



PROPERTY FACTSHEET

BALLARAT AND SURROUNDING SUBURBS
1ST QUARTER 2015



MARKET COMPARISON 10 YEARS TO 31st DEC 2014

Period	Ballarat Central				Alfredton				Sebastopol				Ballarat East			
	House		Unit		House		Units		House		Units		House		Units	
	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price
2005	209	\$233,500	37	\$145,000	145	\$282,500	14	\$185,000	221	\$182,000	66	\$152,500	150	\$180,000	16	\$201,500
2006	202	\$230,000	63	\$155,000	132	\$305,500	21	\$179,000	231	\$183,000	73	\$164,500	126	\$178,750	22	\$172,500
2007	178	\$235,000	41	\$142,000	166	\$301,750	21	\$230,000	206	\$185,625	79	\$165,585	159	\$190,000	19	\$190,000
2008	169	\$245,000	37	\$181,000	124	\$300,000	27	\$199,000	190	\$198,000	74	\$167,000	142	\$197,750	15	\$182,500
2009	187	\$257,000	57	\$197,000	201	\$299,121	50	\$182,500	267	\$212,000	142	\$198,000	200	\$207,500	42	\$222,500
2010	192	\$280,000	28	\$226,500	212	\$314,900	47	\$216,000	199	\$225,000	91	\$205,000	188	\$225,000	30	\$214,075
2011	181	\$315,000	25	\$220,000	228	\$335,000	33	\$260,000	223	\$228,000	76	\$195,500	139	\$245,000	28	\$234,375
2012	144	\$313,500	27	\$226,000	226	\$335,000	53	\$314,900	206	\$235,000	47	\$190,000	135	\$251,600	19	\$248,000
2013	142	\$320,500	19	\$245,000	197	\$360,000	17	\$202,000	210	\$239,900	42	\$215,000	145	\$265,000	25	\$225,000
2014	133	\$330,000	17	\$250,000	176	\$366,250	12	\$233,500	150	\$245,625	44	\$215,500	111	\$270,002	16	\$230,000

Period	Wendouree				Delacombe				Lake Wendouree				Canadian			
	House		Units		House		Units		House		Units		House		Units	
	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price
2005	229	\$186,000	50	\$166,628	78	\$223,500	9	\$200,000	56	\$362,500	14	\$297,000	61	\$238,000	11	\$189,000
2006	194	\$182,250	50	\$145,000	83	\$235,000	9	\$159,000	55	\$346,000	10	\$302,500	67	\$199,000	20	\$174,875
2007	282	\$190,000	74	\$168,618	90	\$246,130	11	\$191,000	62	\$473,500	12	\$241,225	69	\$235,000	33	\$190,000
2008	242	\$188,000	59	\$173,000	65	\$243,000	2	\$178,000	63	\$406,000	18	\$255,000	84	\$250,000	24	\$186,750
2009	260	\$200,000	101	\$165,000	94	\$265,000	4	\$211,000	69	\$407,500	13	\$310,000	73	\$255,000	59	\$214,500
2010	227	\$225,000	50	\$188,000	92	\$279,000	10	\$213,000	83	\$550,000	30	\$335,000	67	\$280,000	14	\$237,000
2011	230	\$226,750	46	\$218,500	107	\$285,000	11	\$250,000	62	\$627,500	17	\$335,000	76	\$298,000	25	\$235,000
2012	226	\$226,375	32	\$224,500	113	\$300,000	7	\$249,000	69	\$525,000	23	\$340,000	61	\$285,000	28	\$259,500
2013	213	\$238,000	43	\$213,000	136	\$290,000	3	\$263,000	67	\$610,000	15	\$330,000	80	\$320,000	14	\$250,000
2014	170	\$240,000	43	\$229,975	98	\$296,224	1	\$263,500	38	\$617,500	20	\$346,250	55	\$327,000	14	\$251,500

MARKET COMPARISON 10 YEARS TO 31st DEC 2014

Period	Soldiers Hill				Brown Hill				Mount Clear				Ballarat North			
	House		Unit		House		Units		House		Units		House		Units	
#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	
2005	111	\$196,157	11	\$185,000	60	\$189,000	12	\$203,000	57	\$220,000	20	\$182,000	95	\$217,000	32	\$148,000
2006	89	\$225,000	17	\$167,500	58	\$231,000	13	\$190,000	63	\$231,500	24	\$215,250	87	\$208,000	11	\$190,000
2007	86	\$220,000	23	\$145,000	60	\$196,000	19	\$204,000	77	\$241,002	25	\$213,000	94	\$222,000	35	\$182,000
2008	76	\$220,750	8	\$167,500	62	\$216,000	12	\$201,750	56	\$231,164	23	\$200,000	73	\$215,000	23	\$140,000
2009	90	\$225,251	21	\$178,000	71	\$238,000	23	\$211,380	59	\$236,000	45	\$217,502	111	\$225,000	32	\$197,500
2010	107	\$265,000	17	\$246,000	75	\$264,950	26	\$216,000	49	\$265,000	19	\$206,000	91	\$272,000	29	\$225,000
2011	75	\$278,648	8	\$177,250	63	\$258,000	15	\$240,000	71	\$285,000	14	\$222,500	90	\$275,000	11	\$215,000
2012	72	\$291,000	10	\$267,500	61	\$291,180	5	\$244,000	67	\$305,000	14	\$282,750	66	\$282,250	13	\$210,000
2013	86	\$278,750	9	\$185,500	70	\$295,976	13	\$245,000	69	\$280,000	13	\$231,000	95	\$295,000	12	\$254,000
2014	65	\$347,500	6	\$268,500	43	\$310,000	8	\$249,500	43	\$298,000	9	\$235,000	84	\$298,500	18	\$255,500

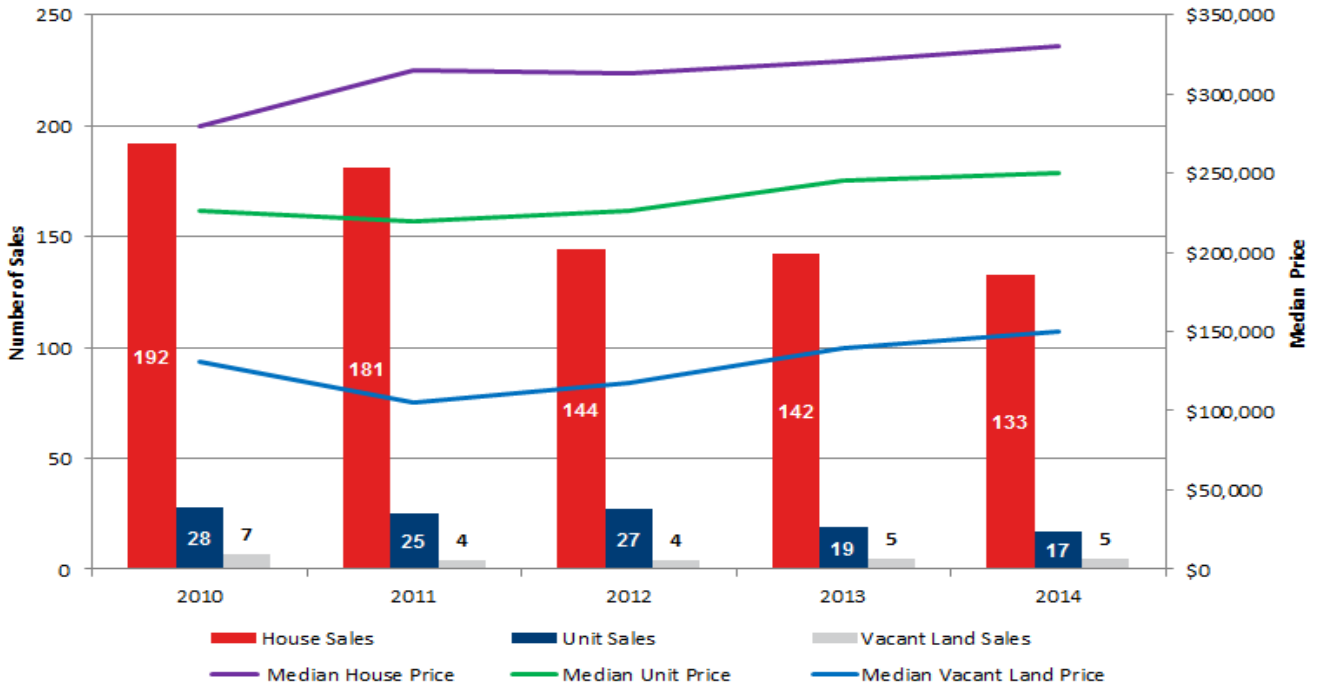
Period	Golden Point				Mount Helen				Redan				Invermay Park			
	House		Units		House		Units		House		Units		House		Units	
#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	
2005	75	\$182,500	7	\$165,000	47	\$250,000	1	\$192,000	79	\$172,000	23	\$164,000	38	\$302,500	4	\$244,750
2006	74	\$189,975	6	\$170,000	51	\$258,000	8	\$215,000	70	\$184,500	40	\$158,500	36	\$300,500	4	\$229,000
2007	63	\$198,000	14	\$206,000	52	\$267,500	0	N/A	86	\$186,750	36	\$158,500	30	\$319,750	2	\$262,500
2008	68	\$196,000	5	\$189,990	59	\$280,000	0	N/A	69	\$187,000	25	\$170,000	25	\$285,000	4	\$348,750
2009	65	\$212,000	6	\$231,000	45	\$300,000	7	\$225,000	84	\$190,000	53	\$180,000	31	\$305,000	7	\$245,000
2010	63	\$250,000	5	\$195,000	49	\$308,000	3	\$239,000	71	\$229,000	20	\$186,000	28	\$337,500	5	\$265,000
2011	68	\$251,500	11	\$220,000	57	\$355,000	3	\$280,000	74	\$229,875	27	\$209,000	29	\$363,000	2	\$293,000
2012	74	\$250,000	11	\$247,000	54	\$323,750	7	\$295,000	58	\$236,500	21	\$191,000	23	\$370,000	2	\$292,500
2013	71	\$265,000	4	\$216,000	65	\$340,002	6	\$275,750	62	\$250,000	24	\$171,500	39	\$375,000	2	\$290,000
2014	59	\$275,000	11	\$262,000	37	\$367,000	5	\$305,000	69	\$255,000	19	\$215,000	20	\$385,000	4	\$295,000

MARKET COMPARISON 10 YEARS TO 31st DEC 2014

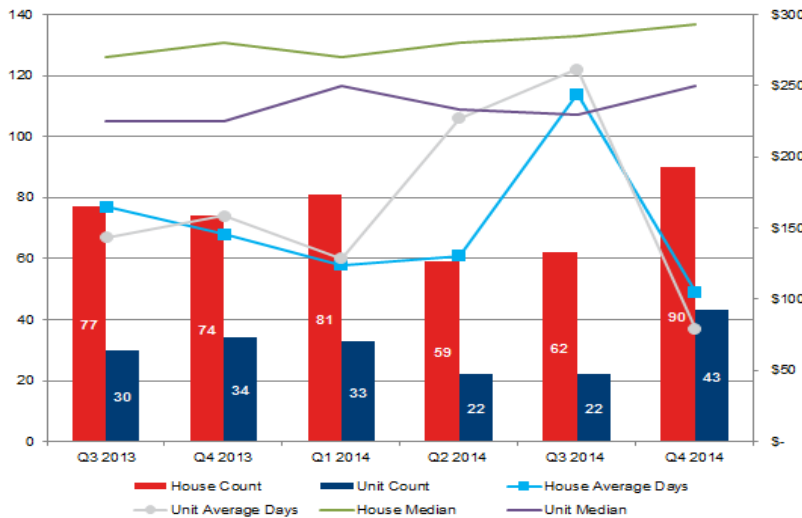
Period	Newington				Mitchell Park				Black Hill				Mount Pleasant			
	House		Unit		House		Units		House		Units		House		Units	
#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	
2005	70	\$221,500	19	\$220,000	13	\$200,000	0	N/A	49	\$225,000	20	\$155,707	53	\$195,000	7	\$220,000
2006	56	\$242,500	7	\$131,000	17	\$186,000	2	\$254,000	49	\$215,000	16	\$147,000	59	\$181,000	6	\$210,000
2007	55	\$260,000	4	\$250,000	12	\$193,000	5	\$230,000	47	\$198,000	19	\$175,000	52	\$179,000	11	\$125,000
2008	54	\$243,750	7	\$270,000	15	\$222,000	0	N/A	34	\$217,250	18	\$136,500	56	\$217,509	10	\$179,000
2009	53	\$250,000	5	\$325,000	21	\$227,500	0	N/A	67	\$245,000	30	\$222,500	49	\$212,000	29	\$212,000
2010	46	\$290,500	9	\$250,000	20	\$257,000	3	\$240,000	67	\$274,000	10	\$298,500	48	\$238,000	13	\$230,150
2011	44	\$288,000	6	\$260,000	12	\$250,000	1	\$225,000	64	\$291,000	14	\$292,500	34	\$248,250	13	\$255,000
2012	50	\$300,000	4	\$254,500	18	\$279,900	5	\$279,900	42	\$265,000	10	\$202,500	37	\$258,000	11	\$195,000
2013	40	\$320,000	3	\$236,000	14	\$281,000	3	\$270,000	44	\$280,500	16	\$208,500	64	\$291,750	11	\$250,000
2014	38	\$350,361	3	\$405,000	16	\$283,000	3	\$272,000	35	\$300,000	12	\$220,250	44	\$295,000	4	\$254,500

Period	Nerrina				Bakery Hill				Lucas				Ballarat City (LGA)			
	House		Units		House		Units		House		Units		House		Units	
#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	
2005	14	\$245,000	0	N/A	10	\$183,000	3	\$295,000	0	N/A	0	N/A	2109	\$210,000	387	\$166,000
2006	20	\$233,000	0	N/A	4	\$193,000	0	N/A	0	N/A	0	N/A	2026	\$215,000	427	\$169,000
2007	11	\$233,000	2	\$65,000	10	\$287,500	0	N/A	0	N/A	0	N/A	2158	\$221,750	493	\$180,000
2008	7	\$452,500	2	\$294,500	8	\$231,000	2	\$249,950	0	N/A	0	N/A	1949	\$227,000	407	\$183,000
2009	13	\$300,000	0	N/A	8	\$186,250	0	N/A	0	N/A	0	N/A	2335	\$237,500	731	\$200,000
2010	20	\$381,000	0	N/A	5	\$230,000	1	\$290,000	0	N/A	0	N/A	2187	\$265,000	466	\$218,068
2011	22	\$387,000	1	\$308,000	5	\$236,000	1	\$280,000	0	N/A	0	N/A	2139	\$280,000	387	\$225,000
2012	30	\$467,250	0	N/A	9	\$222,000	1	\$255,000	5	\$292,380	0	N/A	2014	\$284,000	353	\$247,500
2013	15	\$455,000	0	N/A	5	\$280,000	2	\$246,000	19	\$344,900	6	\$314,900	2149	\$292,000	304	\$230,000
2014	7	\$460,000	0	N/A	4	\$310,500	3	\$256,250	15	\$355,000	6	\$324,450	1646	\$294,000	266	\$235,000

SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

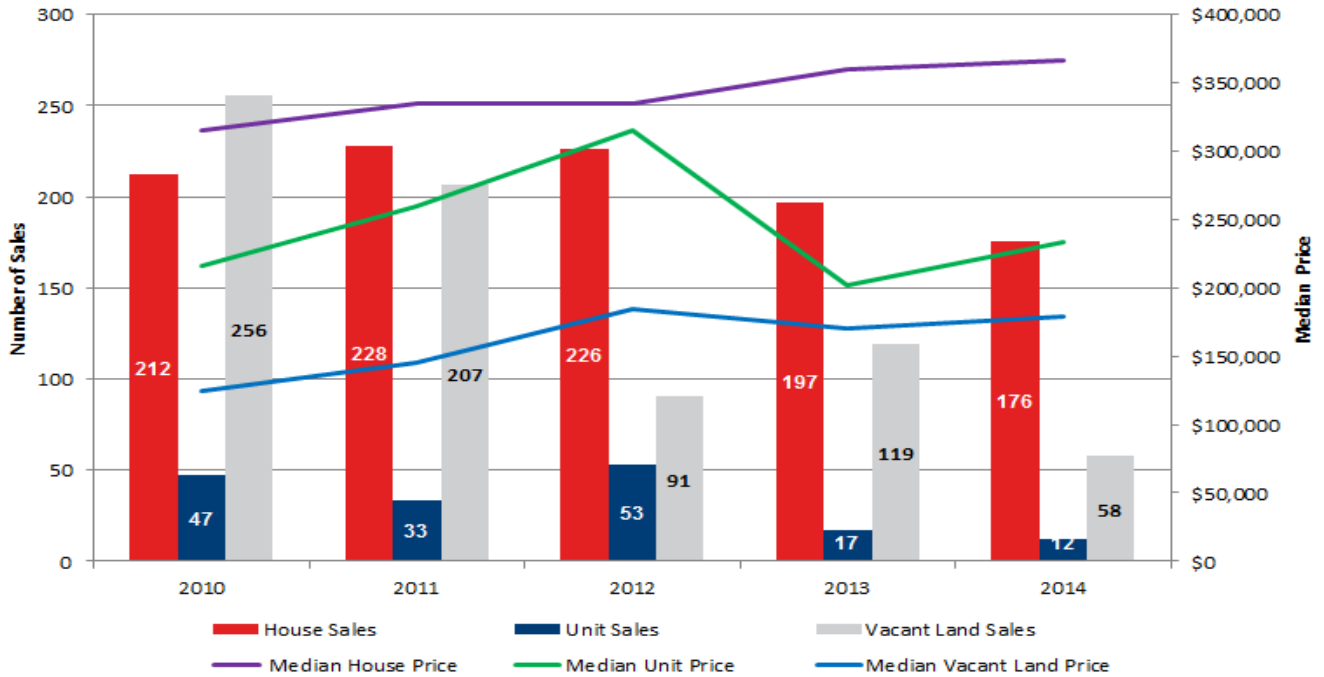
Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↓
House rents	↑	↑
Unit sales	↓	↓
Unit median	↑	↑
Unit rents	↑	↑

Key Suburb Facts	House	Units
Median Sale Price	\$330,000	\$250,000
Annual Median Price Growth	3.0%	2.0%
Average Days on Market	68	53
% Change between First Listed and Sold Price	-3.2%	0.2%
Rental Yield	4.6%	6.3%
Median Rent	\$293	\$250

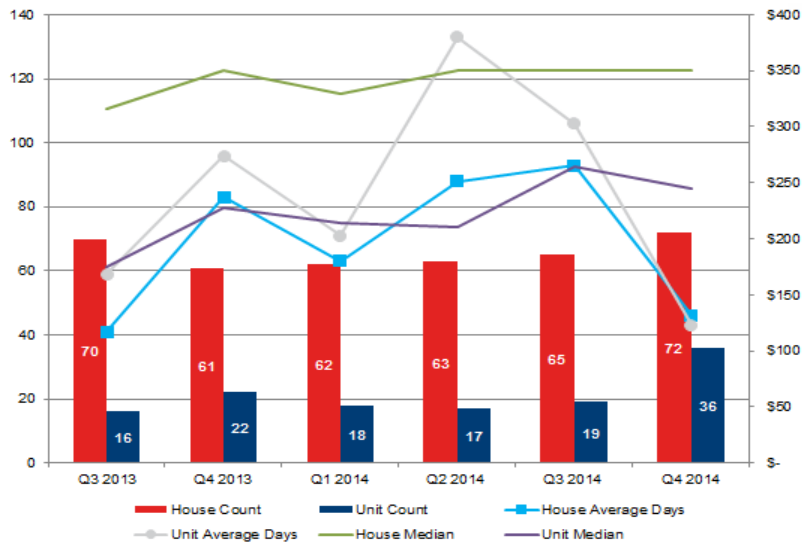


Source: RealEstate.com.au, Pricefinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria

SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

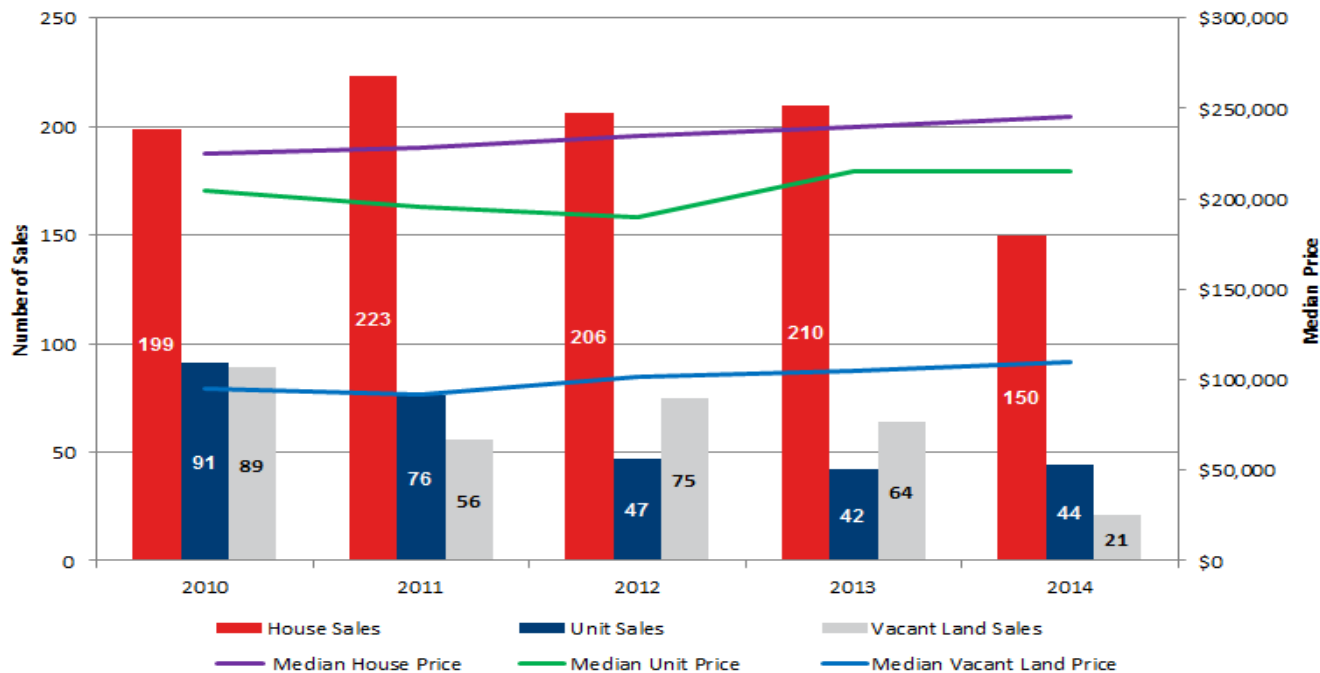
Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↑
House rents	↔	↔
Unit sales	↓	↓
Unit median	↑	↑
Unit rents	↑	↑

Key Suburb Facts	House	Units
Median Sale Price	\$366,250	\$233,500
Annual Median Price Growth	1.7%	15.6%
Average Days on Market	105	48
% Change between First Listed and Sold Price	-2.6%	-3.8%
Rental Yield	4.8%	5.0%
Median Rent	\$350	\$245

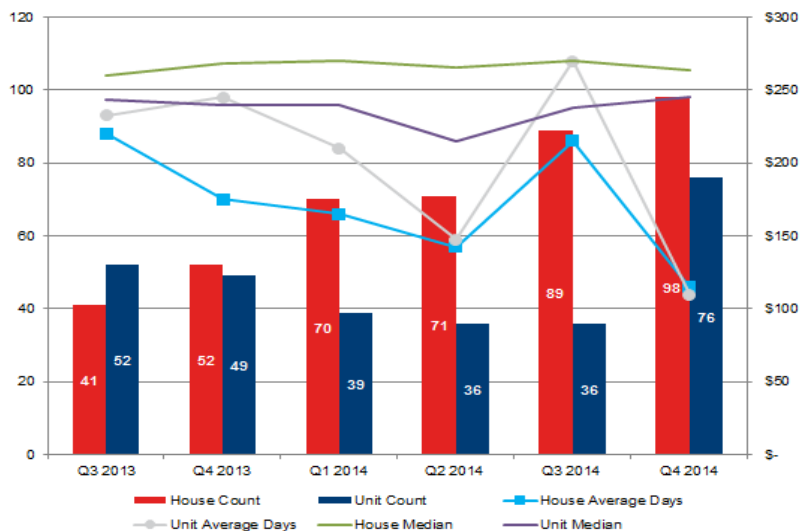


Source: RealEstate.com.au, Pricerfinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria

SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

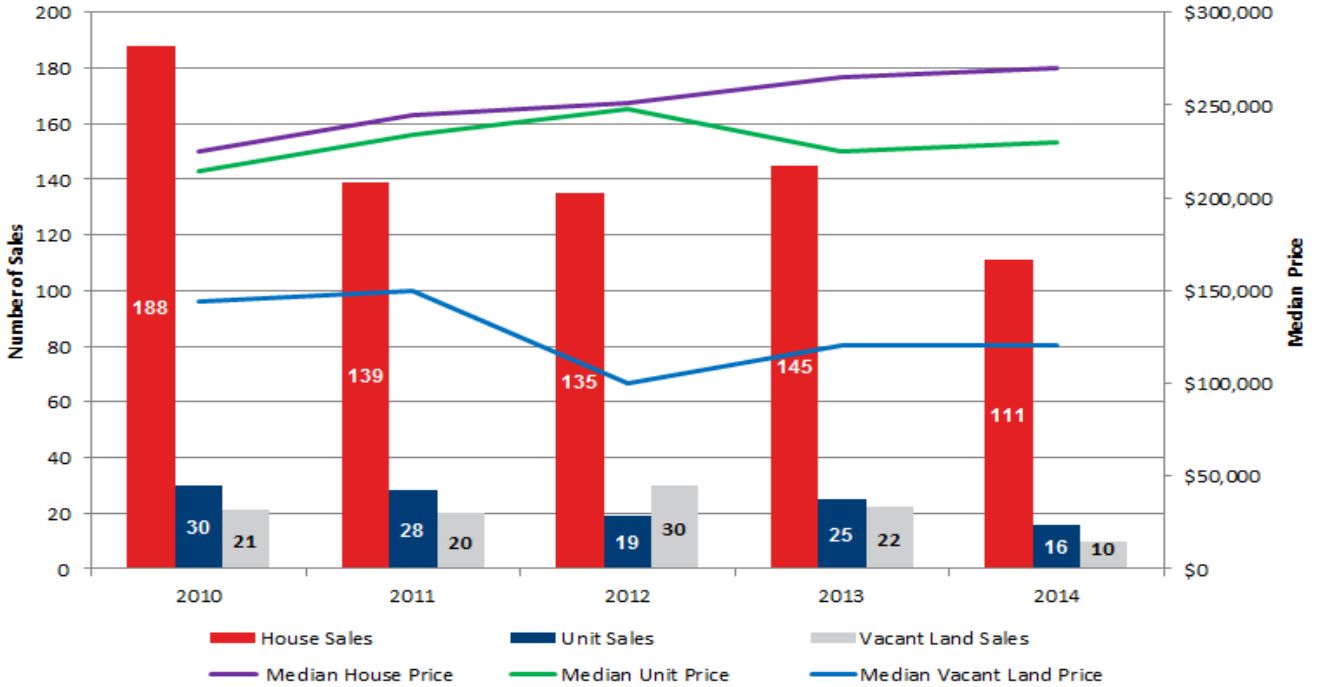
Key Suburb Facts	House	Units
Median Sale Price	\$245,625	\$215,500
Annual Median Price Growth	2.4%	0.2%
Average Days on Market	84	37
% Change between First Listed and Sold Price	5.2%	2.7%
Rental Yield	5.8%	5.9%
Median Rent	\$264	\$245



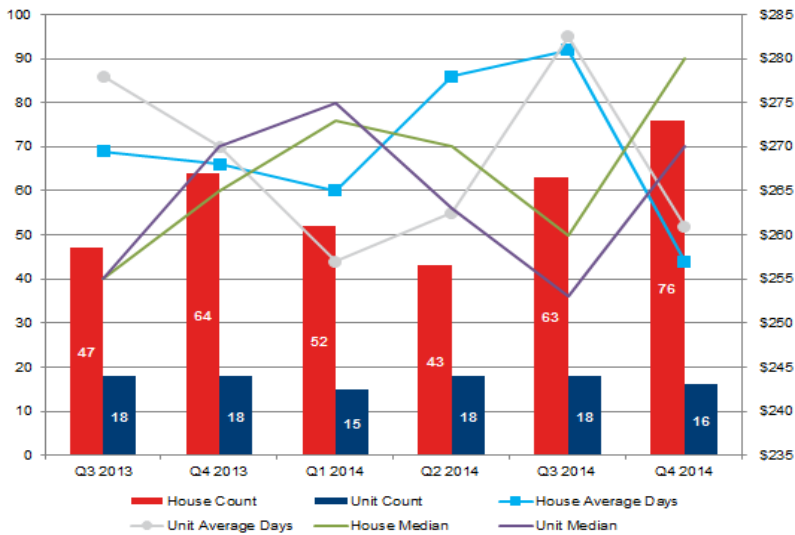
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SALES MARKET



