



PROPERTY FACTSHEET

BUNINYONG
1st HALF 2016





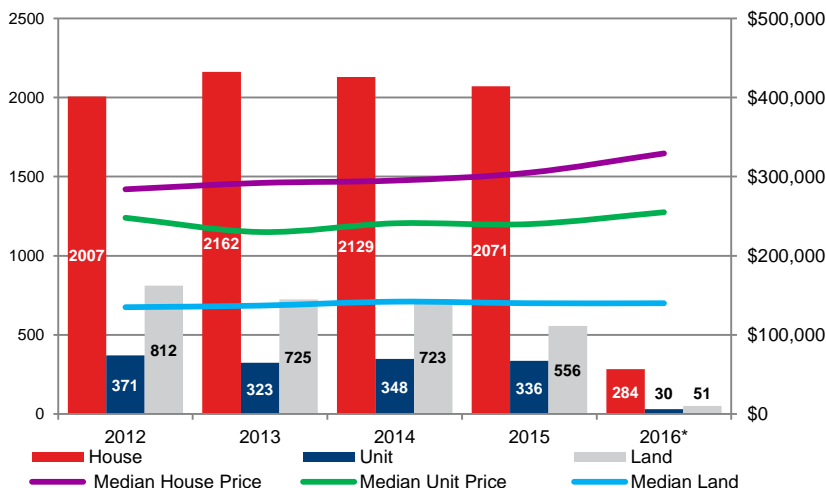
MARKET CONDITIONS

Median house price in Buninyong has shown positive signs in Q1 2016 after experiencing a lull in the second half of 2015. Buninyong's median house price increased by 10.5% to reach \$408,750. 2016* has seen improvements in both house and unit median prices for the City of Ballarat, with median house price annual growth of 7.8% to \$329,300. This suggests there is a revived property market in City of Ballarat, with Buninyong performing at an above average annual growth and demanding higher prices.

The average days on market for houses has continued its decline where it currently sits at 26 days, which is 36.6% lower than the previous quarter. This decrease in days on the market suggests that the sales market in Buninyong is heating up and attracting more competition from buyers.

The Buninyong rental market looks promising for the keen investor with both house and units having strong rental yields of 4.6% and relatively low average days on market. In Q1 2016 the median house rent reached \$350 which increased 2.9% from the previous quarter, with vacancy rates at 1.0% in April 2016 – much lower than that of City of Ballarat (at 3.9%).

CITY OF BALLARAT GROWTH



OVERVIEW

Founded in 1841 Buninyong sits at the foot of Mt Buninyong approximately 11 km south of Ballarat and 97 km north west of Melbourne. Buninyong is incorporated into the City of Ballarat LGA and has a population of approximately 3244 residents.

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

FUTURE DEVELOPMENTS

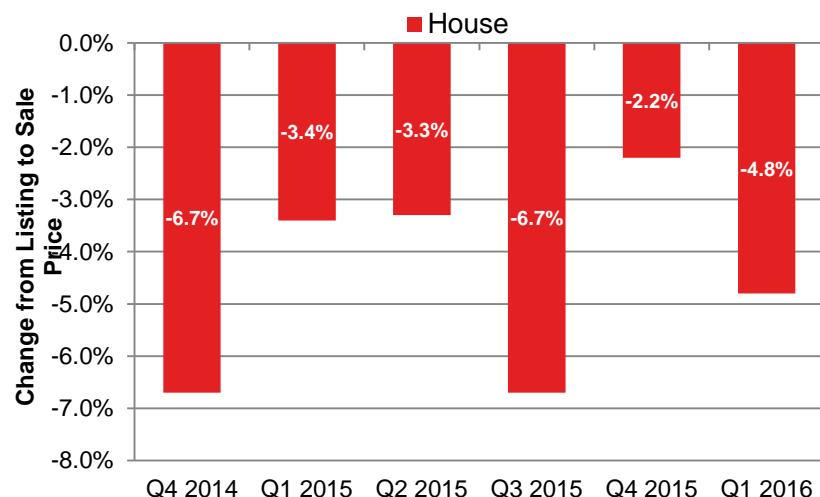
Buninyong currently has approx. \$3M*** worth of new projects in the pipeline that are due for completion or construction on 2016.

The new developments focus heavily on improving the infrastructure (60% of projects). This includes several road reconstructions and improvements on the Buninyong Town Square. The increase in infrastructure development along with Crown Hotel Redevelopment (approx. \$700,000****) will further enhance economic activity in the area.



