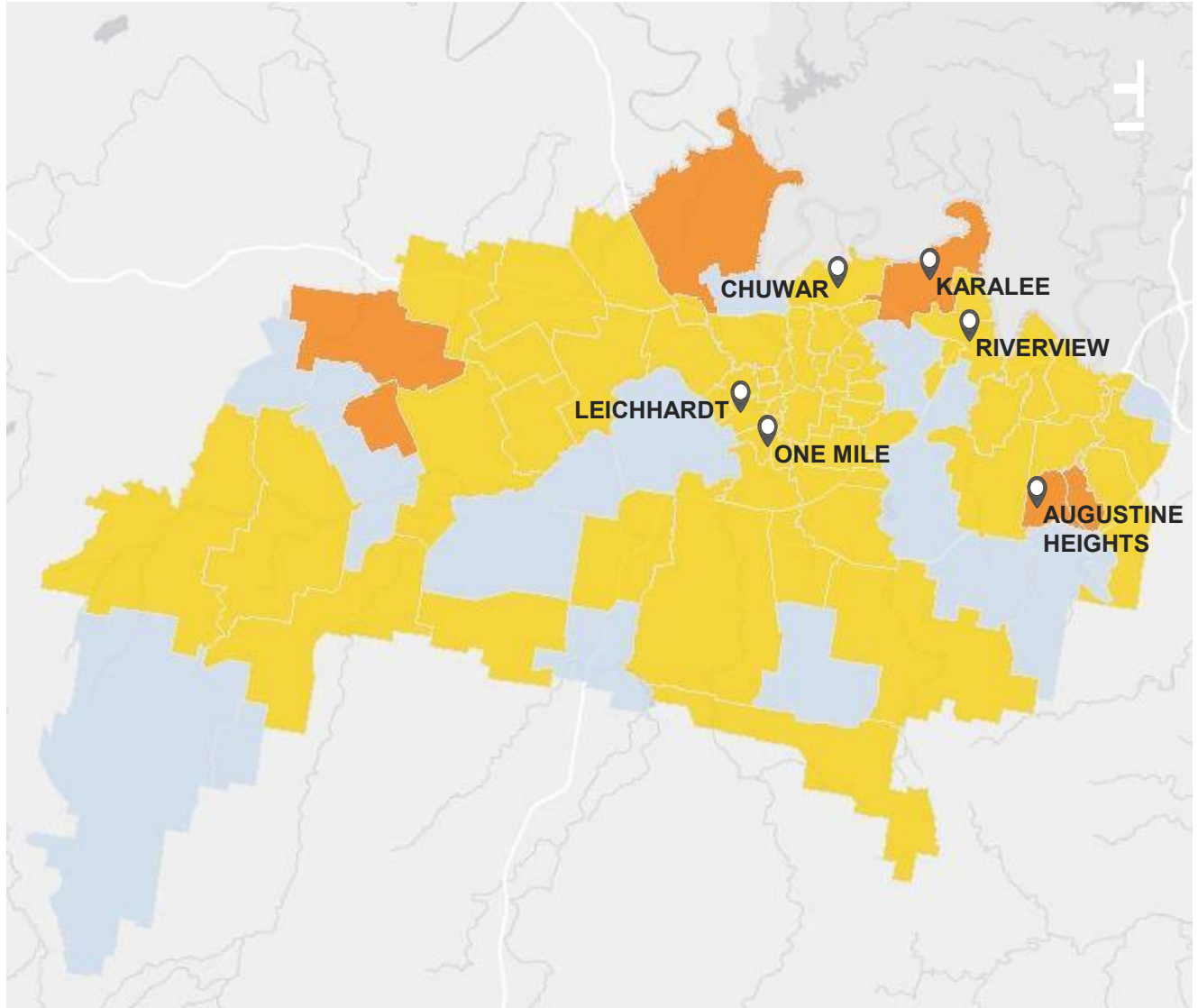
*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure scheduled to commence construction during 2016. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2016.

***Camira will benefit from the project developments in its neighbouring suburbs of Springfield, Springfield Lakes and Springfield Central.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

IPSWICH MEDIAN HOUSE PRICE 2016*



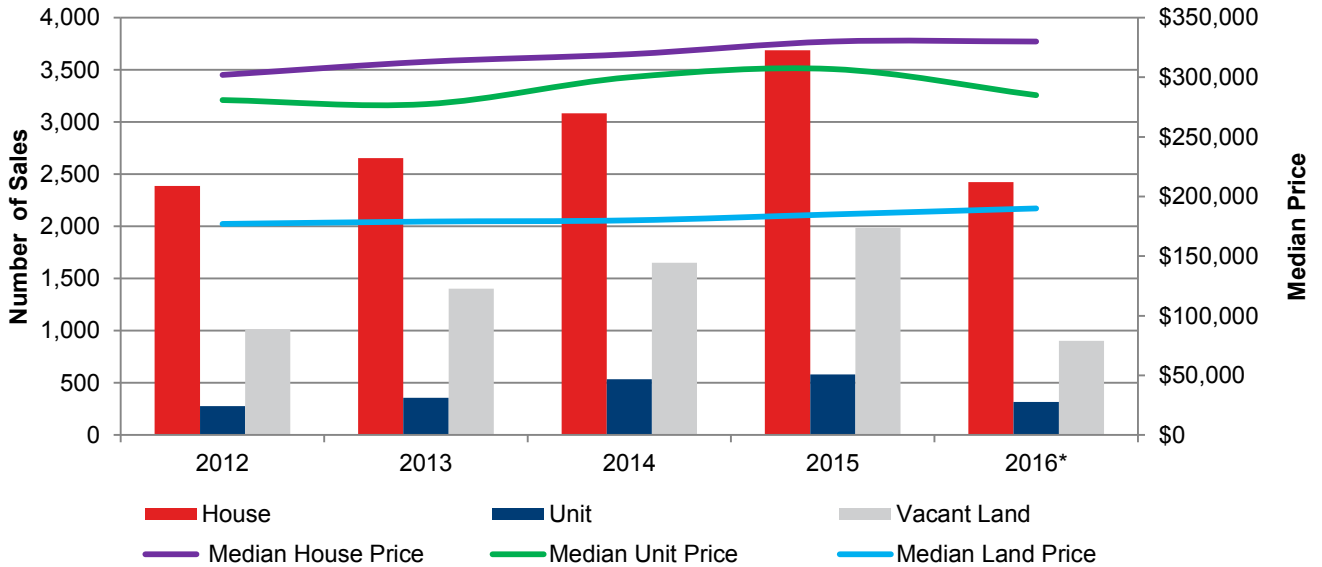
LEGEND	Top 3 Lowest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
DATA NOT AVAILABLE	Leichhardt	\$226,000	\$6.2M	\$330	7.6%
\$0 - \$500,000	One Mile	\$235,000	N/A	\$283	6.3%
\$500,000 - \$750,000	Riverview	\$240,000	\$4.0M	\$293	6.3%
\$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
\$1,000,000 - \$1,250,000	Karalee	\$556,250	\$2.7M	\$410	3.8%
\$1,250,000+	Augustine Heights	\$527,000	\$1.8M	\$423	4.2%
	Chuwar	\$449,000	\$8.5M	\$380	4.4%