RENTAL MARKET



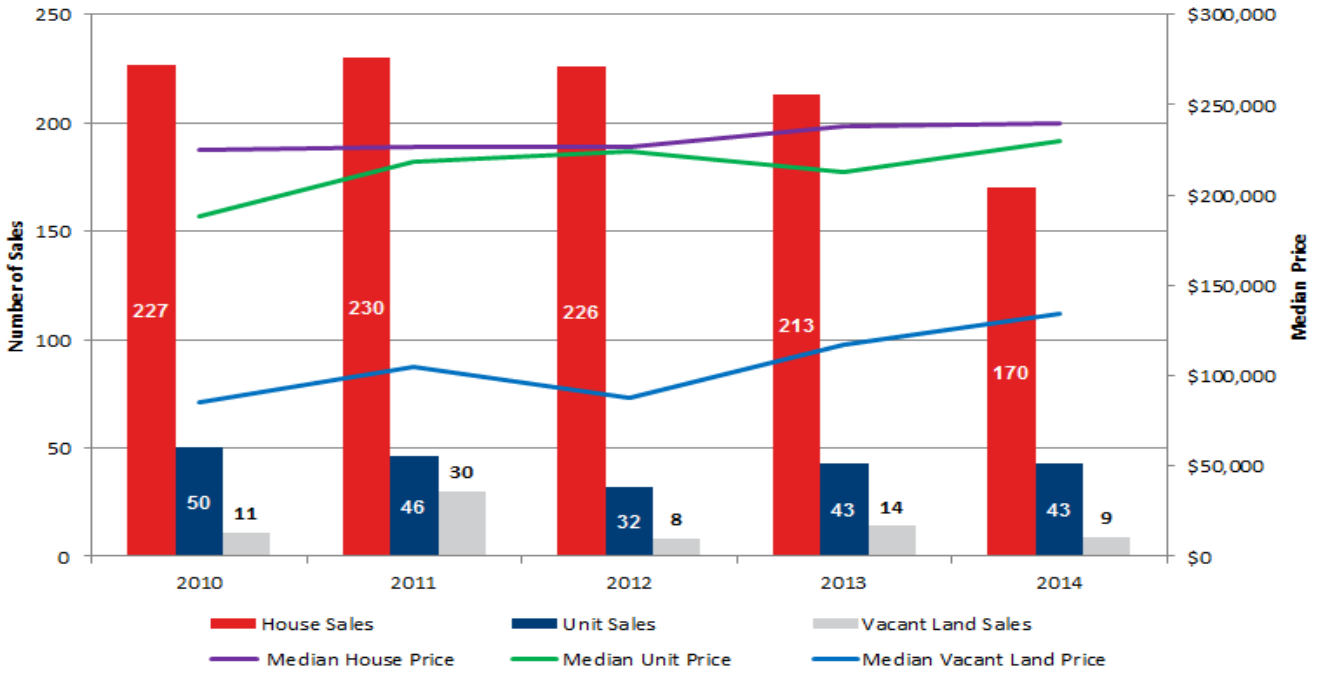
KEY MARKET INDICATORS

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

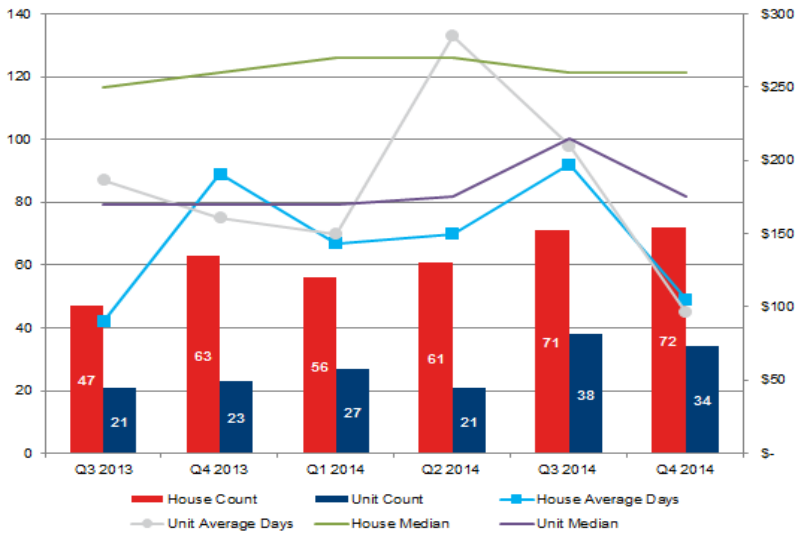
Key Suburb Facts	House	Units
Median Sale Price	\$270,002	\$230,000
Annual Median Price Growth	1.9%	2.2%
Average Days on Market	66	117
% Change between First Listed and Sold Price	-2.7%	-1.8%
Rental Yield	5.4%	5.9%
Median Rent	\$280	\$270



SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

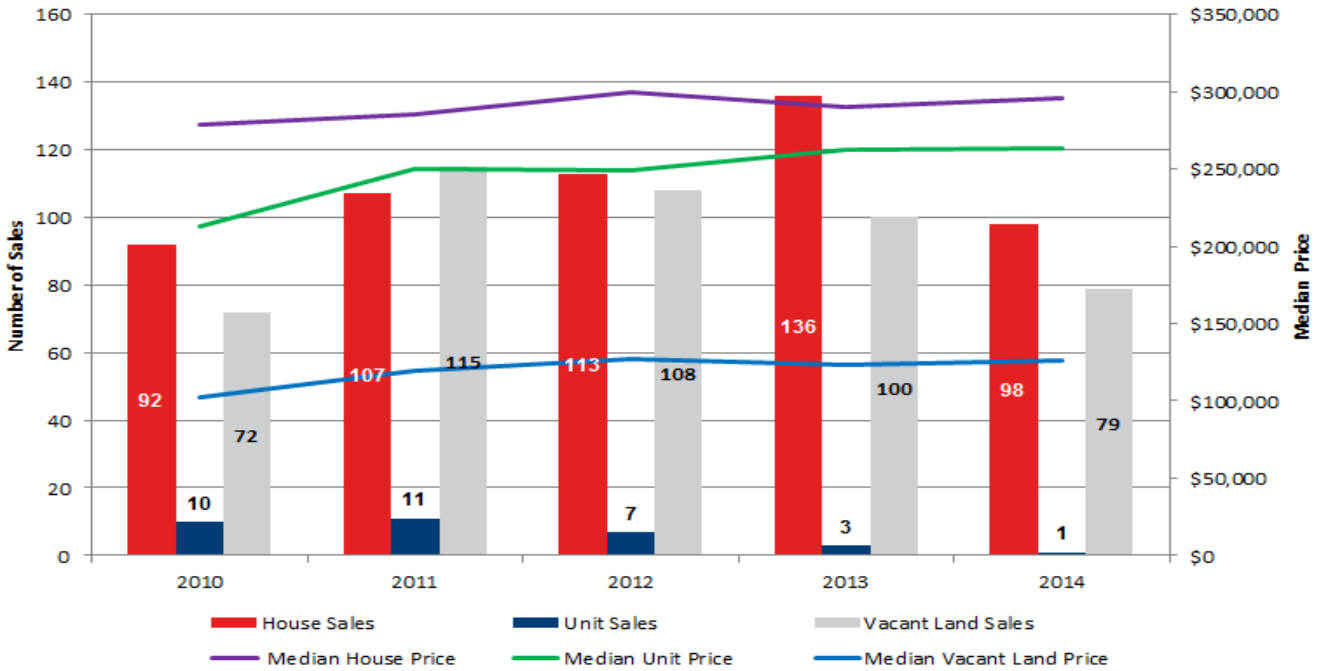
Key Suburb Facts	House	Units
Median Sale Price	\$240,000	\$229,975
Annual Median Price Growth	0.8%	8.0%
Average Days on Market	72	72
% Change between First Listed and Sold Price	-4.1%	1.4%
Rental Yield	5.6%	4.0%
Median Rent	\$260	\$175



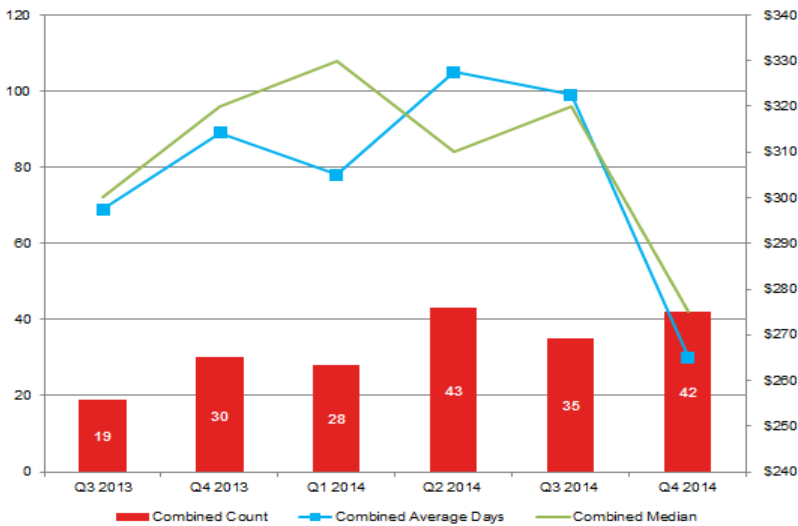
Source: RealEstate.com.au, Pricfinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria



SALES MARKET



RENTAL MARKET



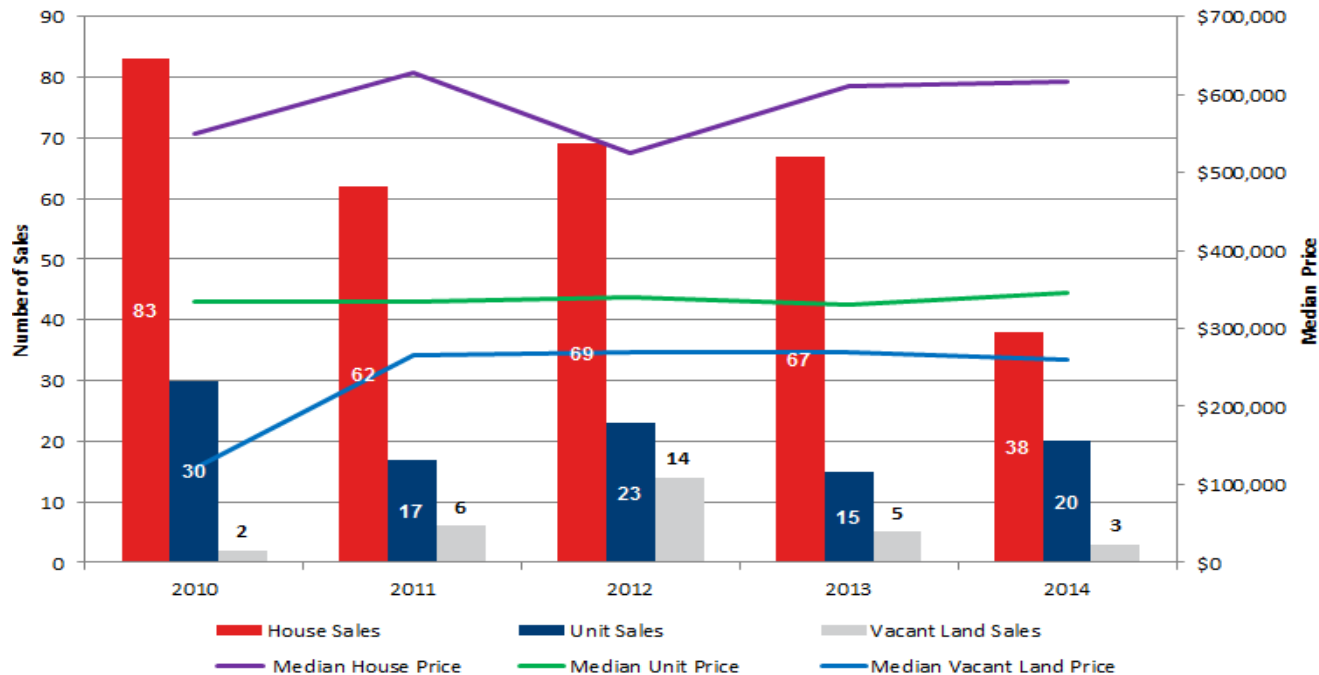
KEY MARKET INDICATORS

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

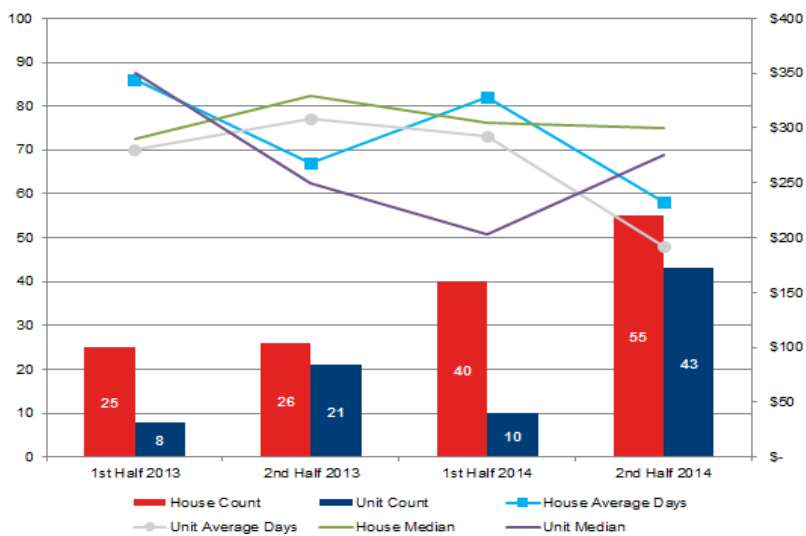
Key Suburb Facts	House	Units
Median Sale Price	\$296,224	\$263,500
Annual Median Price Growth	2.1%	0.2%
Average Days on Market	56	N/A
% Change between First Listed and Sold Price	-0.6%	N/A
Rental Yield	5.6%	6.8%
Median Rent	\$275	\$180



SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

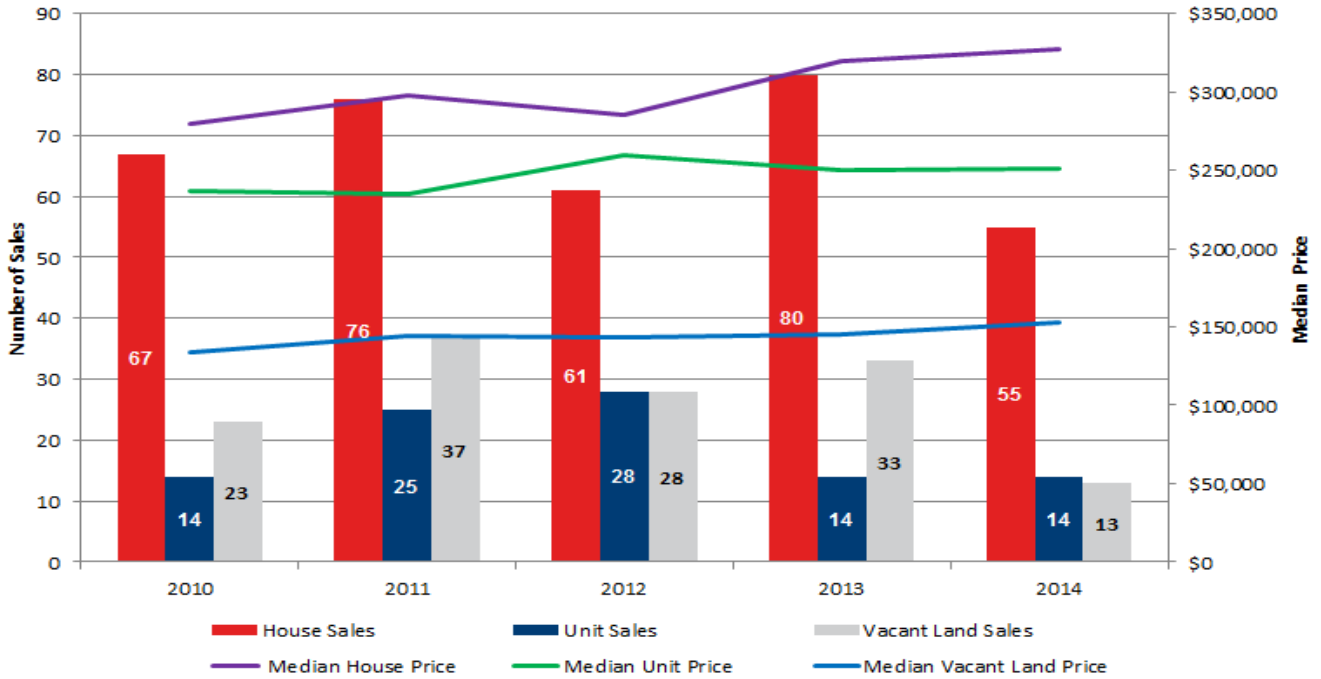
Key Suburb Facts	House	Units
Median Sale Price	\$617,500	\$346,250
Annual Median Price Growth	1.2%	4.9%
Average Days on Market	70	22
% Change between First Listed and Sold Price	-1.6%	0.5%
Rental Yield	2.7%	4.1%
Median Rent	\$300	\$275



