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HOTSPOTS OVERVIEW

This South East Queensland hotspot report analyses all suburbs within the Brisbane City Council, Sunshine Coast, Moreton Bay, Ipswich, Logan, Redland, and Gold Coast City Council domain, to highlight those with above average growth over the past 12 months to December 2014. To assist in determining South East Queensland hotspots three key indicators are utilised:

Firstly median price growth and transaction level of house and unit between 2013 and 2014. It is interesting to see that in overall South East Queensland transaction numbers for house and units have decreased, however median price increased. This suggests not only the market is becoming more competitive, but also potential undersupply.

Secondly the aggregate estimated value of residential, commercial, and infrastructure project developments to commence construction in 2015 onwards. This is important as it indicates upcoming property supply, connectivity between to the CBD and other economic hubs, and level of economic activity expected in the area.

12 MONTHS MARKET COMPARISON

Brisbane Area	Property Types	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2015
Brisbane	House	\$545,000	\$580,000	6.4%	\$33.2Billion
	Unit	\$415,000	\$425,000	2.4%	
Sunshine Coast	House	\$465,000	\$490,000	5.4%	\$4.4Billion
	Unit	\$347,900	\$355,000	2.0%	
Moreton Bay	House	\$400,000	\$410,000	2.5%	\$3.5Billion
	Unit	\$320,000	\$333,000	4.1%	
Ipswich	House	\$313,000	\$320,000	2.2%	\$2.8Billion
	Unit	\$280,000	\$290,000	3.6%	
Logan	House	\$360,150	\$370,000	2.7%	\$1.9Billion
	Unit	\$260,000	\$266,087	2.3%	
Redland	House	\$462,500	\$472,000	2.1%	\$552.8Million
	Unit	\$350,000	\$359,000	2.6%	
Gold Coast	House	\$526,000	\$560,000	6.5%	\$12.95Billion
	Units	\$360,000	\$372,000	3.3%	



KEY MARKET INDICATORS

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

"High demand, rising property prices, and terrific yields on investments is what you will find in the South East QLD market. Future developments will boost economic activity and further growth in the region"

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015. Gold Coast figures are that of Gold Coast City LGA only and does not include Albert Shire

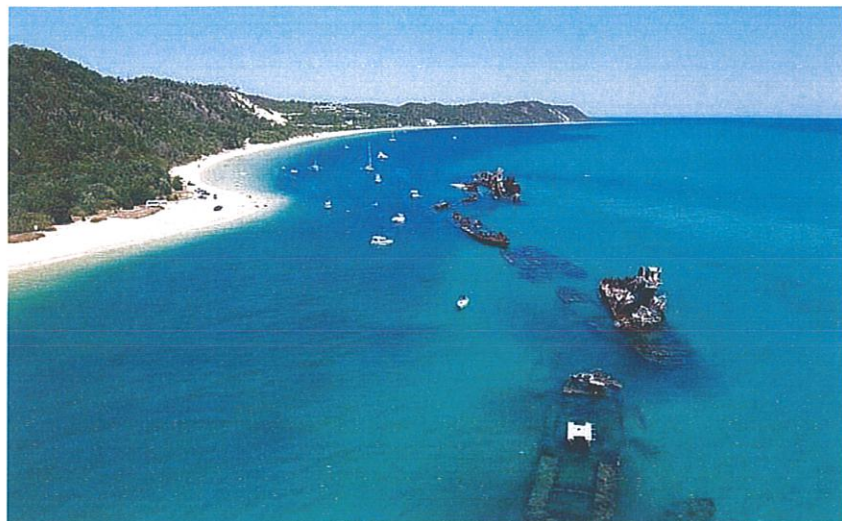
*Source: Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Pricerfinder, Rental Tenancy Authority of Queensland, Real Estate Institute of Queensland