*Median price captures sales from 01/01/2016 to 30/09/2016; Q3 rental figures captures data from 01/07/2016 to 30/09/2016.

**Project Development spending is based on construction value as provided by the relevant data authority and does not include commercial/re-sale value.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

IPSWICH* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 2016**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Aveo Springfield Aged Friendly Community Stages 3 - 9	Springfield Central	Retirement/Aged Care Facility – 4 - 16 Storey	\$400.0M	22/09/2016	30/12/2020
RAAF Base Amberley Ph2 Battlefield Airlifter Facilities Project	Amberley	Headquarters/Hangar/Warehouse/Apron /Simulator Training Facility	\$250.0M	15/08/2016	22/02/2019
RAAF Base Amberley Hangar Facility C17a Upgrade	Amberley	RAAF Base - Upgrade	\$90.0M	01/08/2016	30/08/2018
RAAF Base Amberley	Amberley	C17 Maintenance Facility/Aircraft Apron/Infrastructure	\$70.0M	23/10/2016	30/09/2018
Department Of Defence Air Traffic Management & Control Systems (Air 5431 Ph2/3) Project R8077 & R8085	Amberley	Air Traffic Control Systems – For RAAF Bases	\$53.0M	20/07/2016	TBA
Springfield Health City 1 Mixed Use Development Stages 1 & 2	Springfield Central	Hotel/Retail/Professional Offices – 8 Storey	\$50.0M	03/12/2016	20/12/2017
Mary Street Relocatable Retirement Home Park	Blackstone	Relocatable Home Park - 205 Sites	\$40.0M	14/11/2016	30/08/2018
Raaf Base Amberley Ph2 Battlefield Airlifter Facilities Project Bulk Earthworks, Civils & Concrete Aircraft Pavements	Amberley	Civil Works	\$40.0M	18/08/2016	01/05/2017

* This analysis is based Ipswich regional data. Median price for 2016 captures sales from 01/01/2016 to 30/09/2016 (end of Q3 2016).

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

LOGAN



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↔	↔
House Median Rent	↔	↔
Unit Sales	↓	↓
Unit Median Price	↔	↓
Unit Median Rent	↔	↑

RECENT TOP PERFORMERS

Type	Area	Suburb	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016**	Projects 2017**	Main 2016 Projects**
HOUSE	South	Tamborine	\$500,000	\$592,050	18.4%	\$0.3M	\$0.9M	<ul style="list-style-type: none"> Teviot Brook Master Planned Community (\$30.0M) Pine Forest Way Telecommunications Facility(\$0.3M)
	South	Edens Landing	\$331,000	\$369,000	11.5%	N/A***	\$2.4M	<ul style="list-style-type: none"> River Hills Road Townhouses (\$13.0M) Jimbelunga Nursing Centre (\$7.5M)
	South	Waterford	\$394,000	\$439,000	11.4%	N/A^	\$13.6M	<ul style="list-style-type: none"> Windaroo Heights Subdivision Stage 1 (\$6.0M)
	South	Windaroo	\$413,000	\$460,000	11.4%	\$1.5M	N/A	<ul style="list-style-type: none"> The Fairway Village Stage 2 (\$1.5M)
	South	Heritage Park	\$423,000	\$466,250	10.2%	N/A^^	\$16.0M	<ul style="list-style-type: none"> Mount Lindesay Highway Townhouses (\$6.0M) The Rise Estate Subdivision Stages 3 & 4 (\$4.0M) Wattlebrush Court Units (\$4.0M)
UNIT	South	Loganlea	\$210,000	\$306,000	45.7%	\$10.0M	\$13.3M	<ul style="list-style-type: none"> Kingston Road Townhouses (\$8.4M) Station Road Townhouses (\$1.5M)
	East	Eagleby	\$215,000	\$235,000	9.3%	\$20.5M	\$78.3M	<ul style="list-style-type: none"> Diamond Springs Over 50's Lifestyle Resort (\$60.0M) Bishop Street Townhouses (\$4.7M)
	South	Edens Landing	\$210,000	\$227,500	8.3%	N/A***	\$2.4M	<ul style="list-style-type: none"> River Hills Road Townhouses (\$13.0M) Jimbelunga Nursing Centre (\$7.5M)
	South	Beenleigh	\$202,000	\$216,500	7.2%	\$15.0M	\$56.3M	<ul style="list-style-type: none"> Pheasant Avenue Over 50s Retirement Facility (\$30.0M) City Road Apartments (\$8.4M)
	East	Shailer Park	\$274,000	\$291,000	6.2%	\$20.4M	\$17.9M	<ul style="list-style-type: none"> Belbora Road Mixed Use Development (\$14.9M) Rising Street Units Stage 2 (\$1.5M)

*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure to commence in 2016. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2016.

