



# PROPERTY FACTSHEET

**BUNINYONG**

2<sup>ND</sup> QUARTER 2015



YOUR HOME OF  
**PROPERTY**  
KNOWLEDGE





## MARKET CONDITIONS

Median prices in Ballarat City LGA over the three months period ending March 2015 sat at \$291,500 for houses and \$138,750 for land, with combined annual price growth recorded at 1.0%. In Buninyong, over the same period, house and land median price sat at \$375,000 and \$198,000 respectively, with a combined average growth of 3.0% due to a high performing house market.

Average days on the market in Buninyong declined by 50.0% (to 50 days in Q1 2015) for house. Combined with decreasing trend in average vendor discount (currently at -2.5%), this confirms the Buninyong house market is getting more competitive with buyers eager to secure their property and willing to offer close to first list price. House and median unit rents sit at \$360 and \$250 respectively with annual price growth of 3.4% for house and 13.6% for unit.

Upcoming dwelling construction worth \$1.6M along Berkeley street coupled with the town square upgrade worth \$400,000 will further enhance residential development of the suburb. Interest rate cuts and a more positive consumer sentiment in early 2015 have positively impacted the Buninyong property market, a trend that is predicted to continue for the rest of 2015 given the current low interest environment and Buninyong's attractive investment rental yield average of 4.4%.

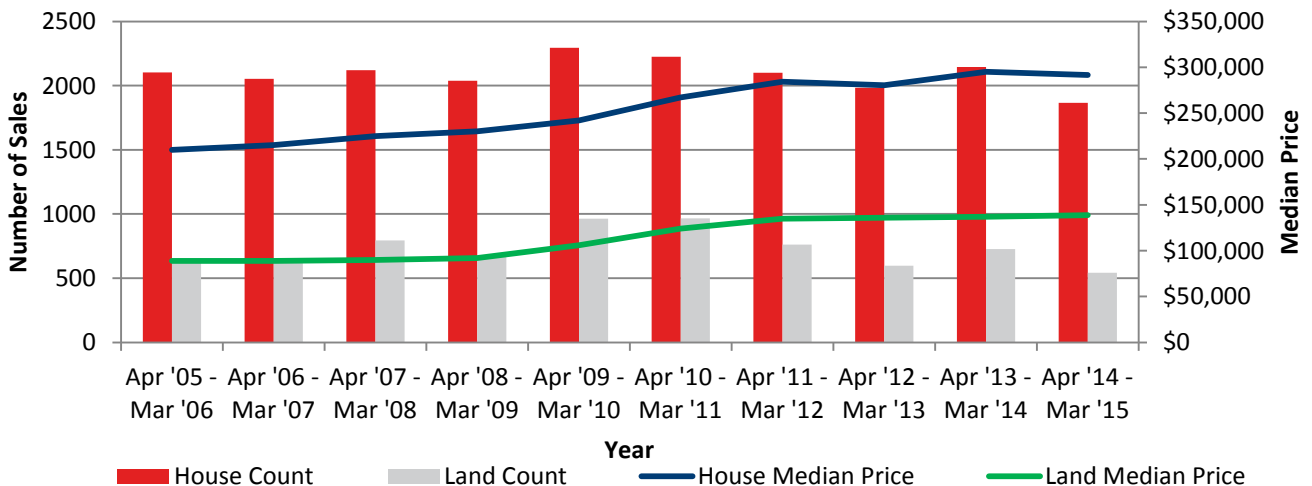
### KEY MARKET INDICATORS\*

Change from Last	Year	Half Year
House Sales	↓	↓
House Median	↑	↑
House Rents	↑	↑
Land Sales	↓	↑
Land Median	↓	↑
Unit Rent	↑	↑

