



PROPERTY FACTSHEET

BARGARA COASTAL SUBURBS
4th QUARTER 2015





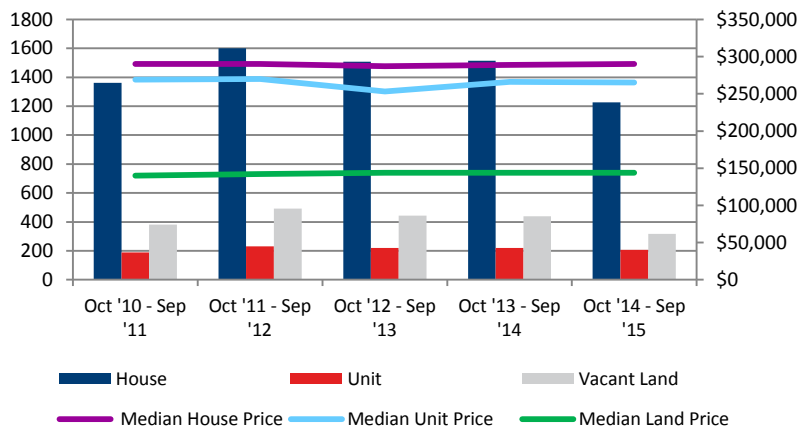
MARKET CONDITIONS

Bargara* and its coastal area property market median price sits at \$350,000 for houses and \$325,000 for units; which is higher than Bundaberg regional area median house price of \$290,000 and median unit price of \$265,000. This cements the coastal area as a market leader in property.

Average days on market has increased over the past twelve months and currently sits at 114 days for houses and 130 days for units. The rental market is experiencing decline of 76.0% in days on market, sitting at an average of 37 days. This suggests that there is increasing demand for rental properties, confirming Bargara as an attractive rental market.

Average vendor discounting has decreased for houses and increased for units, with Q3 2015 figures standing at an average of -6.8% (houses) and -7.2% (units). This suggests there is higher interest in houses, with buyers willing to pay closer to the asking price. Investors will do well in Bargara*, with a rental yield of 4.7% for houses and 4.5% for units.

BUNDABERG REGIONAL GROWTH



OVERVIEW

Located 13km west of Bundaberg, Bargara is becoming an attractive tourist and retirement destinations. The Esplanade and The Promenade are the main streets of Bargara. It is a popular location for surfing, swimming and finishing.

| Change from Last | Year | Half Year |
|------------------|------|-----------|
| House sales | ↓ | ↓ |
| House median | ↔ | ↓ |
| House rents | ↔ | ↔ |
| Unit sales | ↑ | ↓ |
| Unit median | ↔ | ↓ |
| Unit rents | ↑ | ↓ |

FUTURE DEVELOPMENTS

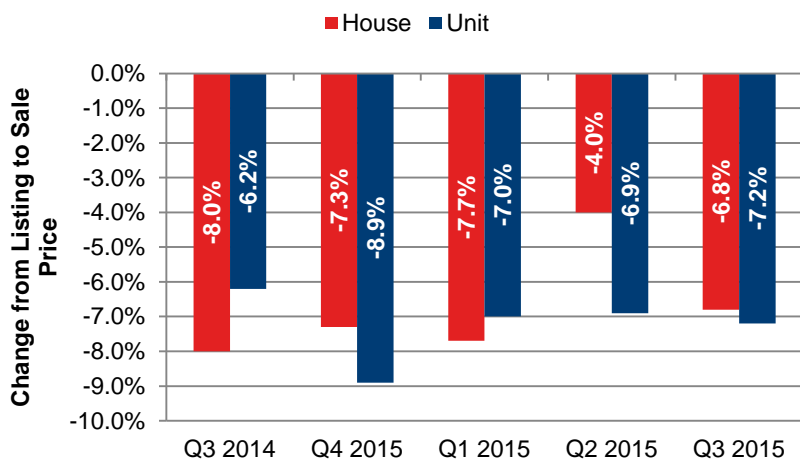
Project development in Bargara and its nearby suburbs in 2015 is valued at approx \$64.9M, 75.6% of which is focused on increasing residential supply through building and subdivided land. 17 units and 226 residential subdivided land would be added to the market.