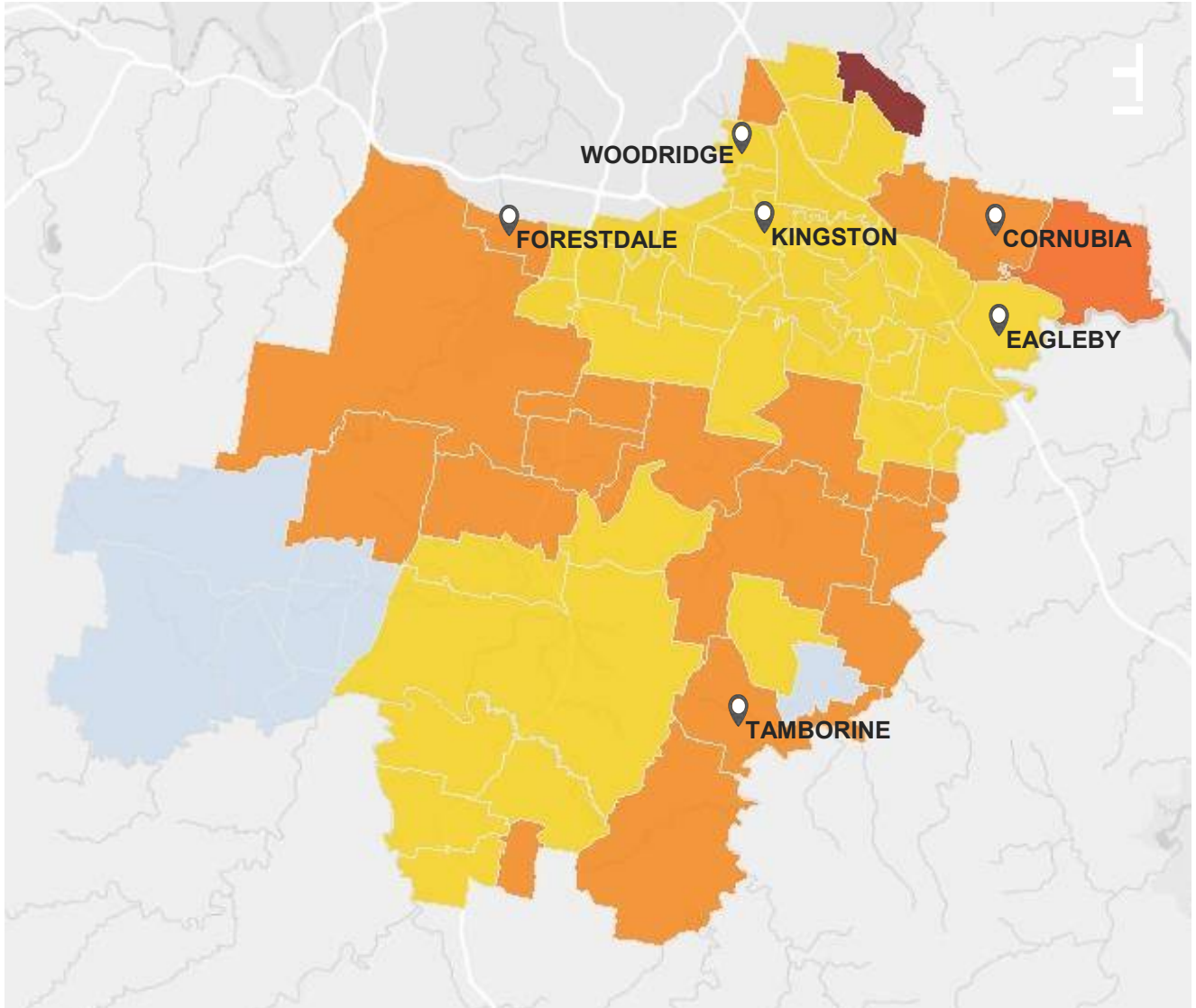
***Edens Landing will benefit from the project developments in nearby Eagleby and Loganlea.

^Neighbouring suburb, Bahrs Scrub, has over \$12.6M of project developments in 2016.

^^Neighbouring suburb, Park Ridge, has over \$21.2M of project developments in 2016.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

LOGAN MEDIAN HOUSE PRICE 2016*



LEGEND	Top 3 Lowest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
DATA NOT AVAILABLE	Woodridge	\$299,250	\$6.3M	\$320	5.6%
\$0 - \$500,000	Eagleby	\$300,000	\$20.5M	\$338	5.9%
\$500,000 - \$750,000	Kingston	\$305,000	\$1.6M	\$330	5.6%
\$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
\$1,000,000 - \$1,250,000	Forestdale	\$742,500	N/A	\$613^	4.3%
\$1,250,000+	Tamborine	\$592,050	\$0.3M	\$620	5.4%
	Cornubia	\$585,000	\$1.5M	\$480	4.3%