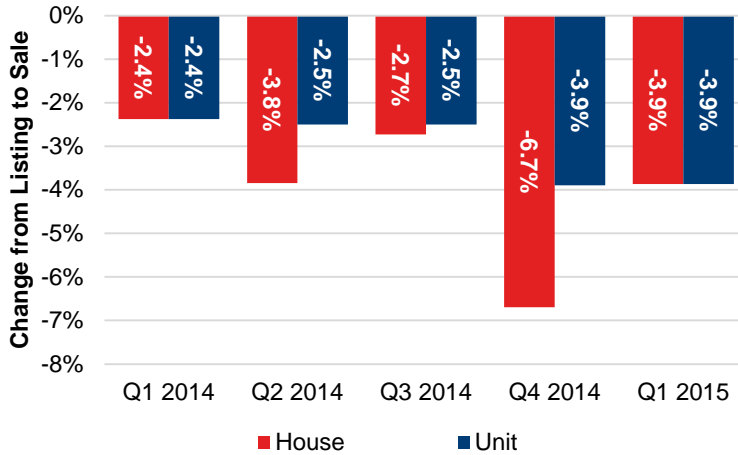
***“Buninyong residential market will attract increased and sustained investor activity in 2015 and beyond; particularly within the current low interest rate environment.”***

**- Gary Jones, Licensed Estate Agent/ Director, PRDnationwide Buninyong**

## BALLARAT CITY LGA GROWTH



## AVERAGE VENDOR DISCOUNT



### COMMENT

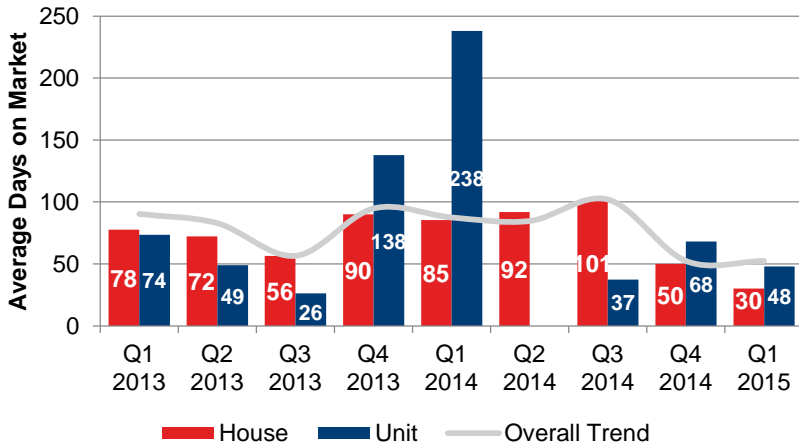
Average vendor discount reflects the average percentage difference between first list price and final sold price. A lower percentage difference suggests buyers are willing to purchase close to the first asking price of a property.



## MARKET COMPARISON YEARLY TO MARCH 2015

Period	Buninyong (3357)		Mount Helen (3350)		Napoleons (3352)	
	#	Price	#	Price	#	Price
Apr '05 - Mar '06	73	\$260,000	52	\$246,000	3	\$180,000
Apr '06 - Mar '07	63	\$257,500	49	\$258,000	5	\$268,500
Apr '07 - Mar '08	66	\$225,000	55	\$275,000	4	\$282,500
Apr '08 - Mar '09	66	\$262,598	47	\$289,000	2	\$196,250
Apr '09 - Mar '10	59	\$279,000	49	\$310,000	2	\$293,000
Apr '10 - Mar '11	59	\$290,000	44	\$312,250	1	\$238,000
Apr '11 - Mar '12	55	\$321,000	62	\$345,000	3	\$500,000
Apr '12 - Mar '13	49	\$379,000	53	\$322,500	1	\$740,000
Apr '13 - Mar '14	76	\$365,000	58	\$350,000	1	\$265,000
Apr '14 - Mar '15	68	\$375,000	48	\$376,556	2	\$265,000