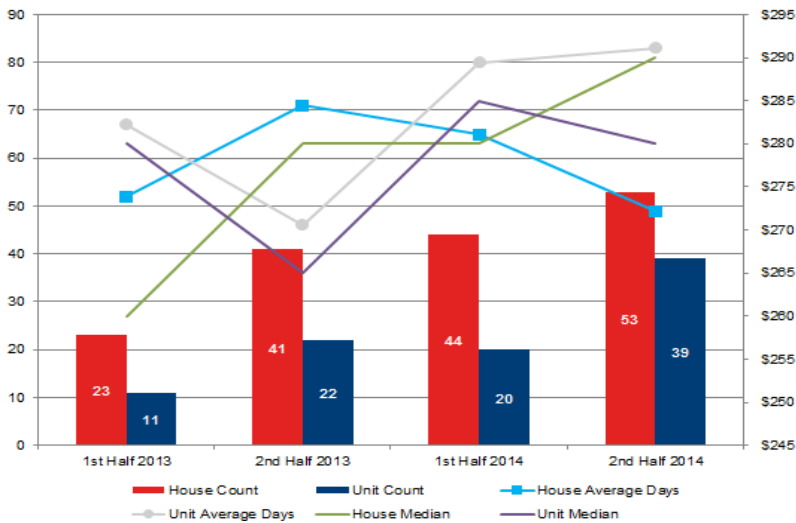
Source: RealEstate.com.au, Pricfinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria



SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

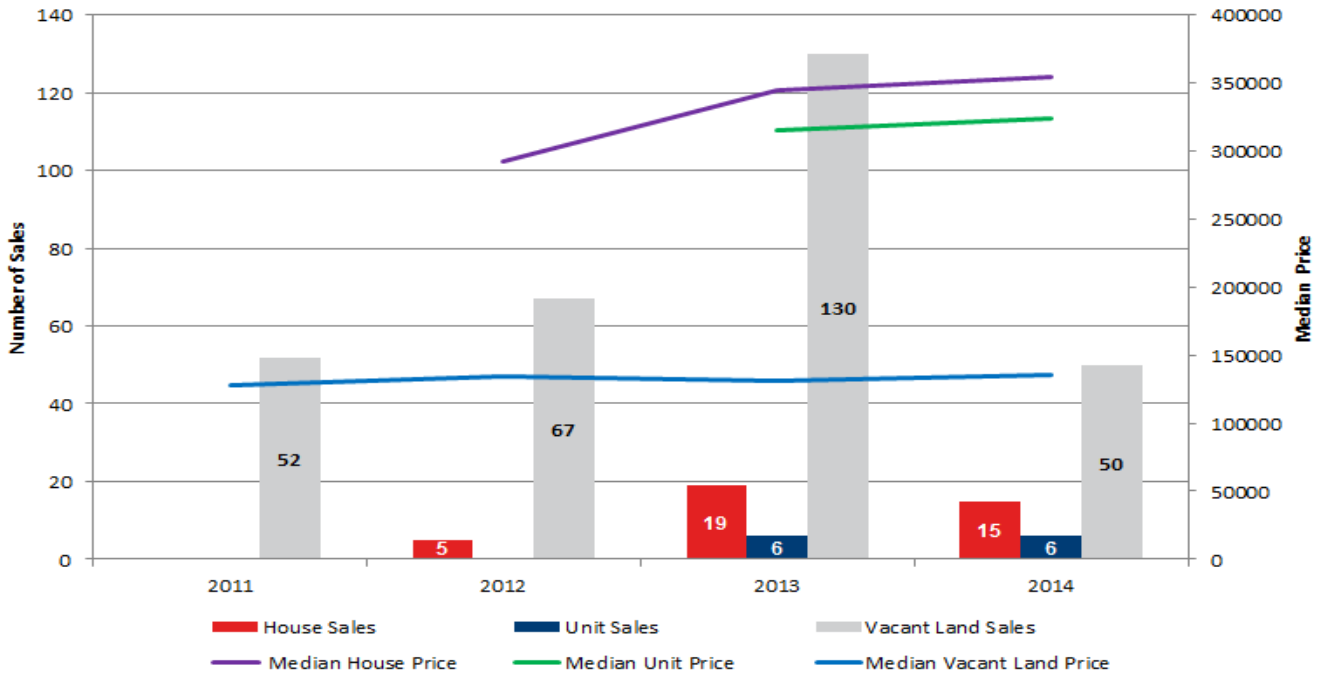
Key Suburb Facts	House	Units
Median Sale Price	\$327,000	\$251,500
Annual Median Price Growth	2.2%	0.6%
Average Days on Market	91	165
% Change between First Listed and Sold Price	-2.6%	-8.0%
Rental Yield	4.9%	5.4%
Median Rent	\$290	\$280



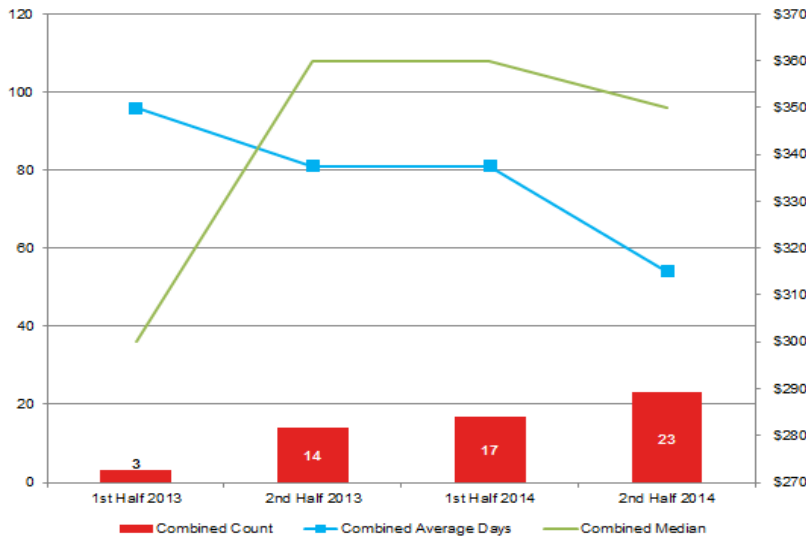
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SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

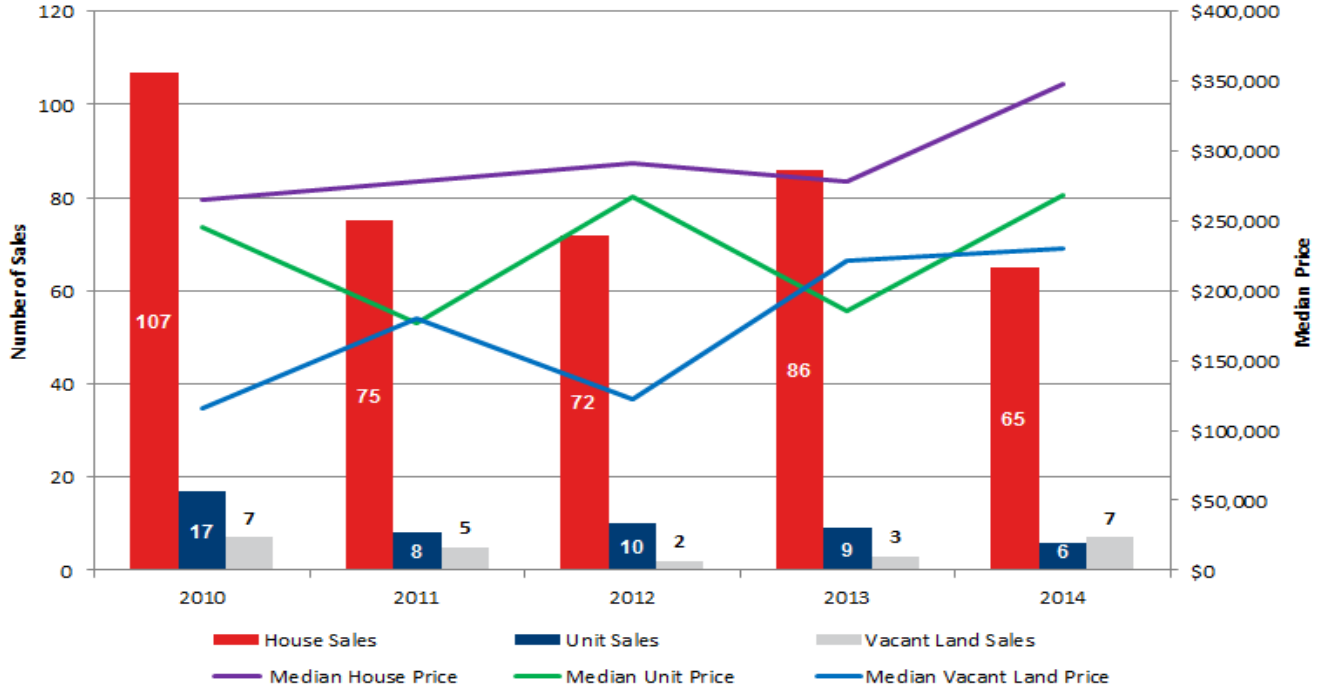
Change from Last	Year	Half Year
House sales	↓	↔
House median	↑	↑
House rents	↓	↓
Unit sales	↔	↓
Unit median	↑	↑
Unit rents	↑	↑

Key Suburb Facts	House	Units
Median Sale Price	\$355,000	\$324,450
Annual Median Price Growth	2.9%	3.0%
Average Days on Market	128	N/A
% Change between First Listed and Sold Price	2.8%	N/A
Rental Yield	5.2%	5.1%
Median Rent	\$350	\$320

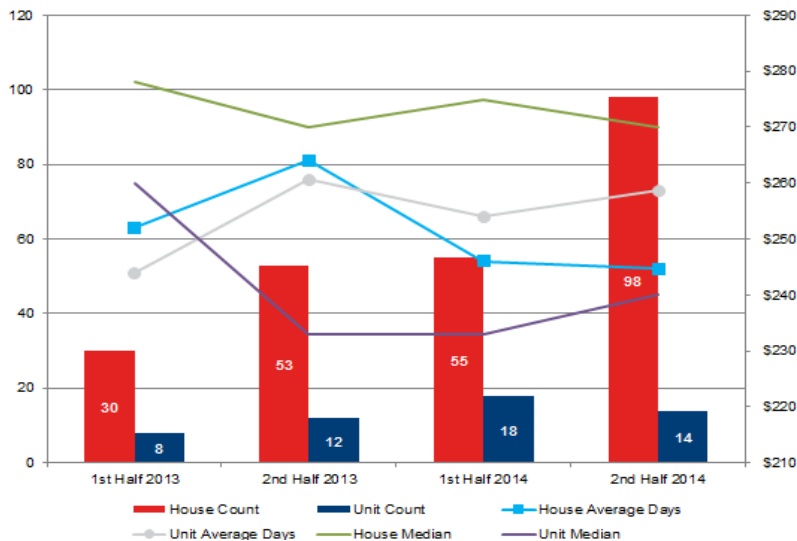


Source: RealEstate.com.au, Pricfinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria

SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

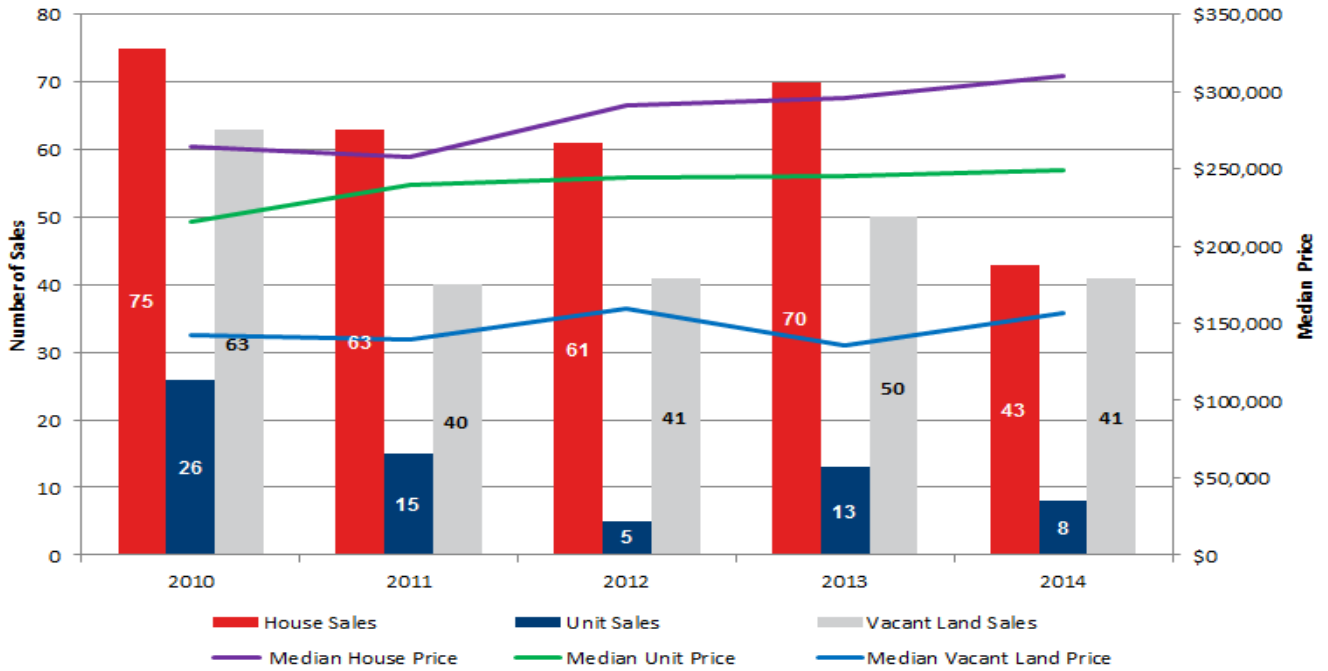
Key Suburb Facts	House	Units
Median Sale Price	\$347,500	\$268,500
Annual Median Price Growth	24.7%	44.7%
Average Days on Market	61	N/A
% Change between First Listed and Sold Price	-6.5%	N/A
Rental Yield	4.1%	4.8%
Median Rent	\$270	\$240