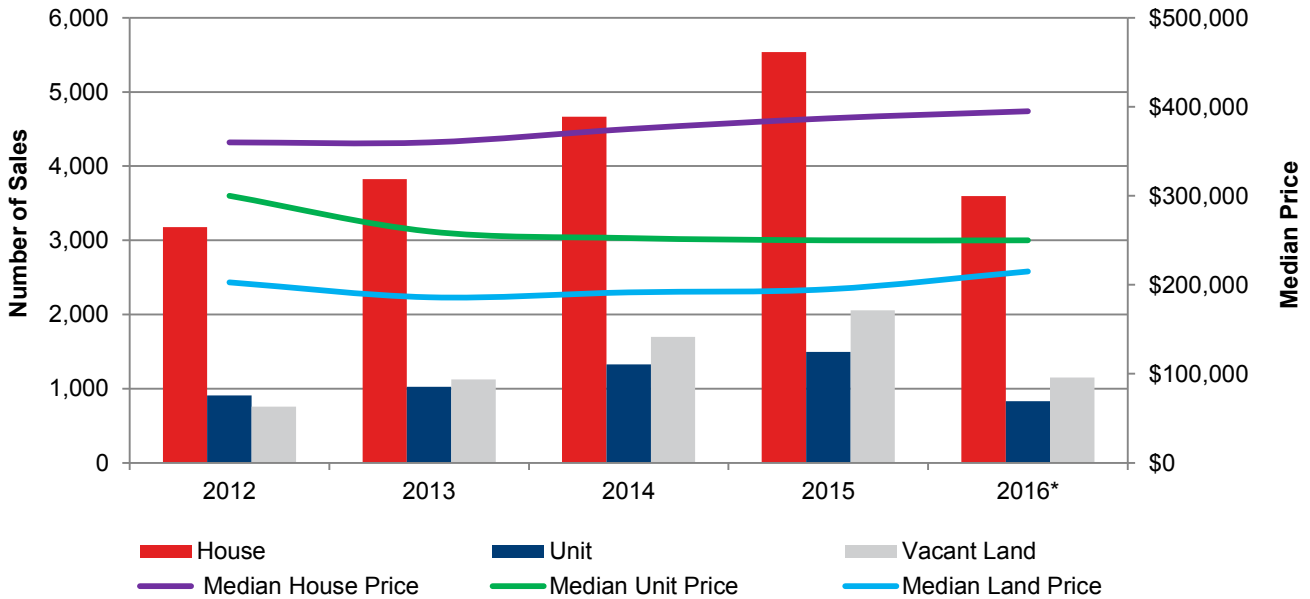
*Median price captures sales from 01/01/2016 to 30/09/2016; Q3 rental figures captures data from 01/07/2016 to 30/09/2016.

**Project Development spending is based on construction value as provided by the relevant data authority and does not include commercial/re-sale value.

^The median rent may not be reflective of the market due to the small sample size.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

LOGAN CITY* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 2016**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Teviot Brook Master Planned Community	Jimboomba	Master Planned Community	\$30.0M	03/12/2016	31/05/2020
Chambers Pines Lifestyle Resort	Chambers Flat	Relocatable Home Park	\$20.0M	03/12/2016	31/12/2018
Intrapac Greenbank Village Master Plan Stages 1 - 12	Greenbank	Residential Subdivision (446) Lots	\$20.0M	16/10/2016	31/12/2020
Knobel Court Townhouses	Shailer Park	Townhouses (64) - 2 Storey	\$19.2M	15/12/2016	19/01/2018
Yarrabilba Precinct 2 Village 5 Residential Subdivision Stages 1 - 16	Yarrabilba	Residential Subdivision (314) Lots	\$15.0M	10/03/2016	30/12/2017
River Hills Road Townhouses	Eagleby	Units (63) - 2 Storey	\$13.0M	01/05/2016	30/05/2017
Yarrabilba Precinct 2 Village 5 Stages 1 - 11	Logan Village	Residential Subdivision (314) Lots	\$12.6M	10/03/2016	31/12/2016
Barbaralla Drive Townhouses	Springwood	Townhouses (57) - 2 Storey	\$12.0M	16/08/2016	30/06/2017

* This analysis is based on Logan City Council data. Median price for 2016 captures sales from 01/01/2016 to 30/09/2016 (end of Q3 2016).

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value..

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

REDLAND



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↔	↔
House Median Rent	↑	↑
Unit Sales	↓	↓
Unit Median Price	↓	↔
Unit Median Rent	↔	↑

RECENT TOP PERFORMERS

Type	Area	Suburb	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016**	Projects 2017**	Main 2016 Projects**
HOUSE	North	Birkdale	\$510,000	\$540,500	6.0%	\$18.0M	\$10.2M	<ul style="list-style-type: none"> Aquatic Paradise Canal Estate Dredging Works (\$7.6M) Birkdale Green Commercial Development (\$4.0M)
	North	Wellington Point	\$569,000	\$600,000	5.4%	\$13.6M	\$17.5M	<ul style="list-style-type: none"> Horizon Vista Townhouse Development (\$8.0M) Main Road Villas (\$2.0M)
	South	Mount Cotton	\$490,000	\$512,500	4.6%	N/A***	\$4.9M	<ul style="list-style-type: none"> Victoria Point Shopping Centre Stage 5 (\$15.0M) Renaissance Retirement Village Victoria Point Stage 33 (\$7.0M)
	Inner	Cleveland	\$566,000	\$590,000	4.2%	\$17.7M	\$159.3M	<ul style="list-style-type: none"> Wharf Street Mixed Use Development (\$6.0M) 7 Eleven Service Station & Super Cheap Retail Warehouse Cleveland (\$4.0M)
	South	Victoria Point	\$502,000	\$520,000	3.6%	\$31.8M	\$43.8M	<ul style="list-style-type: none"> Victoria Point Shopping Centre Stage 5 (\$15.0M) Renaissance Retirement Village Victoria Point Stage 33 (\$7.0M)
UNIT	Inner	Ormiston	\$379,000	\$445,000	17.4%	\$5.2M	\$1.6M	<ul style="list-style-type: none"> Freeth Street East Townhouses (\$2.5M) Sturgeon Street Townhouses (\$2.0M)
	South	Victoria Point	\$330,000	\$369,000	11.8%	\$31.8M	\$43.8M	<ul style="list-style-type: none"> Victoria Point Shopping Centre Stage 5 (\$15.0M) Renaissance Retirement Village Victoria Point Stage 33 (\$7.0M)
	North	Birkdale	\$390,000	\$402,000	3.1%	\$18.0M	\$10.2M	<ul style="list-style-type: none"> Aquatic Paradise Canal Estate Dredging Works (\$7.6M) Birkdale Green Commercial Development (\$4.0M)
	South	Redland Bay	\$419,000	\$430,000	2.6%	\$10.2M	\$299.1M	<ul style="list-style-type: none"> Redland Bay Marina Bus Station Upgrade (\$4.5M) Muller Street Subdivision Stage 2 (\$1.7M)
	Inner	Thornlands	\$150,000	\$150,000	0.0%^^	\$11.5M	\$54.6M	<ul style="list-style-type: none"> Moreton Shores Retirement Village Stage 4a (\$2.5M) King Street Subdivision Stage 1 (\$1.9M)