## AVERAGE DAYS ON MARKET

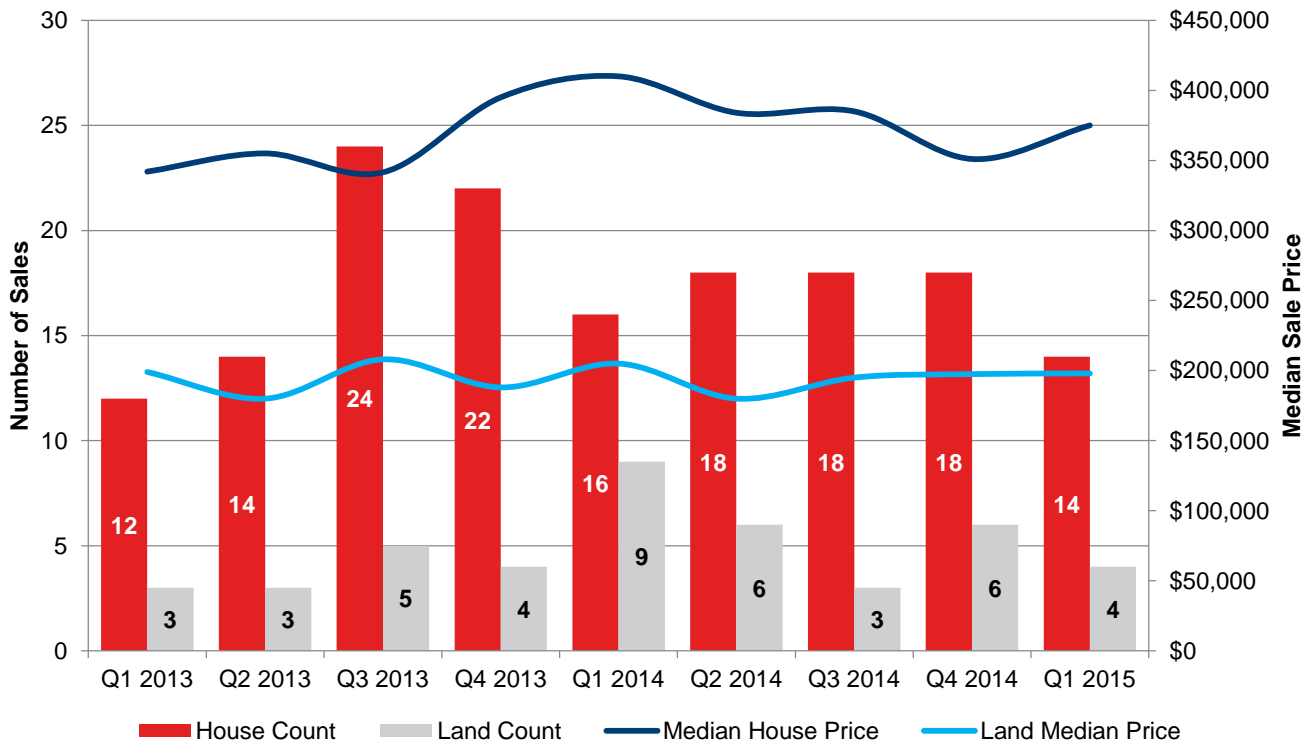


### KEY FACTS: HOUSE

Median Sale Price: \$375,000  
 Annual Price Growth: 2.7%  
 Average Days on Market: 30  
 % Change between First Listed Price and Sold Price: -2.5%

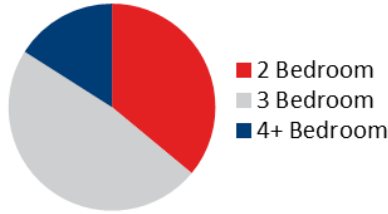


## BUNINYONG SALES AND MEDIAN PRICE

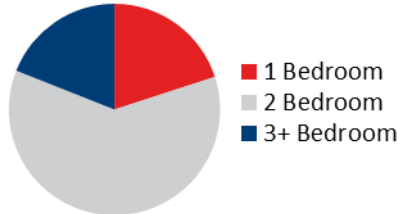


# RENTAL MARKET ANALYSIS

## HOUSE



## UNIT



### KEY FACTS

Buninyong rental house market has recorded 75 rentals whilst the rental unit market recorded 17 rentals in the past 12 months to March 2015. Interest in Buninyong property market is recorded at 299 online visits per property, which is less than the average regional Victoria interest (370 online visits per property). Dwelling structure is mainly house (95%) in Buninyong; with 43% of house being purchased and 41% fully owned. For those paying rent, the majority of Buninyong residents make rental payment of \$225 - \$349 p/week.