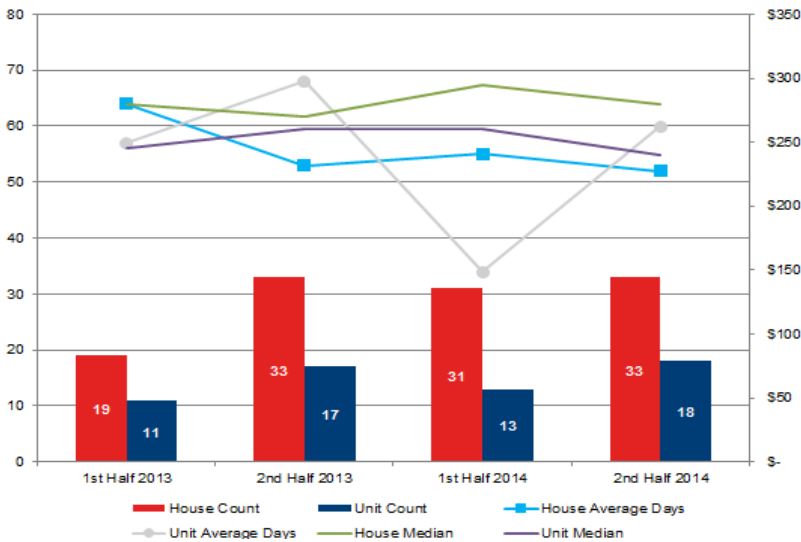
Source: RealEstate.com.au, Pricfinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria



SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

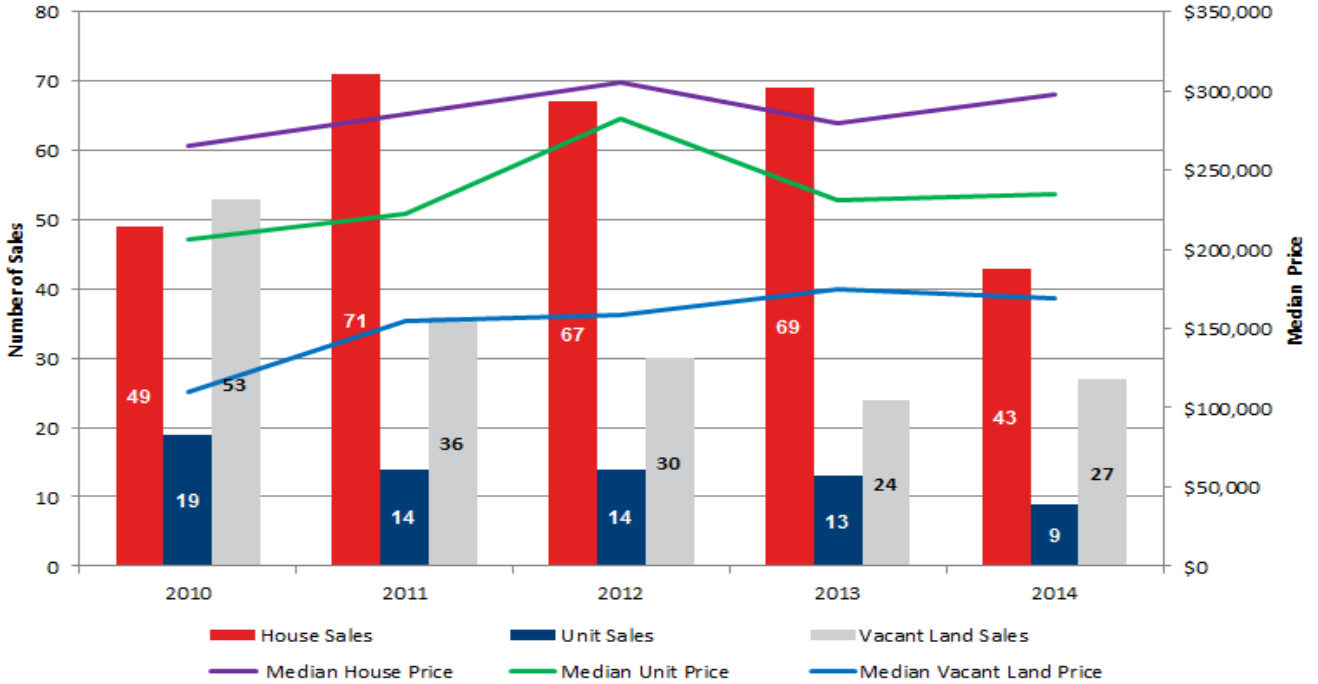
Indicator	Change from Last Year	Year	Half Year
House sales	↓	↓	↓
House median	↑	↑	↓
House rents	↑	↑	↓
Unit sales	↓	↓	↓
Unit median	↑	↑	↓
Unit rents	↓	↓	↓

Key Suburb Facts	House	Units
Median Sale Price	\$310,000	\$249,500
Annual Median Price Growth	4.7%	1.8%
Average Days on Market	115	N/A
% Change between First Listed and Sold Price	-2.8%	N/A
Rental Yield	4.7%	5.7%
Median Rent	\$280	\$240

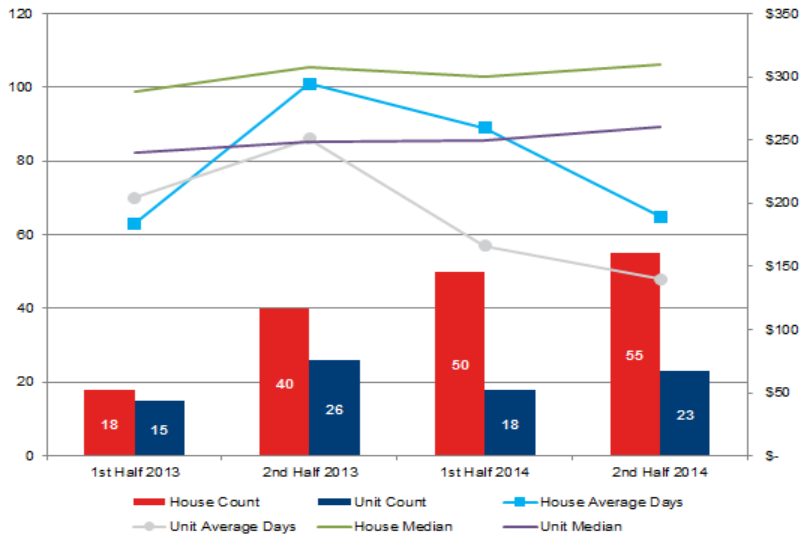




SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

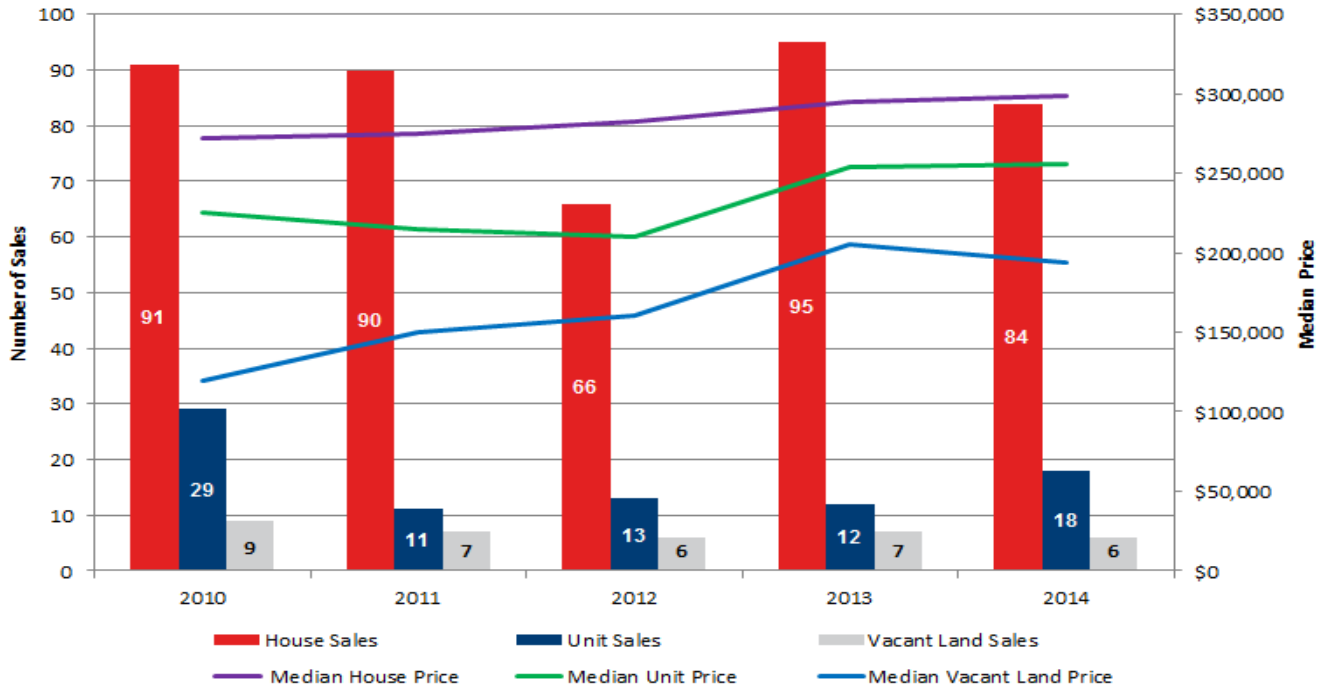
Key Suburb Facts	House	Units
Median Sale Price	\$298,000	\$235,000
Annual Median Price Growth	6.4%	1.7%
Average Days on Market	81	58
% Change between First Listed and Sold Price	-1.7%	0.2%
Rental Yield	5.3%	5.5%
Median Rent	\$310	\$260



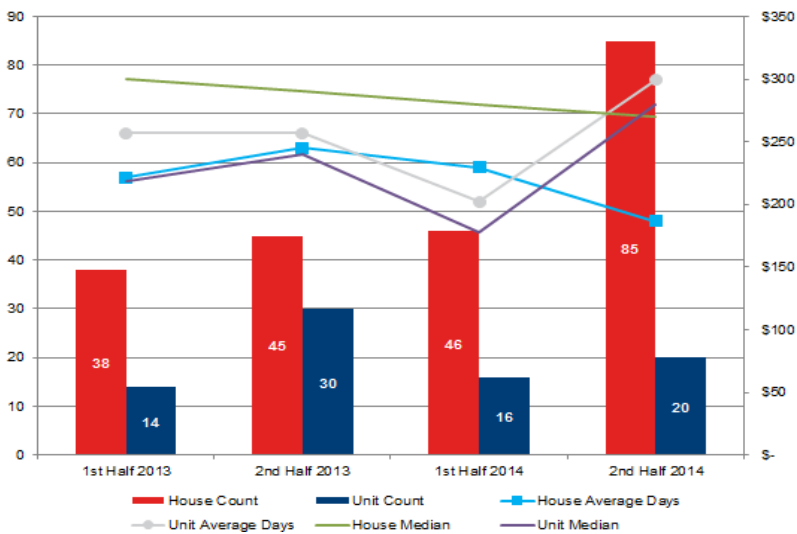
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SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

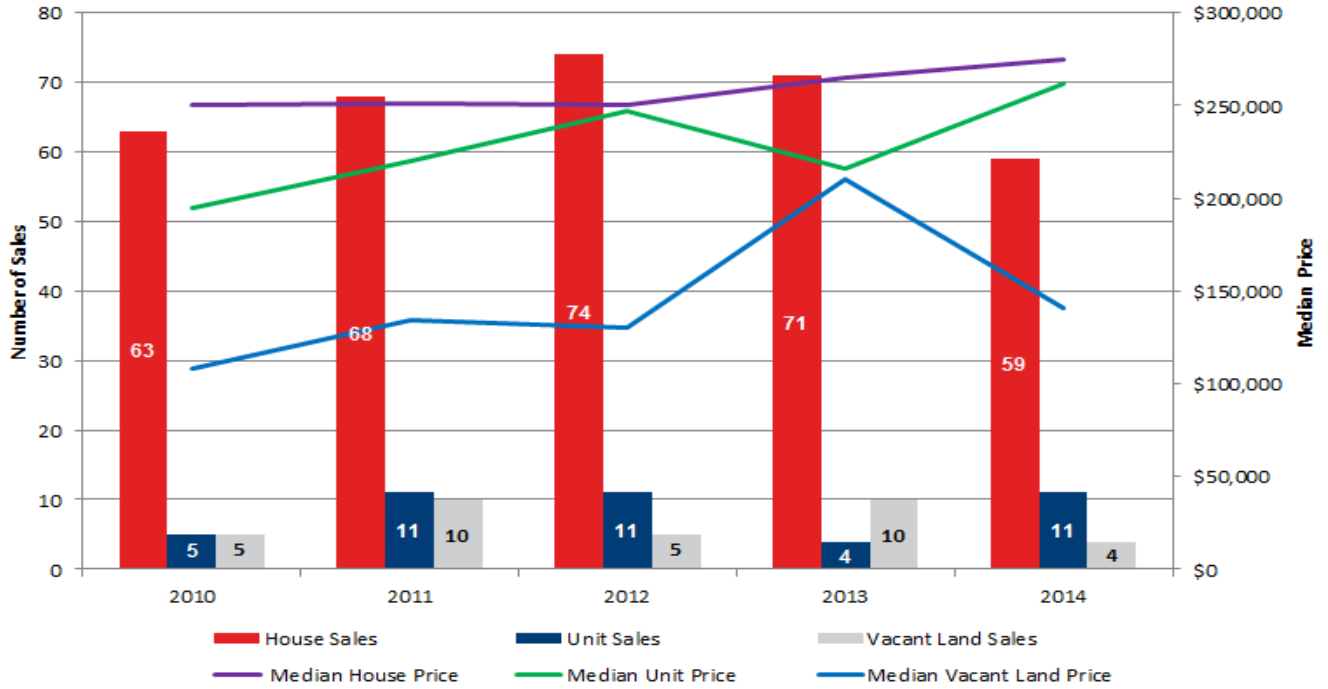
Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↑
House rents	↓	↓
Unit sales	↑	↓
Unit median	↑	↓
Unit rents	↑	↑

Key Suburb Facts	House	Units
Median Sale Price	\$298,500	\$255,500
Annual Median Price Growth	1.2%	0.6%
Average Days on Market	63	43
% Change between First Listed and Sold Price	-0.5%	1.3%
Rental Yield	4.9%	4.3%
Median Rent	\$270	\$280