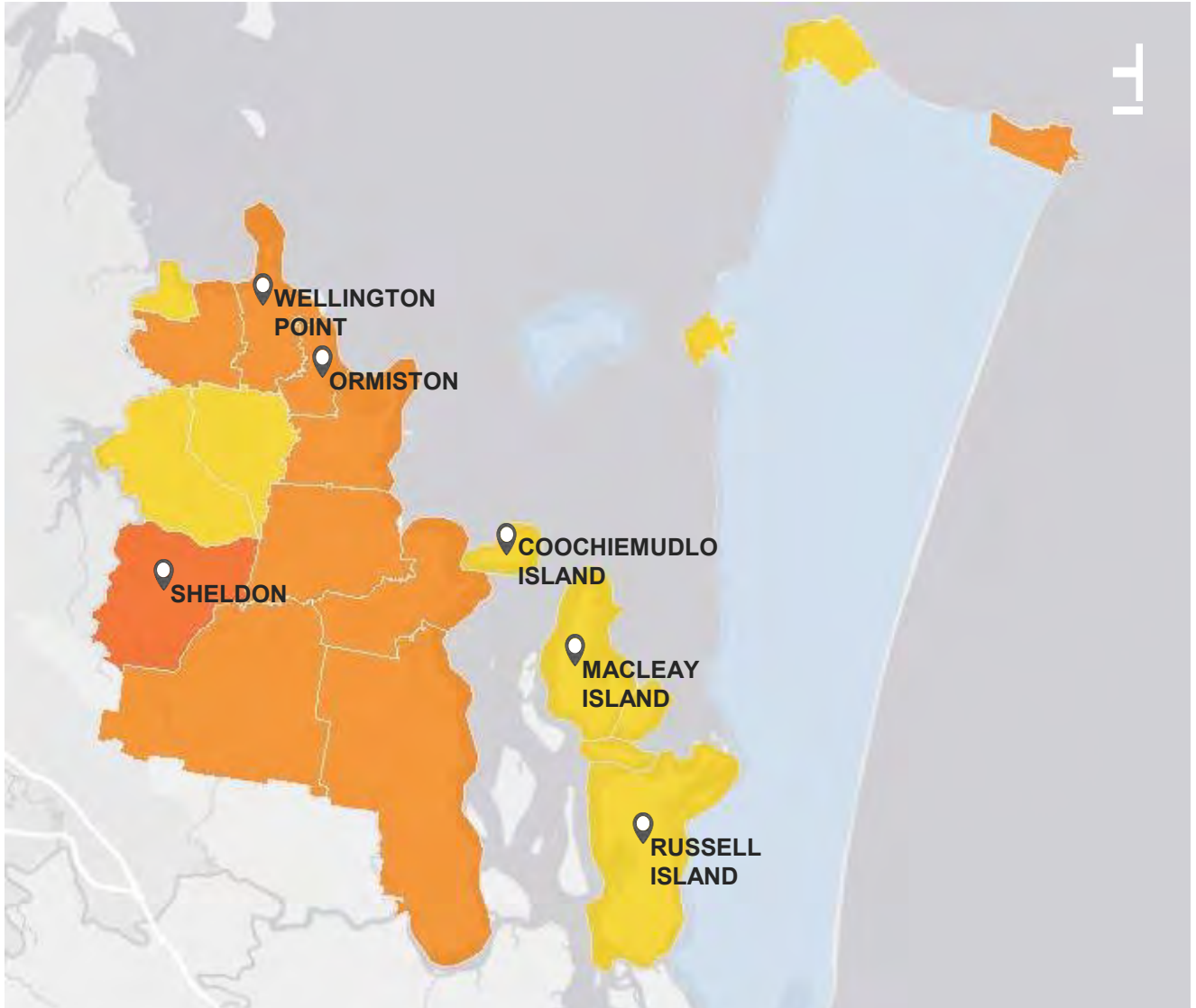
*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure scheduled to commence construction during 2016. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2016.

***Mount Cotton will benefit from project developments in its neighbouring suburbs of Redland Bay, Victoria Point and Thornlands.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