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MORETON BAY



KEY MARKET INDICATORS

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

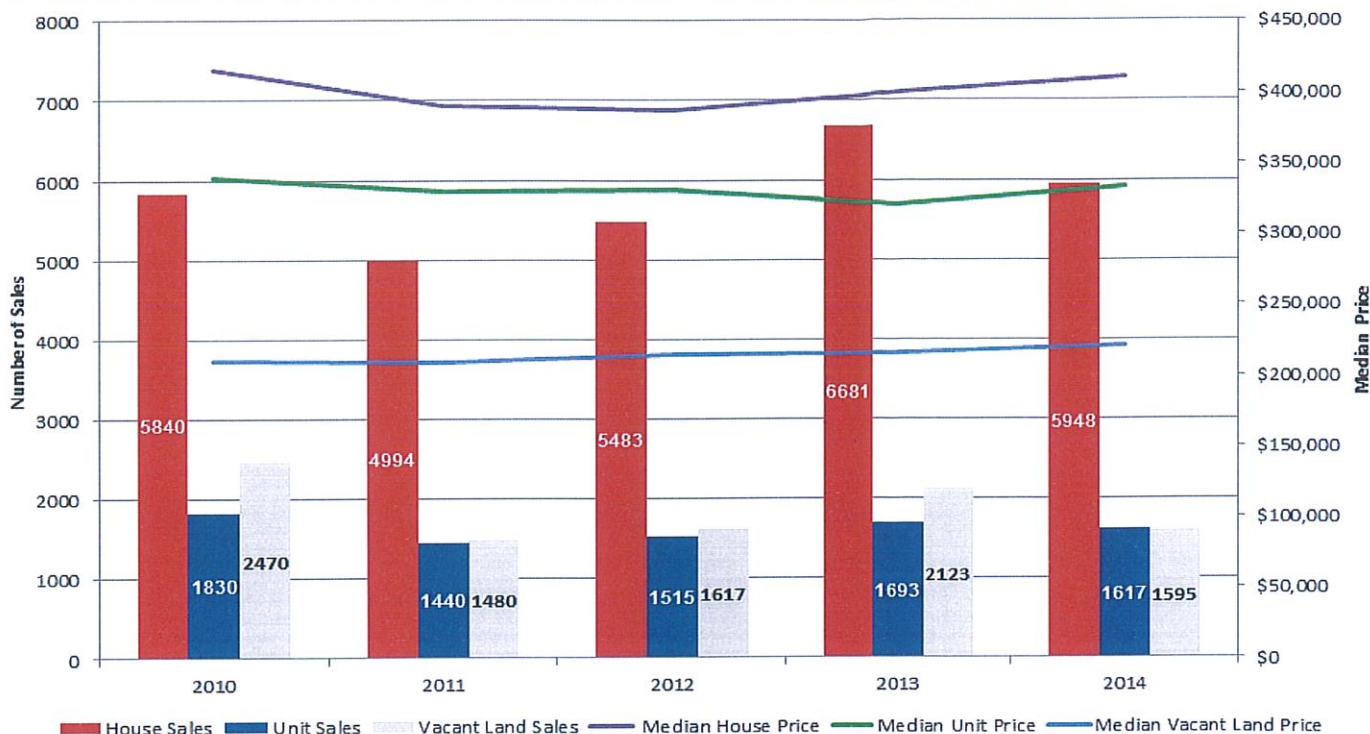
12 MONTHS TOP PERFORMERS

Sunshine Coast Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Inner Suburbs	Redcliffe	House	\$360,000	\$380,000	5.6%	\$129M	\$28.4M	Cominos Arcade Mixed Development (\$15M), Redcliffe Leagues Club Accommodation (\$5M)
	Margate	Unit	\$318,750	\$376,500	18.1%	\$13.6M	\$14.5M	Oxley Avenue Mixed Use Development (\$11M), Webb Street Units (\$2M)
Northern Suburbs	Burpengary	House	\$360,000	\$391,000	8.6%	\$45.8M	\$59.6M	Buckley Road Aged Care Facility (\$15M), Burpengary Shopping Centre (\$10M).
	Sandstone Point	Unit	\$344,000	\$360,000	4.7%	\$10.7M	\$40M	Spinnaker Drive Units (\$30M), Sandstone Point Motel & Function Centre (\$10M).
	Scarborough	Unit	\$380,000	\$405,000	6.6%	\$7.7M	\$3.8M	Scarborough Boat Harbour & Wynnum Creek Entrance Channel Dredging (\$1.5M).
	Deception Bay	House	\$285,00	\$308,000	8.1%	\$13.8M	\$38.5M	Deception Bay Road Townhouses (\$20.5M), Lipscombe Road Industrial Sheds (\$9M).
Southern Suburbs	Morayfield	House	\$310,000	\$330,000	6.5%	\$54.3M	\$18.2M	North Harbour Phase 1 Residential Subdivision (\$7.6M), Weier Road Commercial Complex (\$5M).
	Brendale	Unit	\$254,000	\$325,000	28.0%	\$190M	\$44.1M	Masters Home Improvement Centre Brendale (\$20M), Eatons Hill Village Shopping Centre & Motel (\$20M).
	Strathpine	House	\$332,000	\$365,000	9.9%	\$15.6M	\$3M	Strathpine Central Complex (\$1.5M), McDonalds Restaurant Strathpine (\$1.5M).
Western Suburbs	Kallangur	Unit	\$307,000	\$332,000	8.1%	\$38.5M	\$19.4M	Marsden Road Units (\$10M), Marantha Retirement Village Extension (\$4.5M).

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015.

*Source: Moreton Bay Regional Council, Queensland Department of State Development, Infrastructure and Planning, Scribblemaps, Cordell Database, Pricerfinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

MORETON BAY REGIONAL PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commence Date	Completion Date
Moreton Bay Rail Link	Kippa-Ring	New heavy rail passenger link between Petrie & Kippa-Ring.	\$ 1.15B	15/01/2014	15/11/2016
Bunnings Warehouse Brendale	Brendale	Construction of main warehouse, café, staff office & amenities.	\$45M	09/06/2014	18/06/2015
Pumicestone Road Mixed Development	Elimbah	Construction includes 940 units, 250 village units, 710 detached houses and a golf course & park.	\$ 80M	25/06/2015	25/08/2019
Queensland Rail South East Queensland Rail Stabling Facilities	Elimbah	Construction of a new rolling stock stabilising site.	\$ 80M	30/11/2014	30/08/2016
Aldi Distribution Centre	Brendale	Construction of a warehouse, cool house, office, refuse & truck wash	\$ 65M	24/02/2014	31/03/2015
Kinsellas Road West Townhouses	Mango Hill	Construction of 201 townhouses and 419 car parks.	\$44M	18/09/2015	01/10/2018
Halcyon Caboolture Relocatable Home Park	Caboolture	Relocatable home park with 166 sites. Includes bowling green & maintenance shed.	\$60M	05/08/2014	31/10/2017
Filmers Palace Hotel Site Redevelopment	Woody Point	Construction of 149 units, pool, gymnasium & theatre.	\$45M	19/09/2015	30/12/2016

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, Moreton Bay Regional Council, Queensland Department of State Development, Infrastructure and Planning, Pricefinder