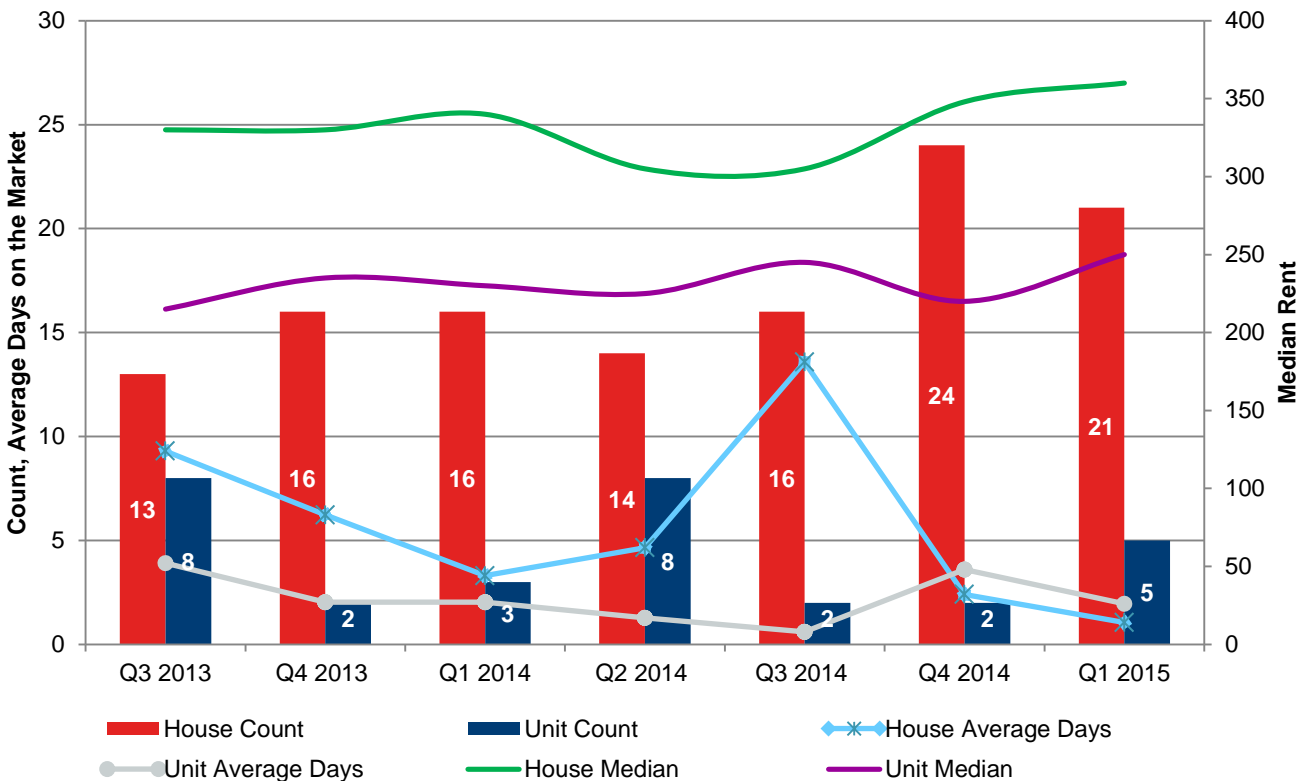
### KEY FACTS: HOUSE

Median Rent Price: \$360 p/w  
 Suburb Rental Yield: +4.6%  
 Average Days on Rental Market: 14  
 Bedroom Breakdown:  
 2 Bed: 36%, 3 Bed: 48%, 4 Bed+: 16%