One of the major residential developments is the Elliott Heads Master Planned Community valued at \$35.0 million. The Bargara Beach Estate Stages 1-11, which is valued at \$7.2 million will be adding 181 subdivided lots to the market. Both projects are set to commence at late 2015.



*Bargara market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bargara, Innes Park, Coral Cove, Burnett Heads and Elliott Heads
Source: Australian Bureau of Statistics, Cordell Database, PRDnationwide, APM Pricerfinder, Real Estate Institute of Queensland, Bundaberg Regional Council

AVERAGE VENDOR DISCOUNT



COMMENT

Average vendor discount reflects the average percentage difference between first list price and final sold price. A lower percentage difference suggests buyers are willing to purchase close to the first asking price of a property.



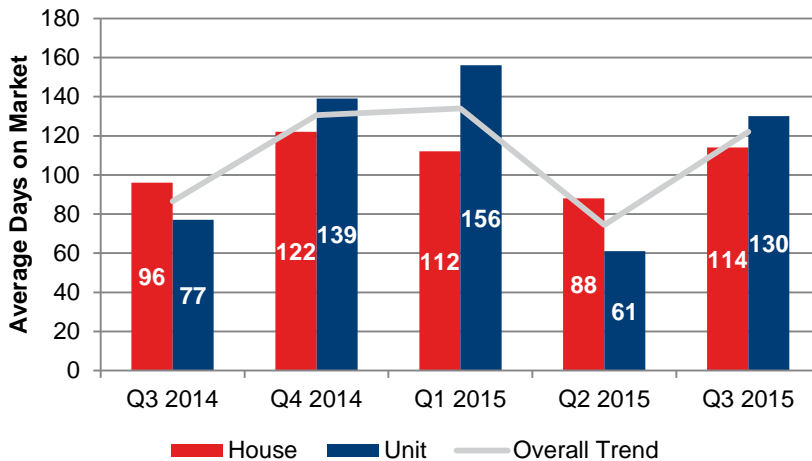
MARKET COMPARISON YEARLY TO SEP 2015*

| | Bargara | | | | Innes Park | | | | Coral Cove | | | | Burnett Heads | | | |
|-----------|---------|-----------|------|-----------|------------|-----------|------|-----------|------------|-----------|------|-----------|---------------|-----------|------|-----------|
| | House | | Unit | | House | | Unit | | House | | Unit | | House | | Unit | |
| Period | # | Price | # | Price | # | Price | # | Price | # | Price | # | Price | # | Price | # | Price |
| Oct' 05 – | | | | | | | | | | | | | | | | |
| Sep' 06 | 192 | \$320,000 | 73 | \$360,000 | 70 | \$295,000 | 0 | - | 24 | \$419,000 | 8 | \$318,000 | 67 | \$240,000 | 1 | \$157,000 |
| Oct' 06 – | | | | | | | | | | | | | | | | |
| Sep' 07 | 241 | \$348,000 | 99 | \$500,000 | 74 | \$335,000 | 2 | \$252,000 | 35 | \$378,000 | 7 | \$290,000 | 115 | \$270,000 | 4 | \$118,000 |
| Oct' 07 – | | | | | | | | | | | | | | | | |
| Sep' 08 | 174 | \$380,000 | 101 | \$355,000 | 60 | \$334,000 | 2 | \$340,000 | 30 | \$422,000 | 13 | \$158,000 | 61 | \$273,000 | 2 | \$152,000 |
| Oct' 08 – | | | | | | | | | | | | | | | | |
| Sep' 09 | 141 | \$357,000 | 70 | \$340,000 | 51 | \$355,000 | 5 | \$294,000 | 29 | \$435,000 | 9 | \$317,000 | 58 | \$272,000 | 1 | \$78,000 |
| Oct' 09 – | | | | | | | | | | | | | | | | |
| Sep' 10 | 130 | \$378,000 | 89 | \$340,000 | 39 | \$370,000 | 3 | \$368,000 | 18 | \$438,000 | 6 | \$315,000 | 62 | \$301,000 | 0 | - |
| Oct' 10 – | | | | | | | | | | | | | | | | |
| Sep' 11 | 128 | \$355,000 | 38 | \$360,000 | 32 | \$345,000 | 0 | - | 16 | \$406,000 | 2 | \$445,000 | 45 | \$280,000 | 1 | \$55,000 |
| Oct' 11 – | | | | | | | | | | | | | | | | |
| Sep' 12 | 179 | \$357,000 | 79 | \$325,000 | 55 | \$359,000 | 2 | \$389,000 | 24 | \$415,000 | 5 | \$335,000 | 42 | \$275,000 | 2 | \$290,000 |
| Oct' 12 – | | | | | | | | | | | | | | | | |
| Sep' 13 | 145 | \$365,000 | 60 | \$310,000 | 47 | \$340,000 | 1 | \$500,000 | 31 | \$384,000 | 10 | \$309,000 | 32 | \$268,000 | 2 | \$19,000 |
| Oct' 13 – | | | | | | | | | | | | | | | | |
| Sep' 14 | 138 | \$365,000 | 51 | \$345,000 | 40 | \$390,000 | 0 | - | 21 | \$380,000 | 13 | \$250,000 | 50 | \$287,000 | 1 | \$10,000 |
| Oct' 14 – | | | | | | | | | | | | | | | | |
| Sep' 15 | 134 | \$383,500 | 67 | \$350,000 | 32 | \$355,500 | 0 | - | 30 | \$395,000 | 11 | \$240,000 | 32 | \$297,000 | 2 | \$29,900 |