*Note: 2016 Data is up to and inclusive of 31 March 2016.
 Note: Key Indicators are representative of property market conditions in the suburb of Buninyong only.*Estimated value is the value of land and construction, it does not reflect the project's sale/commercial value
 Source: Cordell Database, APM Pricerfinder, Real Estate Institute of Victoria, City of Ballarat 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 (close to zero) suggests buyers are willing to purchase close to the first asking price of a property.



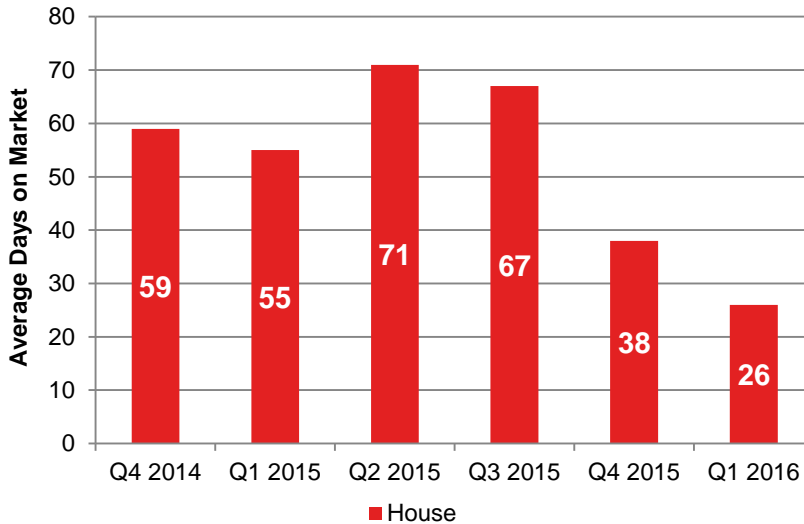
MARKET COMPARISON 2016*

Period	Buninyong				Mount Helen				Mount Clear				Sebastopol			
	House		Land		House		Land		House		Land		House		Land	
	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price
2007	63	\$230,000	31	\$137,000	52	\$268,000	22	\$100,000	75	\$241,000	32	\$102,000	202	\$187,000	101	\$70,000
2008	70	\$255,000	47	\$125,000	58	\$278,000	16	\$90,000	54	\$231,000	45	\$93,000	182	\$200,000	60	\$75,000
2009	55	\$270,000	37	\$119,000	44	\$302,000	20	\$100,000	58	\$239,000	62	\$104,000	258	\$212,000	134	\$84,000
2010	55	\$332,000	70	\$138,000	48	\$310,000	15	\$96,000	49	\$265,000	50	\$107,000	197	\$225,000	88	\$95,000
2011	49	\$310,000	34	\$150,000	56	\$355,000	18	\$120,000	71	\$285,000	36	\$154,000	221	\$228,000	56	\$92,000
2012	58	\$375,000	18	\$180,000	52	\$324,000	3	\$95,000	67	\$305,000	30	\$158,000	205	\$235,000	75	\$102,000
2013	72	\$349,000	15	\$196,000	64	\$342,000	8	\$99,000	70	\$283,000	24	\$175,000	217	\$240,000	73	\$105,000
2014	68	\$385,000	24	\$195,000	54	\$366,000	7	\$110,000	55	\$294,000	31	\$169,000	186	\$236,000	52	\$86,000
2015	65	\$370,000	31	\$195,000	47	\$344,000	10	\$95,000	79	\$320,000	35	\$148,000	171	\$242,100	40	\$105,000
2016*	20	\$408,750	9	\$189,000	12	\$350,000	4	\$128,750	9	\$333,750	5	\$133,000	35	\$240,000	5	\$110,000

*Note: 2016 Data is up to and inclusive of 31 March 2016 only. Median price is calculated as an average of median prices reported by APM Pricfinder, Corelogic RP Data and Realestate.com.au

Source: APM Pricfinder, Real Estate Institute of Victoria, City of Ballarat, Realestate.com.au, Corelogic RP Data