REDLAND MEDIAN HOUSE PRICE 2016*



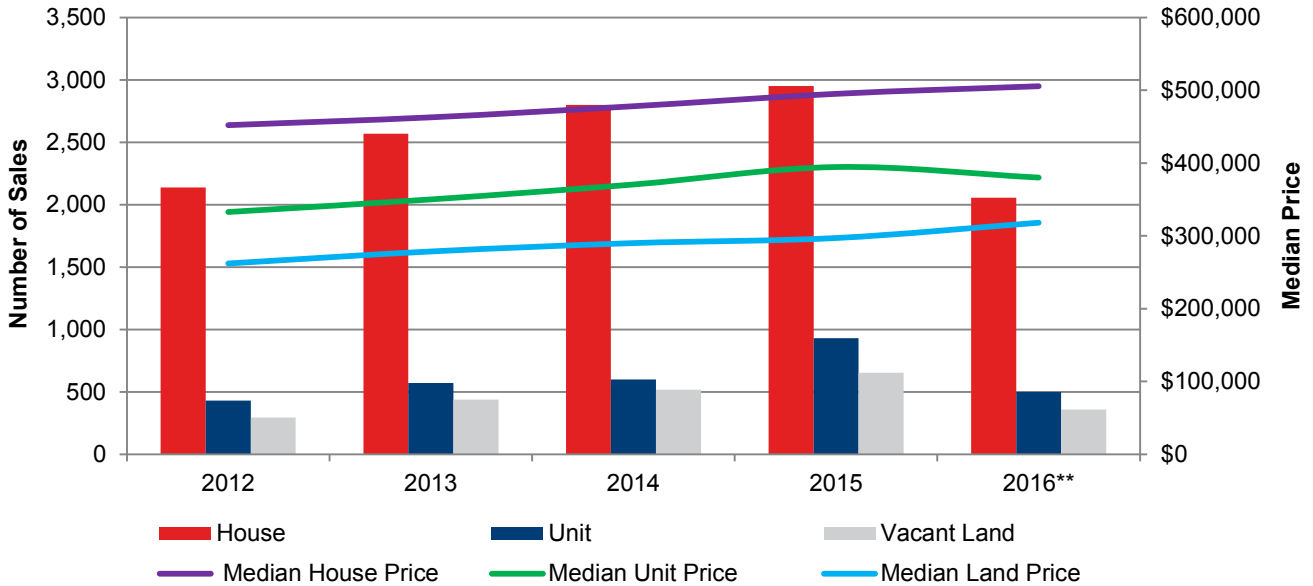
LEGEND	Top 3 Lowest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
 DATA NOT AVAILABLE	Russell Island	\$187,000	\$84K	\$240	6.7%
 \$0 - \$500,000	Macleay Island	\$225,000	N/A	\$265	6.1%
 \$500,000 - \$750,000	Coochiemudlo Island	\$315,000	\$660K	\$280	4.6%
 \$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
 \$1,000,000 - \$1,250,000	Sheldon	\$770,000	N/A	N/A	N/A
 \$1,250,000+	Ormiston	\$600,000	\$2.7M	\$540	4.7%
	Wellington Point	\$600,000	\$13.6M	\$480	4.2%

*Median price captures sales from 01/01/2016 to 30/09/2016; Q3 rental figures captures data from 01/07/2016 to 30/09/2016.

**Project Development spending is based on construction value as provided by the relevant data authority and does not include commercial/re-sale value.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

REDLAND* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 2016**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Victoria Point Shopping Centre Stage 5	Victoria Point	Shopping Centre - Stage 5	\$15.0M	01/10/2016	31/08/2017
Alexandra Hills Hotel Alterations & Additions	Alexandra Hills	Hotel - 2 Storey	\$15.0M	22/02/2016	22/02/2017
Horizon Vista Townhouse Development	Wellington Point	Townhouses (33) - 2 Storey	\$8.0M	03/05/2016	28/11/2016
Aquatic Paradise Canal Estate Dredging Works	Birkdale	Dredging Works	\$7.6M	15/08/2016	15/08/2021
Renaissance Retirement Village Victoria Point Stage 33	Victoria Point	Retirement Village Units (20)	\$7.0	16/08/2016	30/06/2017
Wharf Street Mixed Use Development	Cleveland	Units (35)/Shops - 5 Storey	\$6.0	11/02/2016	30/06/2017
Renaissance Retirement Village Victoria Point Stage 31	Victoria Point	Retirement Village Units (15)	\$5.0M	02/05/2016	31/03/2017
Redland Bay Marina Bus Station Upgrade 256/P002/1	Redland Bay	Bus Terminal - Upgrade	\$4.5M	28/06/2016	10/01/2017

* This analysis is based on Redland City Council data. Due to the very low vacant land prices in the Redland City Council islands and their negative impact on the actual median prices, all the vacant land sales in the islands have been removed. Median price for 2016 captures sales from 01/01/2016 to 30/09/2016 (end of Q3 2016).

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

GOLD COAST



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↑	↑
House Median Rent	↓	↓
Unit Sales	↓	↓
Unit Median Price	↑	↔
Unit Median Rent	↑	↔