*Disclaimer: Market Comparison table shows annual median price for 12 month periods (at a time) from October 2005 to September 2015
Source: APM Pricefinder, Realestate.com.au, Real Estate Institute of Australia



BARGARA DAYS ON MARKET



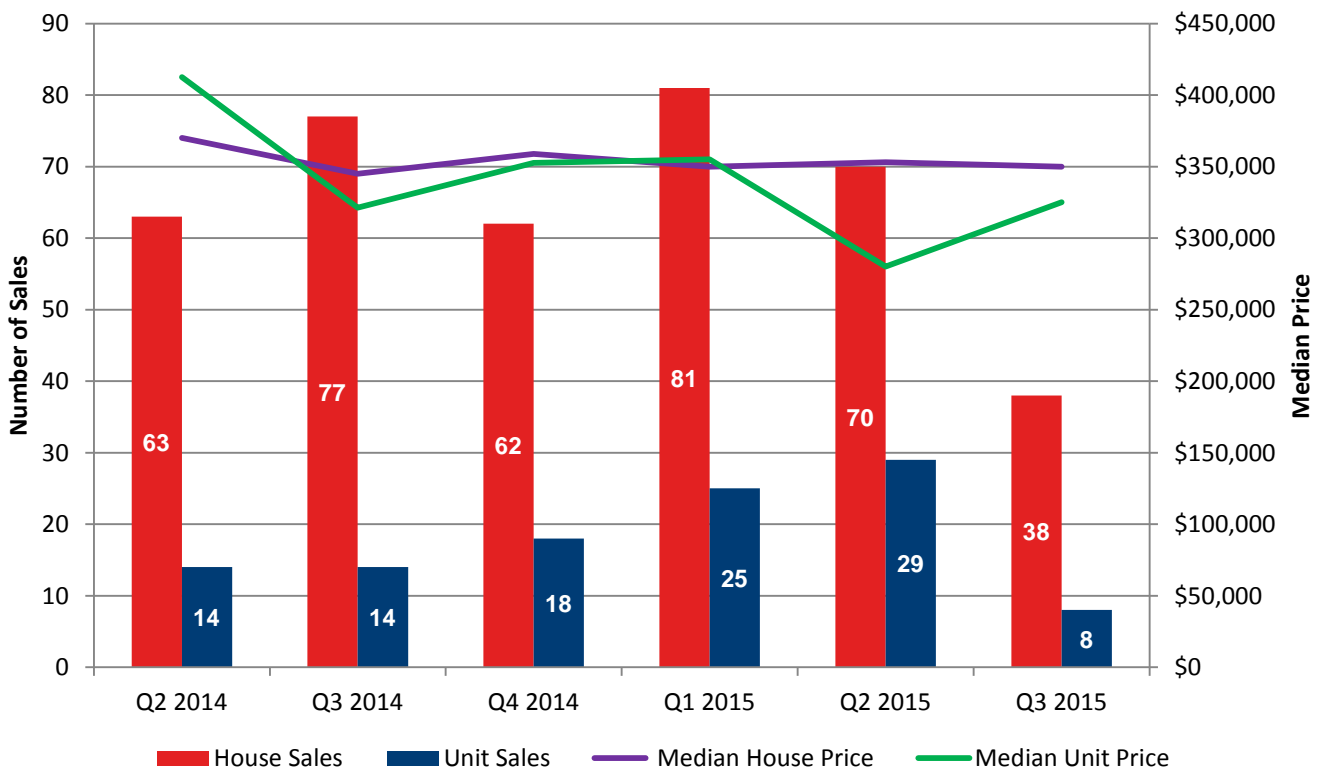
KEY FACTS HOUSE

Median Sale Price: 350,000*
Annual Area Growth: 0.0%*
Average Days on Market: 114*
% Change between First Listed Price and Sold Price: -6.8%

KEY FACTS UNIT

Median Sale Price : \$325,000*
Annual Area Growth: 0.0%*
Average Days on Market: 130*
% Change between First Listed Price and Sold Price: -7.2%

BARGARA* SALES AND MEDIAN PRICE



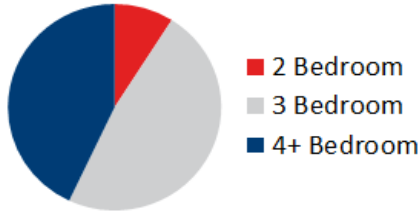
*Bargara market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bargara, Innes Park, Coral Cove, Burnett Heads and Elliott Heads

Source: APM Pricefinder, Real Estate Institute of Queensland

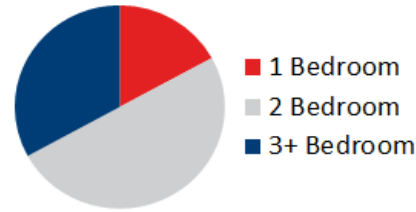


RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY FACTS

Interest in Bargara* property market is recorded at 99 online visits per property. Postcode 4670 area recorded vacancy rate of 2.8%. Bargara* median house rent has remained stable for the past 12 months while the average days on market for houses to be rented has decreased. This suggests an attractive market for investors, with steady returns.