AVERAGE DAYS ON MARKET

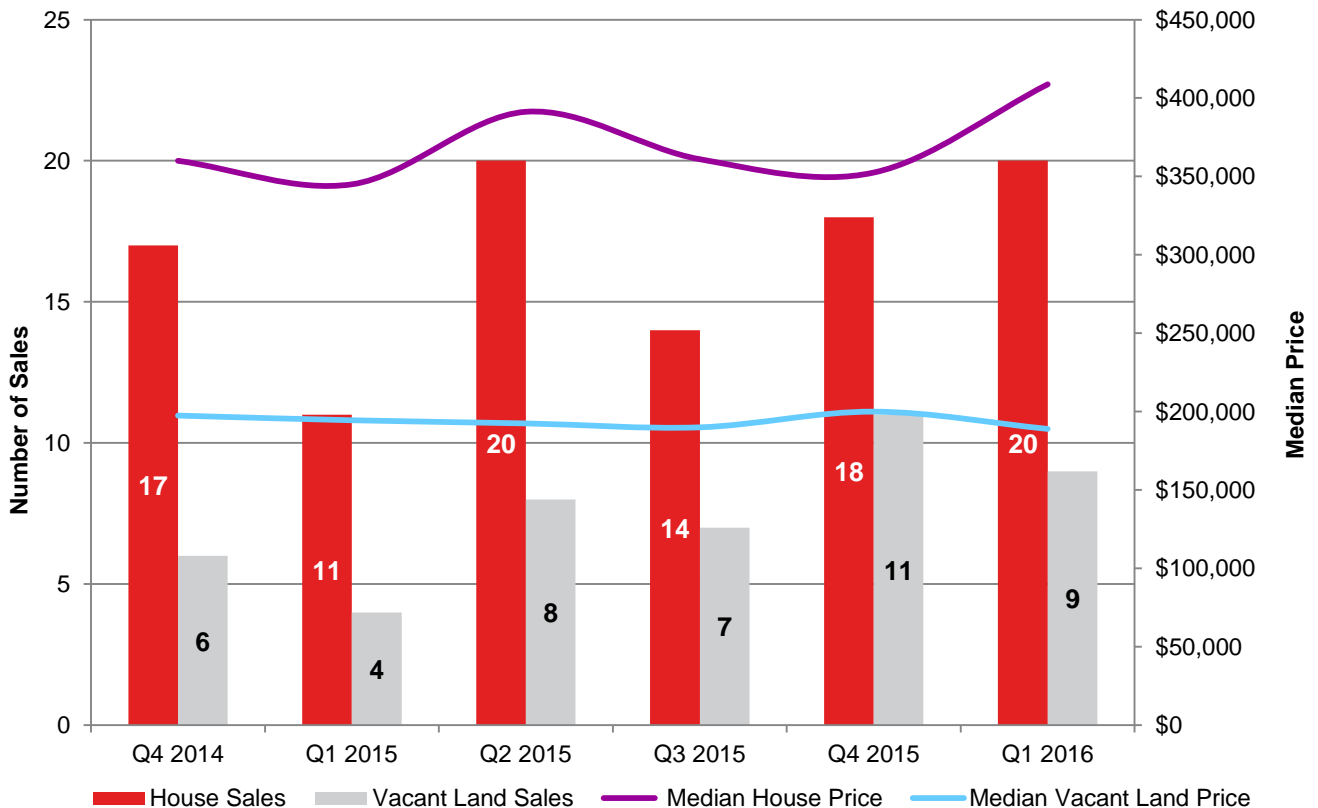


KEY FACTS HOUSE

Median Sale Price : \$408,750
 Annual Suburb Growth: 10.5%
 Average Days on Market: 26
 % Change between First Listed Price
 and Sold Price: -4.8%

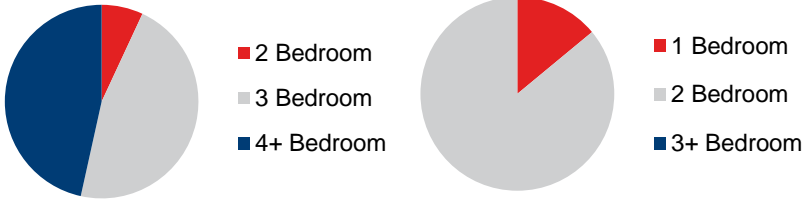


BUNINYONG SALES AND MEDIAN PRICE



RENTAL MARKET ANALYSIS

HOUSE UNIT



KEY COMMENTS

Interest in Buninyong property market is recorded at 365 online visits per property. Residential vacancy rates in postcode 3357 sat at approx. 1.0% in April 2016; which is far lower than the City of Ballarat (3.9%). Rental prices for houses in Buninyong have performed well, increasing by 2.9% over the past quarter. Combined with rental yields at 4.6% for both house and units, these rental market conditions suggests that Buninyong provides strong investment returns for savvy investors.