RECENT TOP PERFORMERS

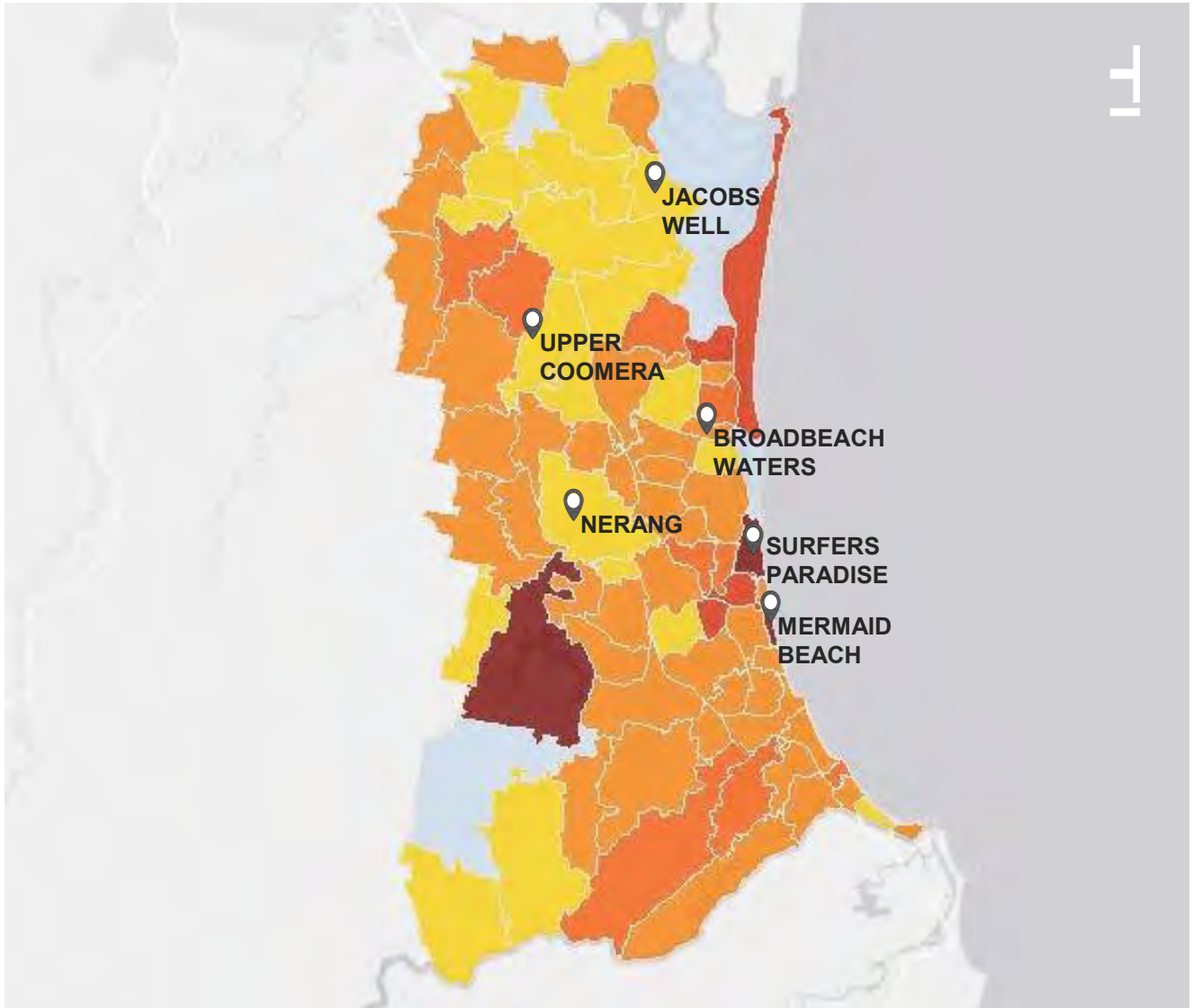
Type	Area	Suburb	Median Price 2015	Median Price 2016*	Annual Growth	Projects 2016**	Projects 2017**	Main 2016 Projects**
HOUSE	South	Mermaid Beach	\$1,250,000	\$1,625,000	30.0%	\$28.2M	\$46.2M	<ul style="list-style-type: none"> • Markeri Street Apartments (\$16.0M) • Elysium Apartments (\$8.0M)
	Inner	Broadbeach Waters	\$847,500	\$1,100,000	29.8%	\$2.5M	\$61.0M	<ul style="list-style-type: none"> • Camilla Boutique Pacific Fair Shopping Centre Fitout (\$1.0M) • Zara Home Pacific Fair Fitout (\$1.0M)
	North	Hope Island	\$665,000	\$756,250	13.7%	\$55.0M	\$377.8M	<ul style="list-style-type: none"> • Halycon Waters Community Aged Care Development (\$20.0M) • Aqua North (\$15.0M)
	North	Biggera Waters	\$642,500	\$706,000	9.9%	\$19.5M	\$135.4M	<ul style="list-style-type: none"> • Harbour Quays Aged Care Facility (\$18.0M) • Margaroola Avenue Units (\$900K)
	South	Miami	\$625,000	\$685,000	9.6%	\$32.0M	\$6.0M	<ul style="list-style-type: none"> • Miami Ice Apartments (\$30.0M) • Mountain View Townhouses (\$1.2M)
UNIT	Inner	Broadbeach Waters	\$450,000	\$495,000	10.0%	\$2.5M	\$61.0M	<ul style="list-style-type: none"> • Camilla Boutique Pacific Fair Shopping Centre Fitout (\$1.0M) • Zara Home Pacific Fair Fitout (\$1.0M)
	North	Coomera	\$224,000	\$363,900	62.5%	\$495.9M	\$193.6M	<ul style="list-style-type: none"> • Coomera Town Centre North Stage 1 (\$400.0M) • River Park Lifestyle Village (\$40.0M)
	North	Jacobs Well	\$475,000	\$525,000	10.5%	\$9.4M	\$3.3M	<ul style="list-style-type: none"> • Seabright Residential Subdivision Stages 1-4 (\$4.2M) • Stapylton - Jacobs Well Road Bridge Replacement(\$3.4M)
	South	Miami	\$405,000	\$447,500	10.5%	\$32.0M	\$6.0M	<ul style="list-style-type: none"> • Miami Ice Apartments (\$30.0M) • Mountain View Townhouses (\$1.2M)
	South	Palm Beach	\$348,000	\$380,000	9.2%	\$5.2M	\$41.9M	<ul style="list-style-type: none"> • Sarawak Avenue Steel Footbridge Replacement (\$2.2M) • Jefferson Lane Apartments (1.5M)

*Median price quoted captures sales from 01/01/2016 to 30/09/2016.

**Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure scheduled to commence construction during 2016. Suburbs with lower project development values are next to or near suburb(s) with major developments or high overall estimated value, commencing in 2016.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

GOLD COAST MEDIAN HOUSE PRICE 2016*



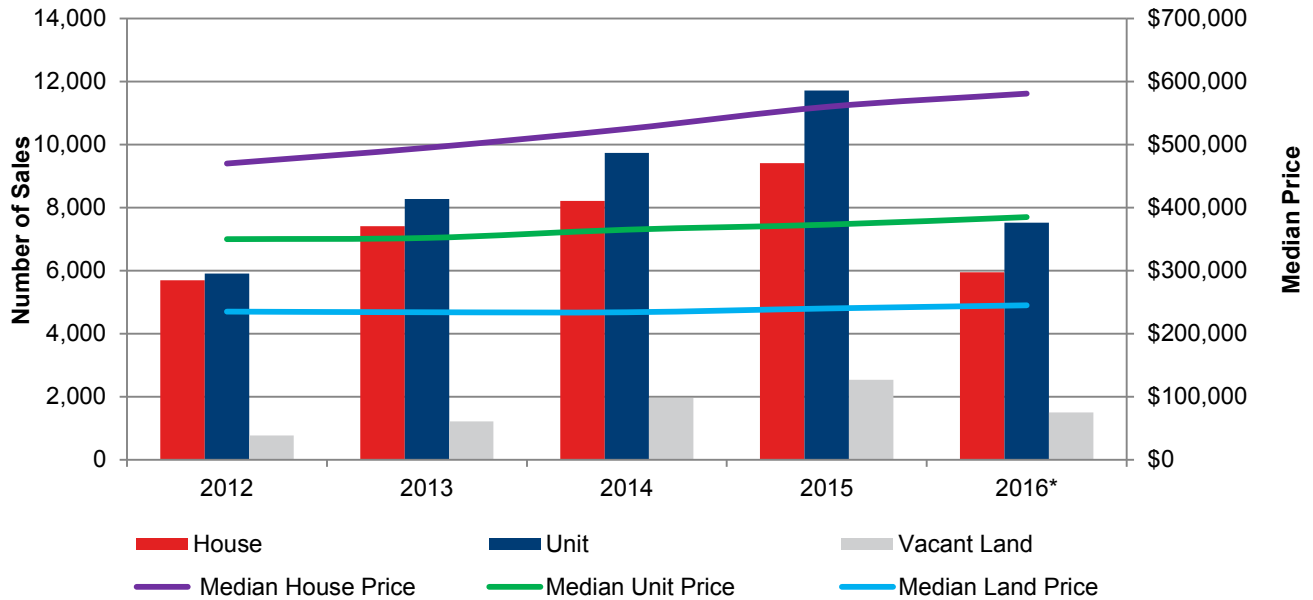
LEGEND		Top 3 Lowest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	DATA NOT AVAILABLE	Nerang	\$420,000	\$8.7M	\$440	5.4%
	\$0 - \$500,000	Jacobs Well	\$435,000	\$9.4M	\$400	4.8%
	\$500,000 - \$750,000	Upper Coomera	\$440,000	\$50.3M	\$440	5.2%
	\$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs	Median Price 2016*	Project Development**	Median Rent Q3 2016*	Rental Yield
	\$1,000,000 - \$1,250,000	Mermaid Beach	\$1,625,000	\$28.2M	\$625	2.0%
	\$1,250,000+	Surfers Paradise	\$1,317,500	\$1.2B	\$635	2.5%
		Broadbeach Waters	\$1,100,000	\$2.5M	\$660	3.1%

*Median price captures sales from 01/01/2016 to 30/09/2016; Q3 rental figures captures data from 01/07/2016 to 30/09/2016.

**Project Development spending is based on construction value as provided by the relevant data authority and does not include commercial/re-sale value.

Source: APM PriceFinder, Real Estate Institute of Queensland, Australian Bureau of Statistics, ESRI, Cordell Database, QLD Department of State Development, Infrastructure, and Planning

GOLD COAST* SALES AND MEDIAN PRICE GROWTH



TOP PROJECTS 2016**

Project Title	Suburb	Project Type	Estimated Value**	Commence Date	Completion Date
Jewel Mixed Use Development	Surfers Paradise	Resort Hotel/Apartments (522)/Shops/Restaurants – 35, 41 & 45 Storey	\$970.0M	01/04/2016	20/04/2018
Gold Coast Light Rail Stage 2	Helensvale	Light Rail	\$700.0M	20/06/2016	15/03/2018
Jupiters Casino Hotel Tower	Broadbeach	Hotel - 20 Storey	\$345.0M	24/01/2016	30/11/2017
Coomera To Helensvale Duplication Project	Helensvale	Railway	\$163.0M	13/03/2016	16/12/2017
Gold Coast Airport Project Lift Stage 1	Bilinga	Terminal Redevelopment/Aircraft Parking	\$150.0M	25/07/2016	30/12/2017
The Qube Jubilee Broadbeach Mixed Development	Broadbeach	Units (202)/Restaurant/Offices – 40 Storey	\$120.0M	01/06/2016	30/06/2018
Markwell Avenue Mixed Use Development	Surfers Paradise	Units (206)/Shops/Offices – 45 Storey	\$110.0M	03/12/2016	30/06/2018
Parkwood Sports & Medical Precinct	Parkwood	Hotel/Sport Centre	\$100.0M	15/02/2016	24/12/2018

*Median price for 2016 captures sales from 01/01/2016 to 30/09/2016 (end of Q3 2016).

**Top Projects are determined according to Estimated Value. Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

Source: APM PriceFinder, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Real Estate Institute of Queensland

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 sounds 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

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customized products

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

- 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

**40 Years of Leading
Property Industry Research**

Contact Us:

PRDnationwide Research
Phone: +61 7 3229 3344
Email research@prd.com.au

Address:
GPO Box 2750
Brisbane QLD 4001

www.prdnationwide.com.au

Sell Smarter!

40 Years of Leading
Property Industry Research

Contact us:

PRDnationwide Corporate Head Office

P +61 7 3229 3344

E info@prd.com.au

Address:

GPO Box 2750

Brisbane QLD 4001

www.prdnationwide.com.au



PRDnationwide is a
Colliers International company.