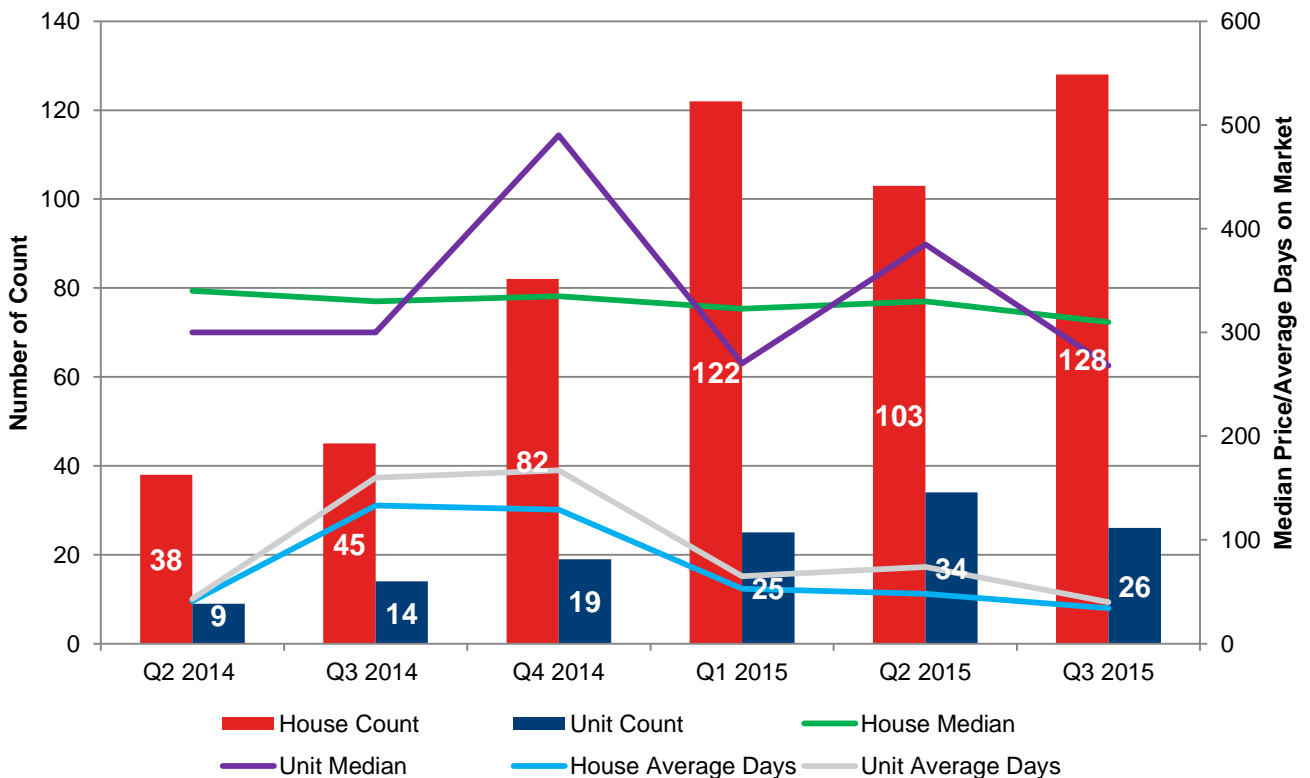
KEY FACTS HOUSE

Median Rent Price (Q3 2015): \$310*
Suburb Rental Yield: 4.7%*
Average Days on Market: 34*
Bedroom Breakdown:
2 Bed: 9%, 3 Bed: 48%, 4+ Bed: 43%

KEY FACTS UNIT

Median Rent Price (Q3 2015): \$268*
Suburb Rental Yield: 4.5%*
Average Days on Market: 40*
Bedroom Breakdown:
1 Bed: 17%, 2 Bed: 50%, 3+ Bed: 33%