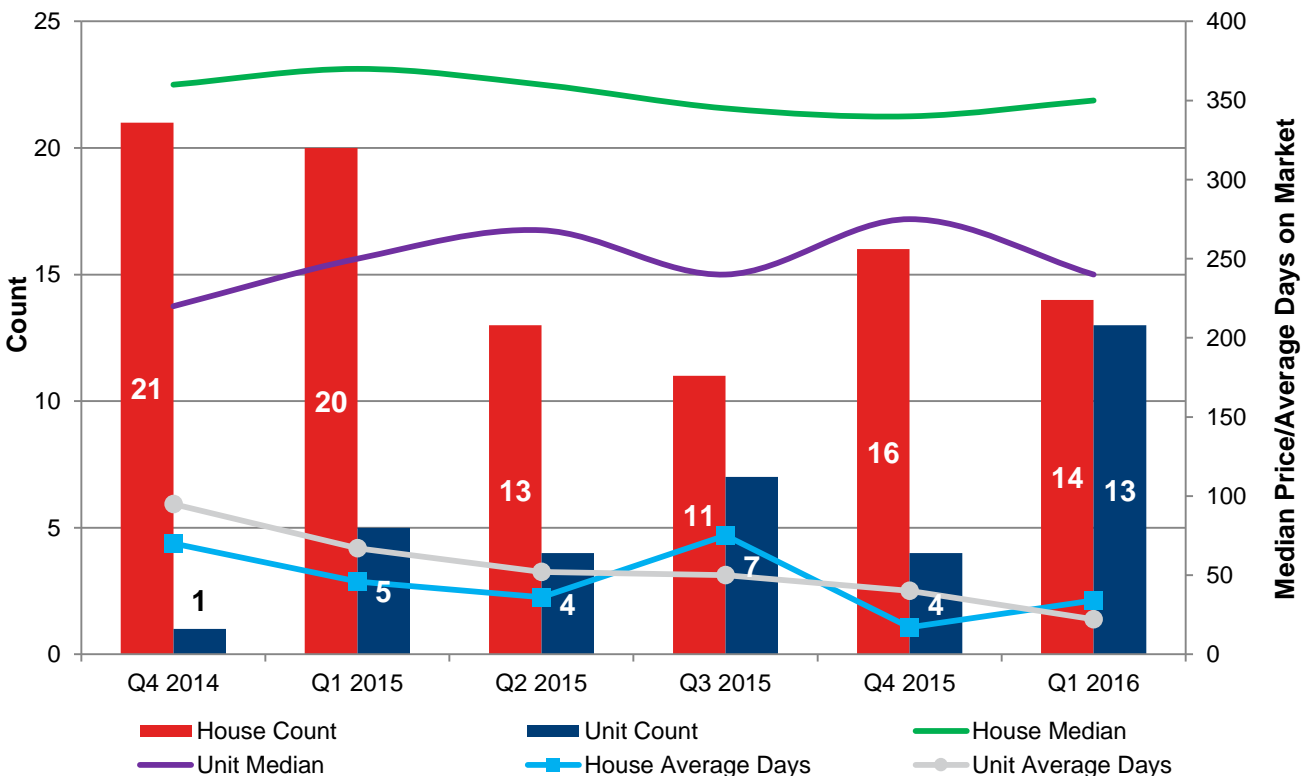
KEY FACTS HOUSE

Median Rent Price: \$350 p/w
Suburb Rental Yield: +4.6%
Average Days on Rental Market: 34
Bedroom Breakdown:
2 Bed: 7%, 3 Bed: 47%, 4 Bed+: 47%