### KEY FACTS: UNIT

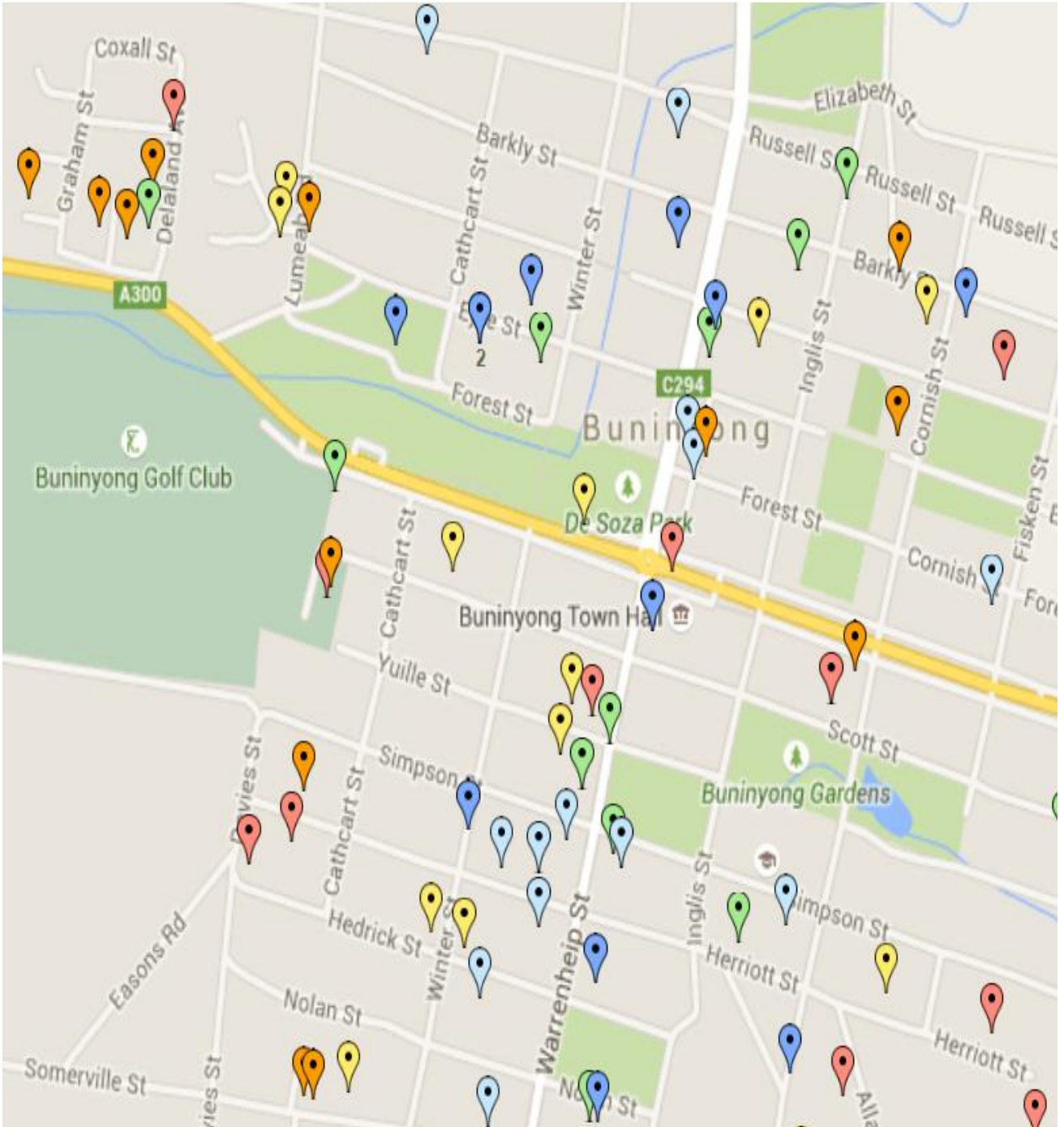
Median Rent Price: \$250 p/w  
 Suburb Rental Yield: +4.1%  
 Average Days on Rental Market: 26  
 Bedroom Breakdown:  
 1 Bed: 20%, 2 Bed: 61%, 3+ Bed: 19%

# RENTALS AND MEDIAN RENT





**HOUSE SALES BY PRICE MAP Q12014 – Q1 2015\***



Source: Pricerfinder, Google Maps, Geobatch.com  
 Disclaimer: Map captures sample of house sales with complete addresses accurate for geocoding purposes, within 15 months to 31 March 2015.

## 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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