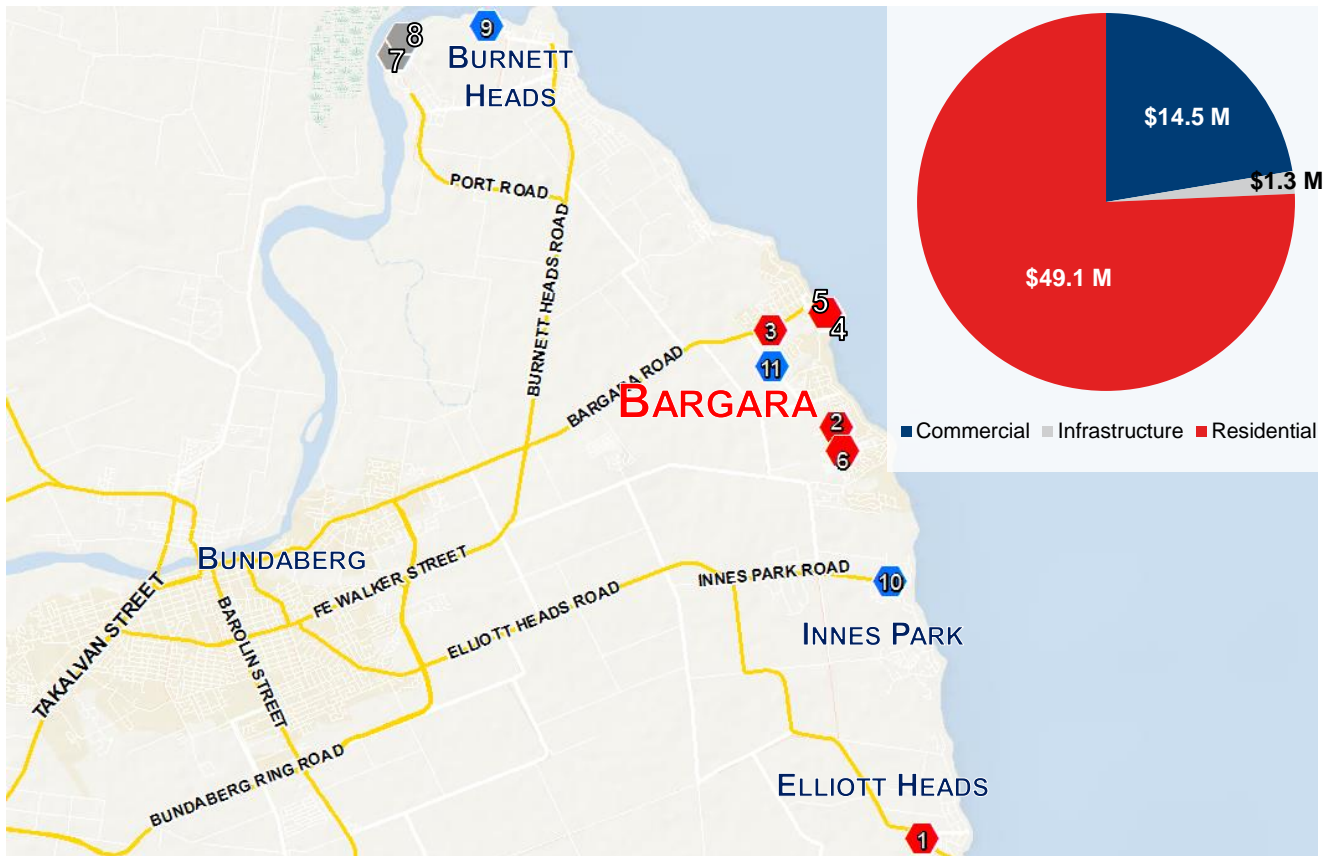
MEDIAN RENT AND AVERAGE DAYS ON MARKET



*Bargara market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bargara, Innes Park, Coral Cove, Burnett Heads and Elliott Heads

Source: APM Pricefinder, RealEstate.com.au, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

PROJECT DEVELOPMENT MAP 2015



| Location | Project Title | Type | Value | Commence Date |
|----------|---|----------------|--------------|---------------|
| 1 | Elliott Heads Master Planned Community | Residential | \$35,000,000 | 18/10/2015 |
| 2 | Bargara Beach Estate Stages 1 - 11 | Residential | \$7,240,000 | 11/12/2015 |
| 3 | Bargara Road Residential Subdivision Stages 1-4 | Residential | \$4,000,000 | 1/09/2015 |
| 4 | Miller Street Townhouses Stages 1 - 4 | Residential | \$1,820,000 | 4/11/2015 |
| 5 | Miller Street Units | Residential | \$560,000 | 17/02/2015 |
| 6 | Bargara Views Estate Subdivision Stage 5B | Residential | \$520,000 | 4/05/2015 |
| 7 | Port Of Bundaberg Rock Training Wall Repairs | Infrastructure | \$1,000,000 | 12/01/2015 |
| 8 | Marina Drive Street Lighting | Infrastructure | \$250,000 | 1/09/2015 |
| 9 | Burnett Heads Marina Redevelopment | Commercial | \$14,000,000 | 15/11/2015 |
| 10 | Casuarina Place Shops Refurbishment | Commercial | \$280,000 | 1/02/2015 |
| 11 | Hughes Road Hostel Conversion | Commercial | \$250,000 | 30/11/2015 |

Disclaimer:

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: Cordell Database, PRDnationwide, ESRI, HERE, DeLorme, OpenStreetMap, Queensland Department of Natural Resources and Mines

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

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.



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