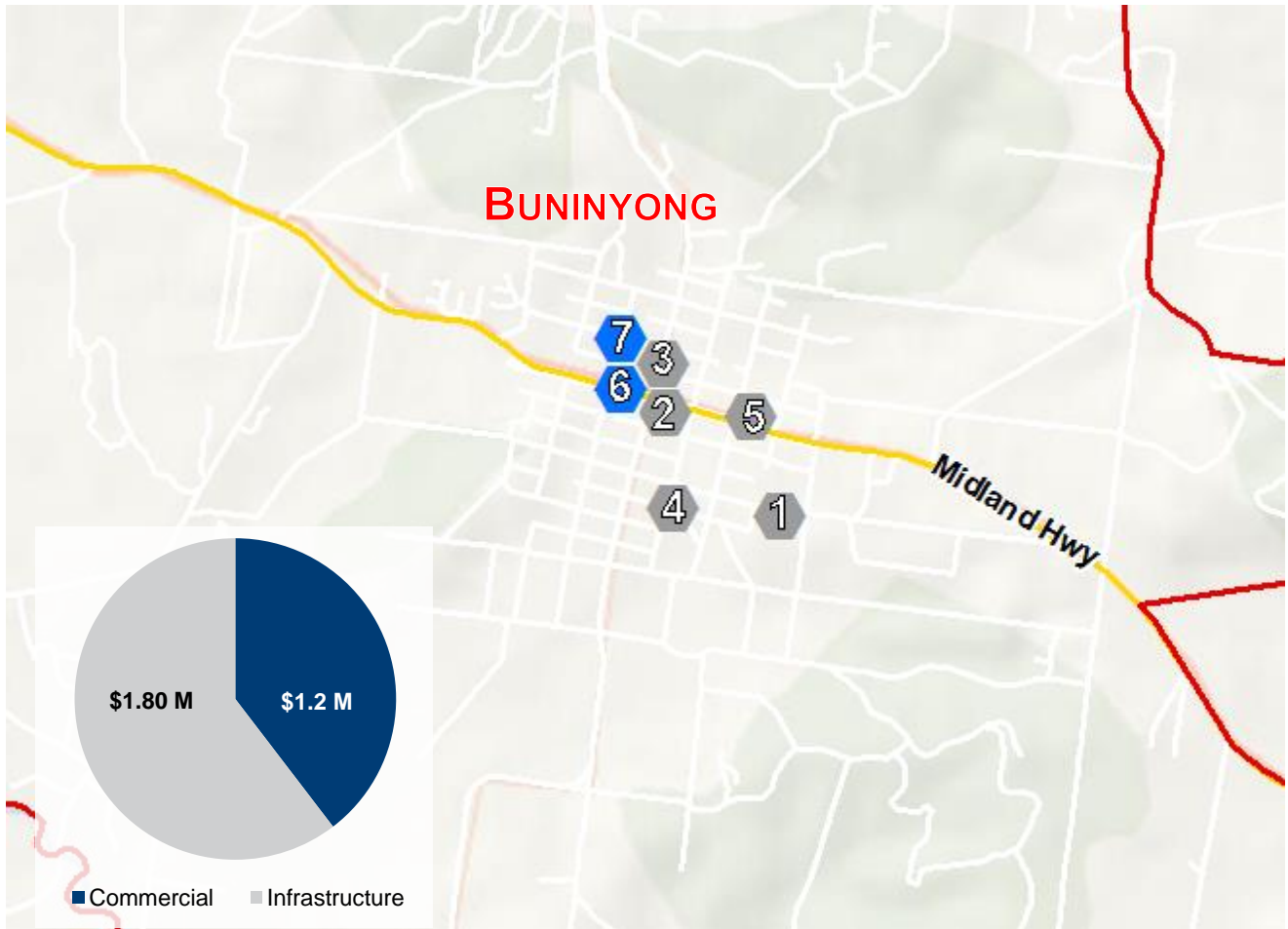
KEY FACTS UNIT

Median Rent Price: \$240 p/w
Suburb Rental Yield: +4.6%
Average Days on Rental Market: 22
Bedroom Breakdown:
1 Bed: 14%, 2 Bed: 86%, 3+ Bed: 0%

RENTALS AND MEDIAN RENT



PROJECT DEVELOPMENT MAP 2015 - 2016*



Location	Project Title	Type	Estimated Value**	Commence Date
1	Simpson Street Road Reconstruction	Infrastructure	\$530,000	13/04/2015
2	Buninyong Town Square	Infrastructure	\$400,000	03/08/2015
3	Buninyong & District Financial Services Limited	Infrastructure	\$400,000	05/09/2016
4	Herriott Street Road Reconstruction	Infrastructure	\$300,000	14/03/2016
5	Learmonth Street Road Construction	Infrastructure	\$200,000	07/03/2016
6	Crown Hotel Redevelopment	Commercial	\$700,000	04/01/2016
7	Warrenheip Street Mixed Use Development	Commercial	\$500,000	01/06/2015

Disclaimer: *Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

**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, Victoria Department of Transport Planning and Local Infrastructure, City of Ballarat

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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