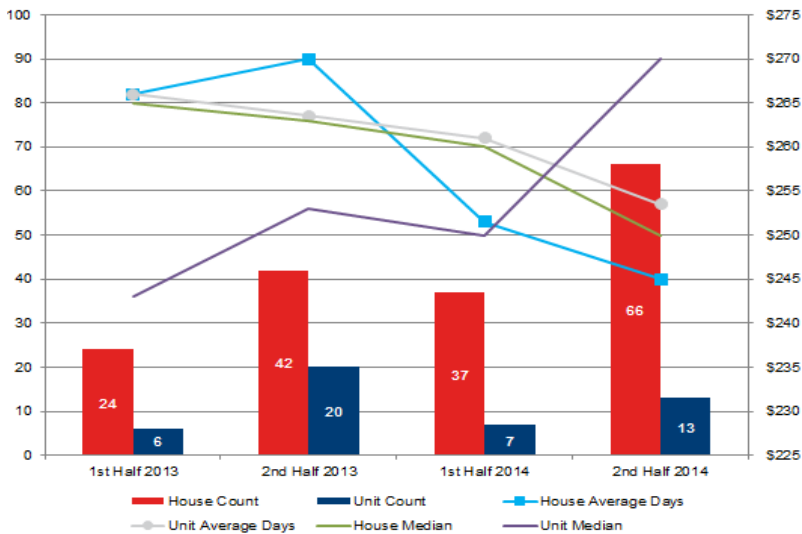




SALES MARKET



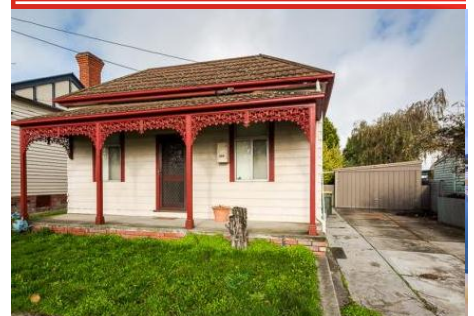
RENTAL MARKET



KEY MARKET INDICATORS

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

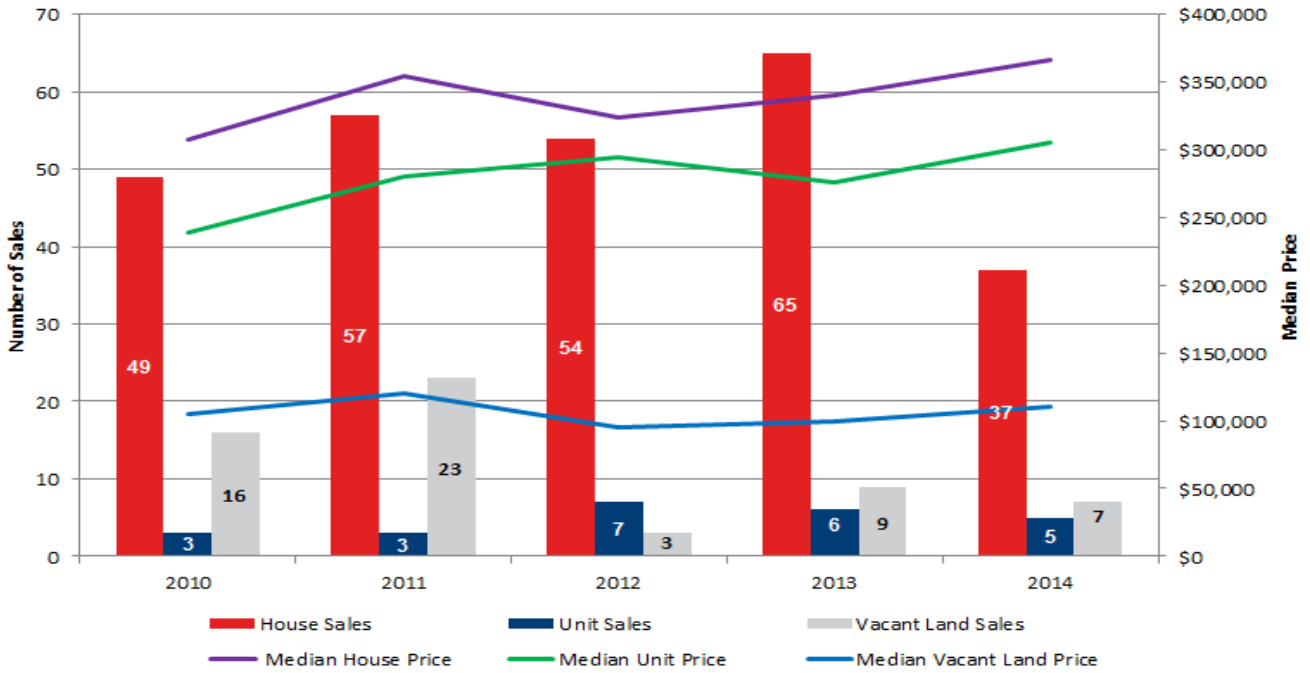
Key Suburb Facts	House	Units
Median Sale Price	\$275,000	\$262,000
Annual Median Price Growth	3.8%	21.3%
Average Days on Market	134	N/A
% Change between First Listed and Sold Price	0.3%	N/A
Rental Yield	4.9%	5.6%
Median Rent	\$250	\$270



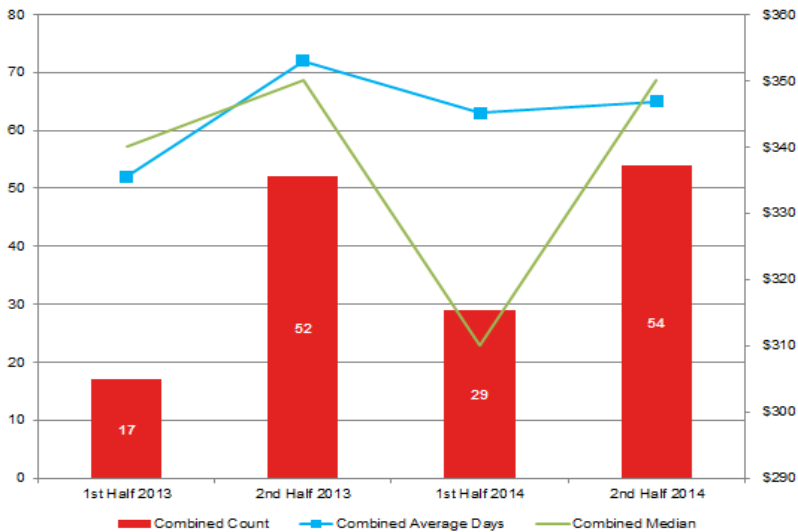
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SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

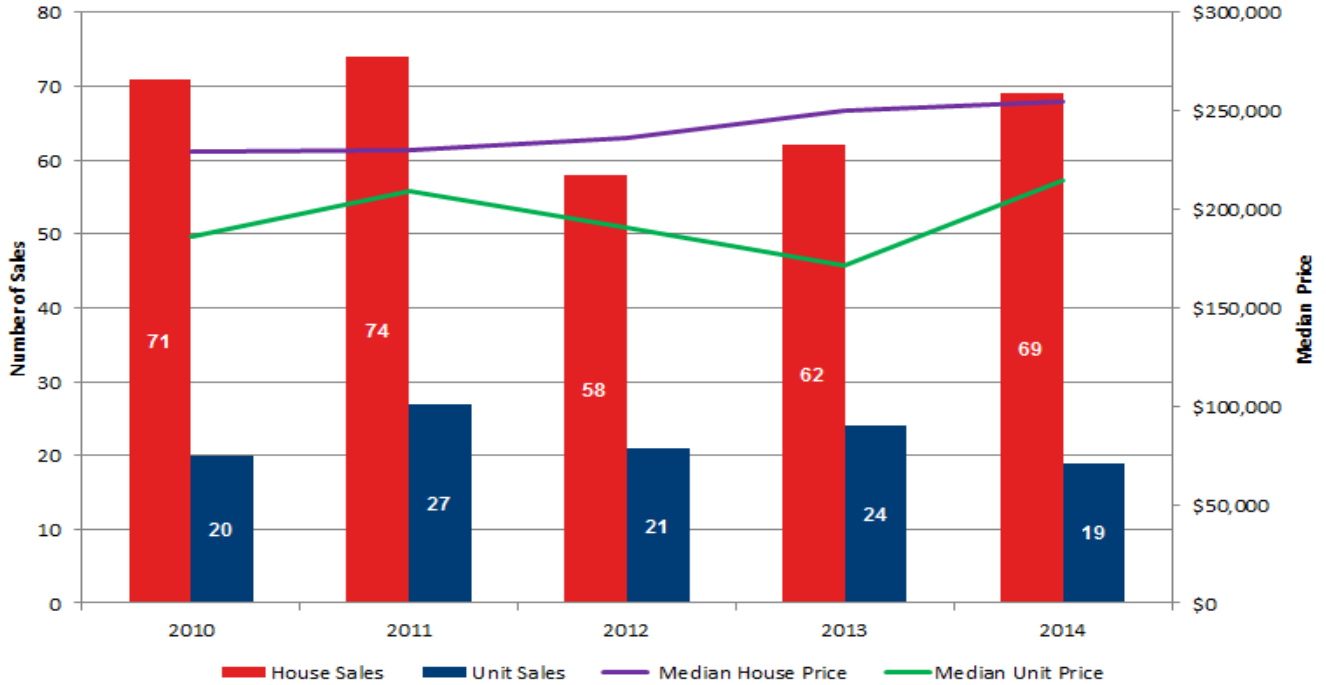
Change from Last	Year	Half Year
House sales	↓	↔
House median	↑	↑
House rents	↑	↑
Unit sales	↓	↑
Unit median	↑	↓
Unit rents	↓	↓

Key Suburb Facts	House	Units
Median Sale Price	\$367,000	\$305,000
Annual Median Price Growth	7.9%	10.6%
Average Days on Market	116	53
% Change between First Listed and Sold Price	-6.2%	1.1%
Rental Yield	5.1%	4.8%
Median Rent	\$360	\$223

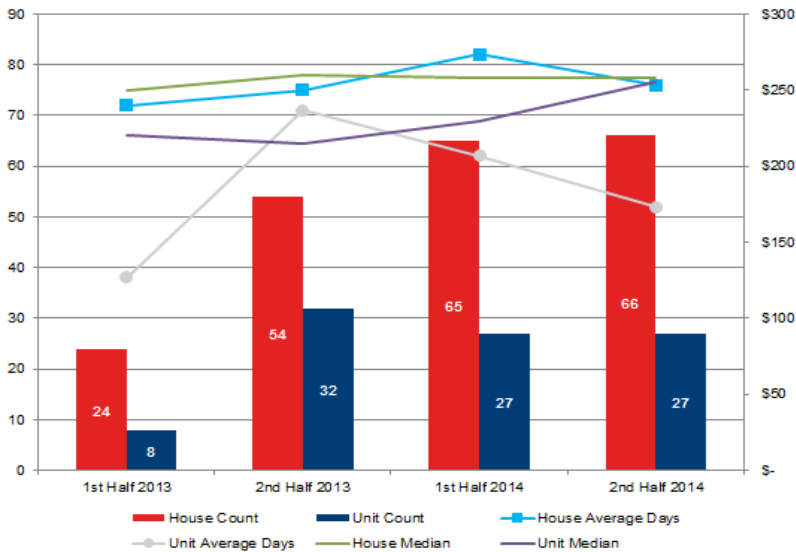




SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

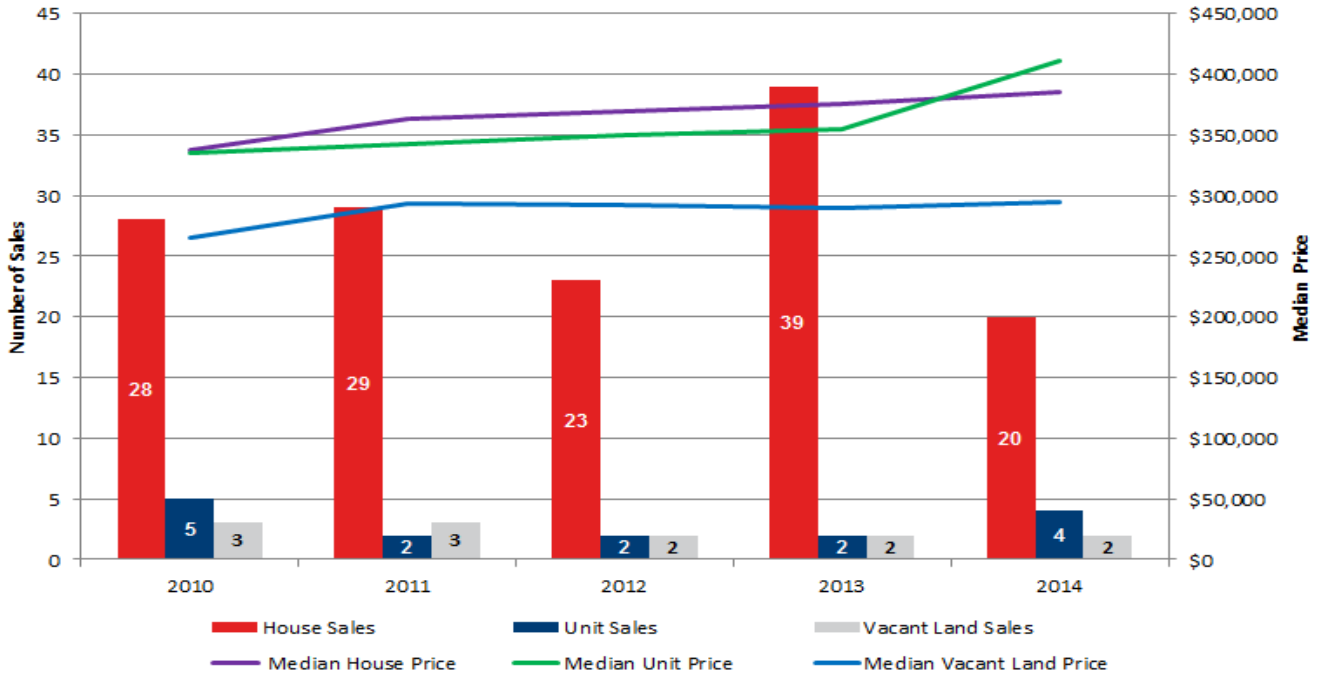
Key Suburb Facts	House	Units
Median Sale Price	\$255,000	\$215,000
Annual Median Price Growth	2.0%	25.4%
Average Days on Market	133	N/A
% Change between First Listed and Sold Price	-4.7%	N/A
Rental Yield	5.4%	5.6%
Median Rent	\$258	\$255



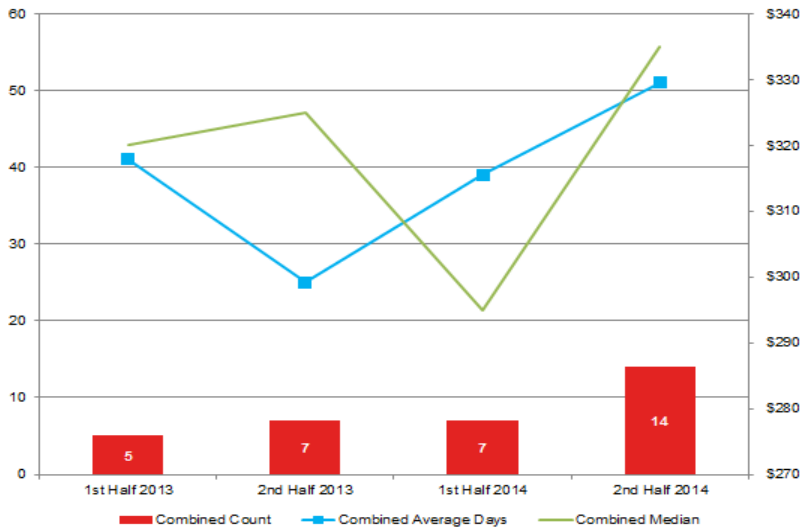
Source: RealEstate.com.au, Pricefinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria



SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

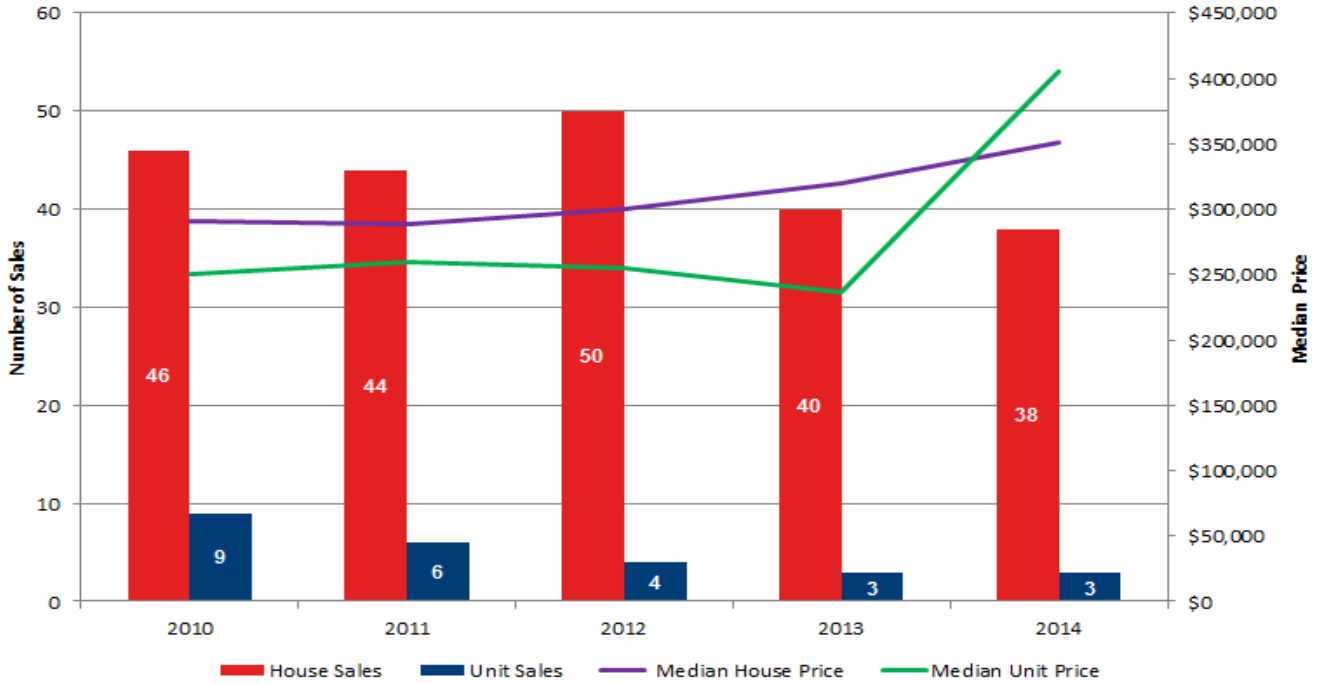
	Change from Last Year	Year	Half Year
House sales	↓	↓	↓
House median	↑	↑	↑
House rents	↑	↑	↑
Unit sales	↑	↓	↓
Unit median	↑	↔	↔
Unit rents	↑	↑	↑

Key Suburb Facts	House	Units
Median Sale Price	\$385,000	\$295,000
Annual Median Price Growth	2.7%	1.7%
Average Days on Market	56	N/A
% Change between First Listed and Sold Price	-5.5%	N/A
Rental Yield	4.4%	5.5%
Median Rent	\$325	\$360

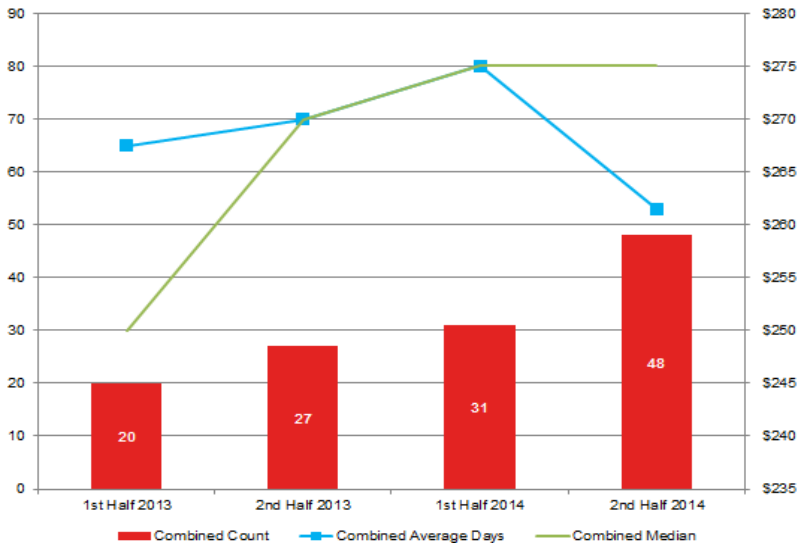




SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

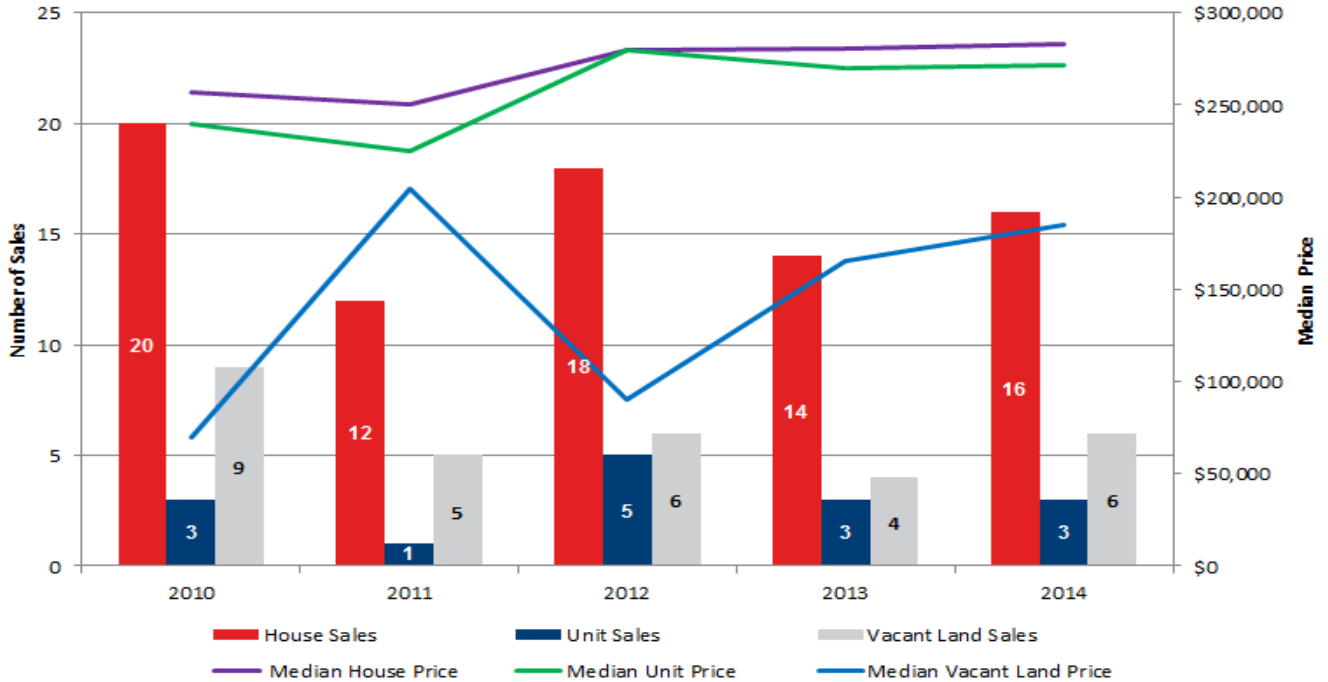
Change from Last	Year	Half Year
House sales	↑	↓
House median	↑	↓
House rents	↑	↑
Unit sales	↔	↑
Unit median	↑	↑
Unit rents	↓	↓

Key Suburb Facts	House	Units
Median Sale Price	\$350,361	\$344,750
Annual Median Price Growth	9.5%	71.6%
Average Days on Market	47	N/A
% Change between First Listed and Sold Price	-1.9%	N/A
Rental Yield	4.2%	2.2%
Median Rent	\$280	\$220

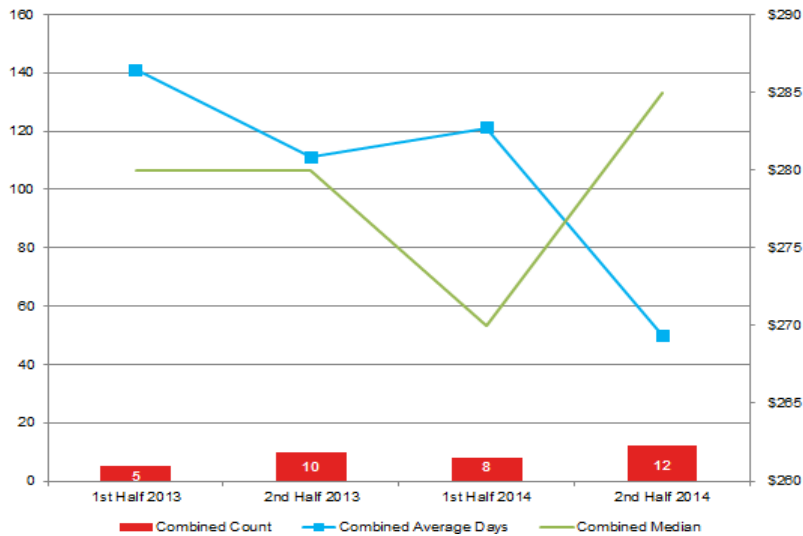




SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

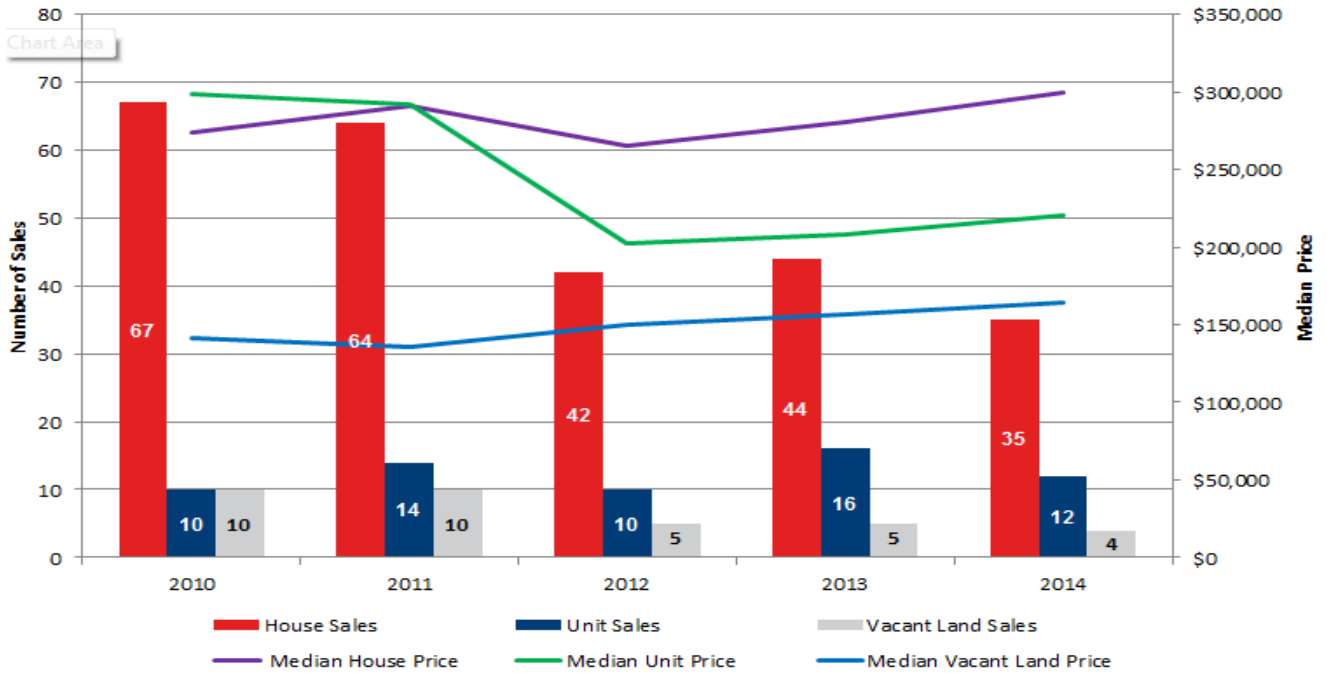
Change from Last	Year	Half Year
House sales	↓	↔
House median	↑	↓
House rents	↑	↑
Unit sales	↔	↔
Unit median	↑	↔
Unit rents	↓	↓

Key Suburb Facts	House	Units
Median Sale Price	\$283,000	\$272,000
Annual Median Price Growth	0.7%	0.7%
Average Days on Market	28	N/A
% Change between First Listed and Sold Price	-2.7%	N/A
Rental Yield	5.2%	N/A
Median Rent	\$290	\$220

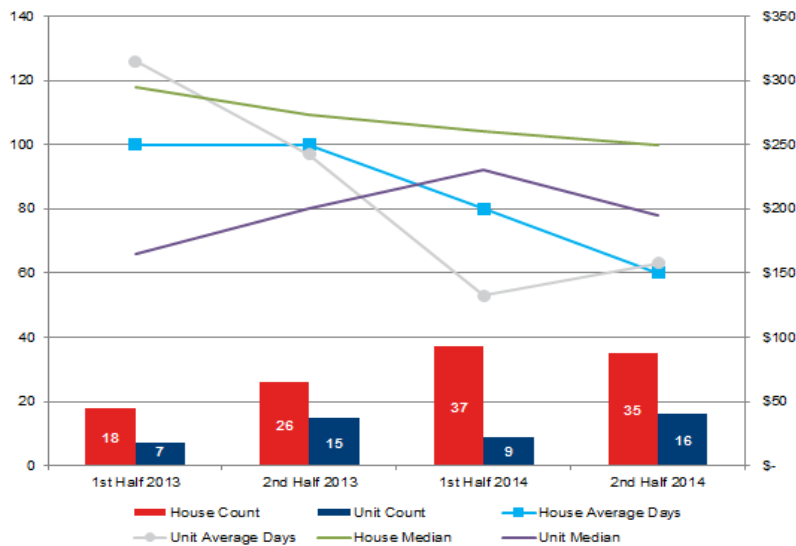




SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

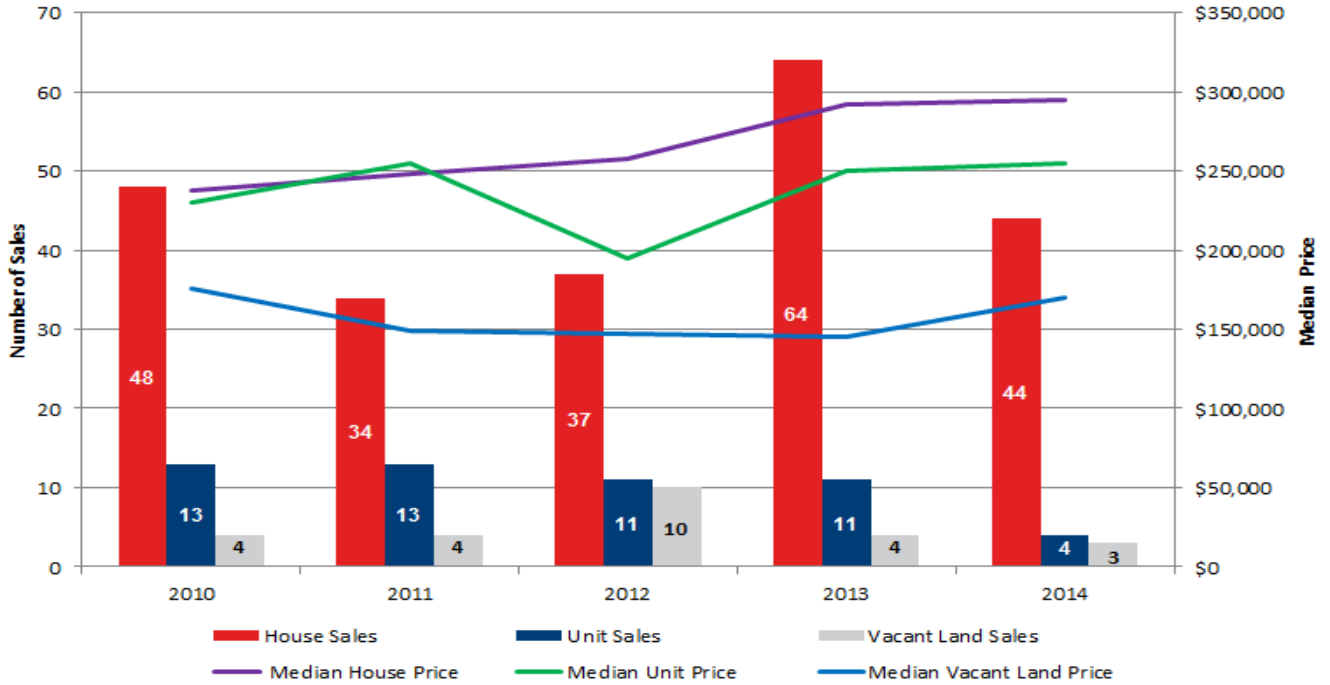
Key Suburb Facts	House	Units
Median Sale Price	\$300,000	\$220,250
Annual Median Price Growth	7.0%	5.6%
Average Days on Market	41	93
% Change between First Listed and Sold Price	8.5%	-0.2%
Rental Yield	4.8%	4.7%
Median Rent	\$250	\$195



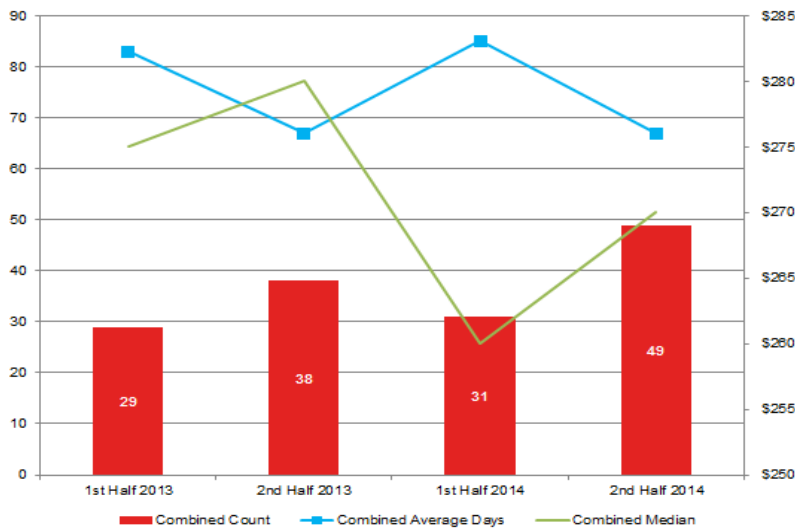
Source: RealEstate.com.au, Pricfinder, Real Estate Institute of Victoria, Rental Tenancies Bond Authority Victoria



SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

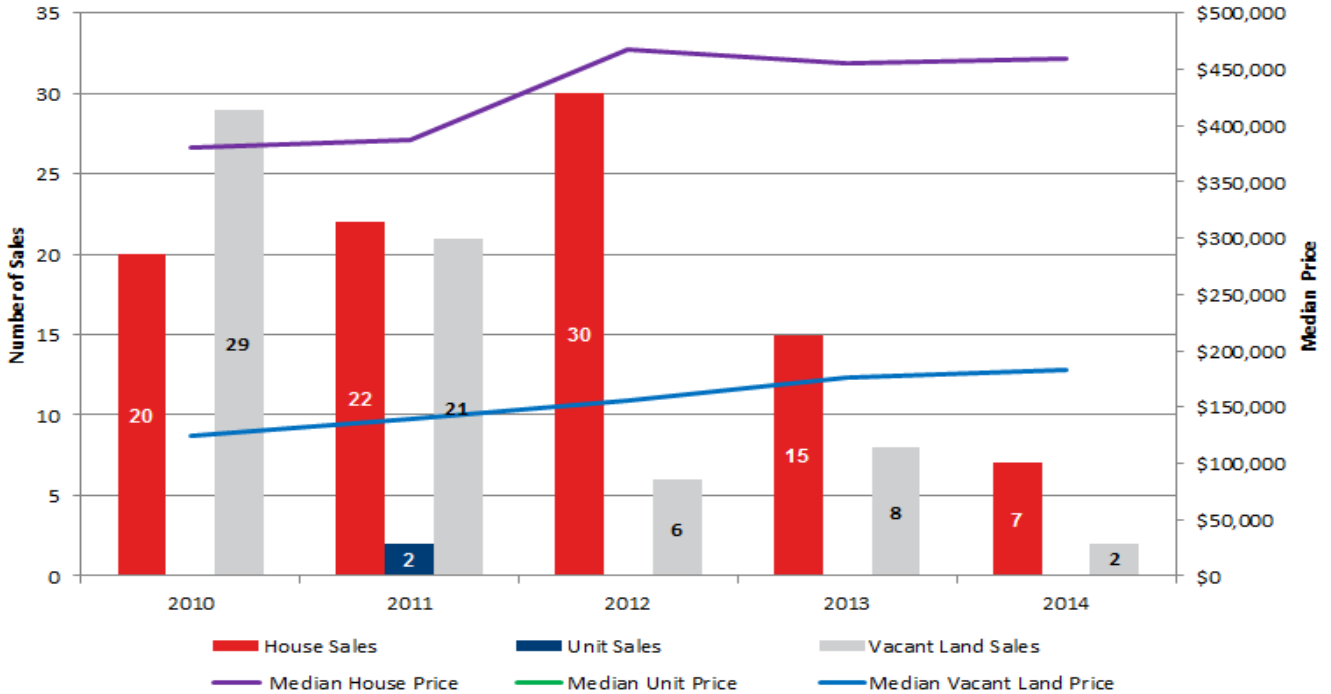
Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↓
House rents	↑	↑
Unit sales	↓	↓
Unit median	↑	↑
Unit rents	↓	↑

Key Suburb Facts	House	Units
Median Sale Price	\$295,000	\$254,500
Annual Median Price Growth	1.1%	1.8%
Average Days on Market	71	141
% Change between First Listed and Sold Price	-1.4%	-4.8%
Rental Yield	5.3%	6.3%
Median Rent	\$601	\$305

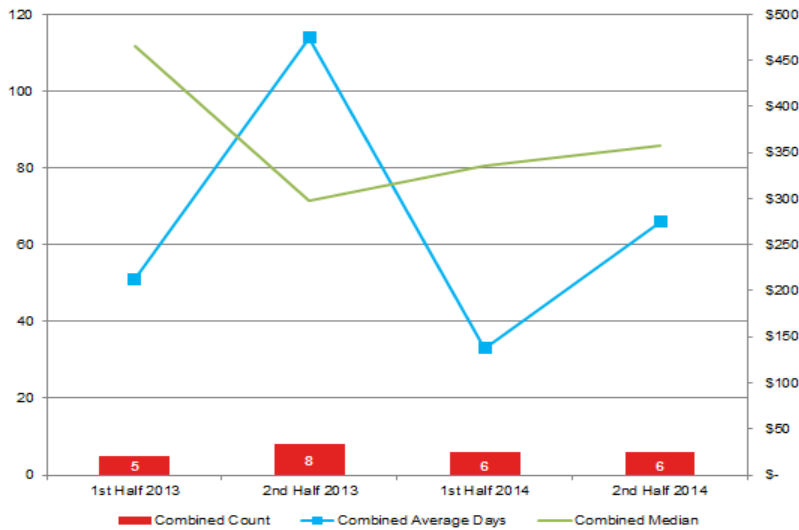




SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

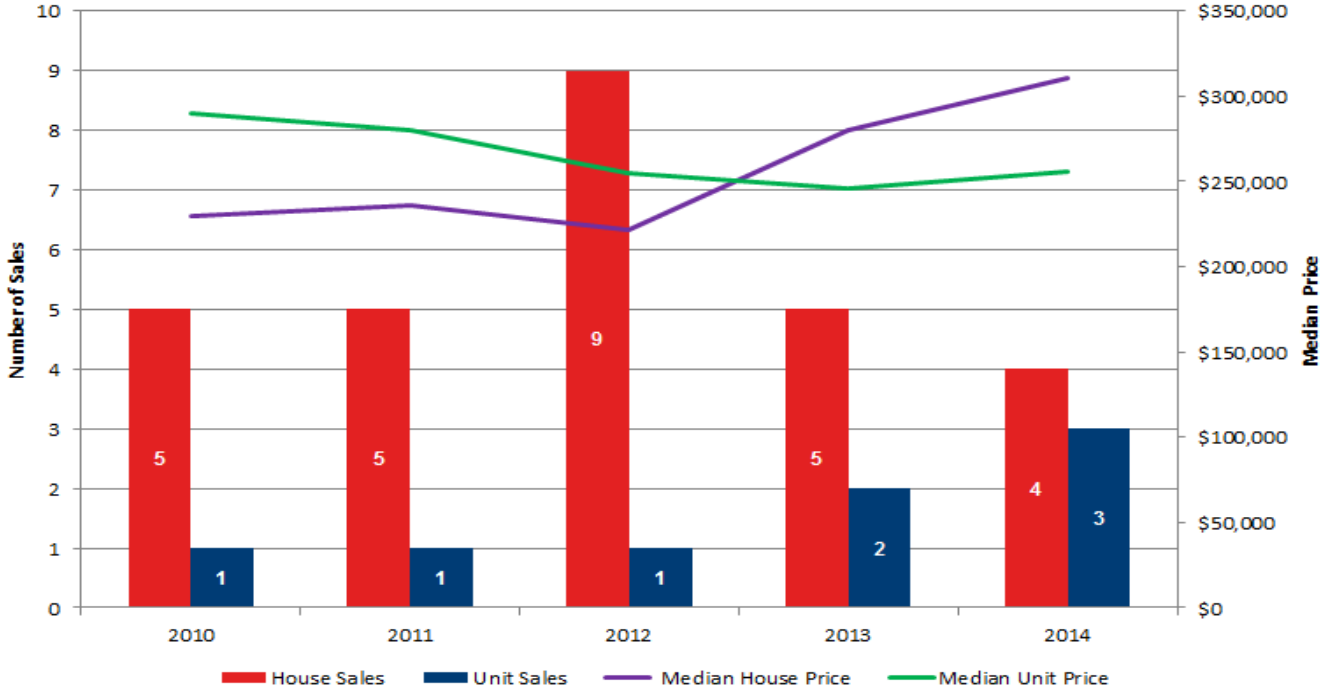
Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↑
House rents	↑	↑
Unit sales	N/A	N/A
Unit median	N/A	N/A
Unit rents	N/A	N/A

Key Suburb Facts	House	Units
Median Sale Price	\$460,000	N/A
Annual Median Price Growth	1.1%	N/A
Average Days on Market	169	N/A
% Change between First Listed and Sold Price	-15.7%	N/A
Rental Yield	4.3%	N/A
Median Rent	\$358	N/A

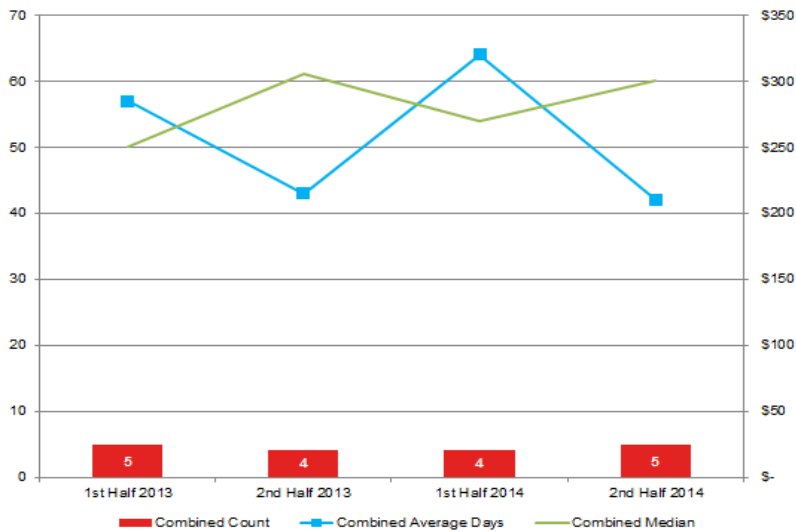




SALES MARKET



RENTAL MARKET



KEY MARKET INDICATORS

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

Key Suburb Facts	House	Units
Median Sale Price	\$310,500	\$256,250
Annual Median Price Growth	10.9%	4.2%
Average Days on Market	N/A	N/A
% Change between First Listed and Sold Price	N/A	N/A
Rental Yield	4.9%	N/A
Median Rent	\$310	\$295



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 team is made up of highly qualified researchers who focus solely on property analysis

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

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