



PROPERTY FACTSHEET

BUNINYONG
4TH QUARTER 2015





MARKET CONDITIONS

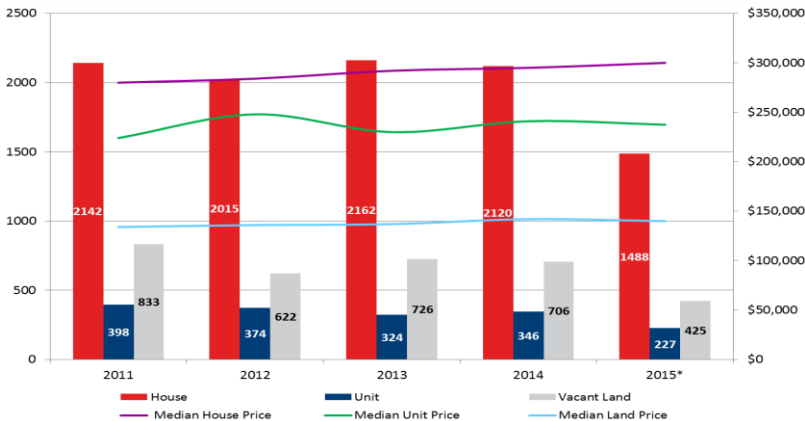
Median prices in the City of Ballarat have remained stable, with 2015* prices sitting at \$300,000 for houses, \$237,500 for units and \$140,000 for vacant land. Median prices for houses and land in Buninyong remained relatively stable; Q3 2015 prices sit at \$386,823 and \$195,000 respectively. Land value leads growth over the past 12 months, at a rate of 1.3%.

In Buninyong, average days on market for houses experienced a significant decline over the twelve months to Q3 2015, decreasing by 28.8% to an average of 42 days. Meanwhile, in the rental market, average days on market for house and units decreased by a combined average of 41.1% to 53 days and 40 days respectively. This suggests that the Buninyong sales and rental markets are highly attractive and in-demand.

Average vendor discounting for houses has fluctuated over the past 12 months with Q3 2015 figures sitting at -6.7%. This suggests that both buyers and sellers are willing to negotiate to achieve a purchase price.

Investors will do well in the Buninyong property market with a rental yield of 4.8% for houses and 4.7% for units. Median rents in Q3 2015 were recorded at \$325 per week for houses and \$243 per week for units.

CITY OF BALLARAT GROWTH



OVERVIEW

Buninyong is a suburb located approximately 122km north west of the Melbourne CBD and 10.3km south of Ballarat. Buninyong is situated in 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

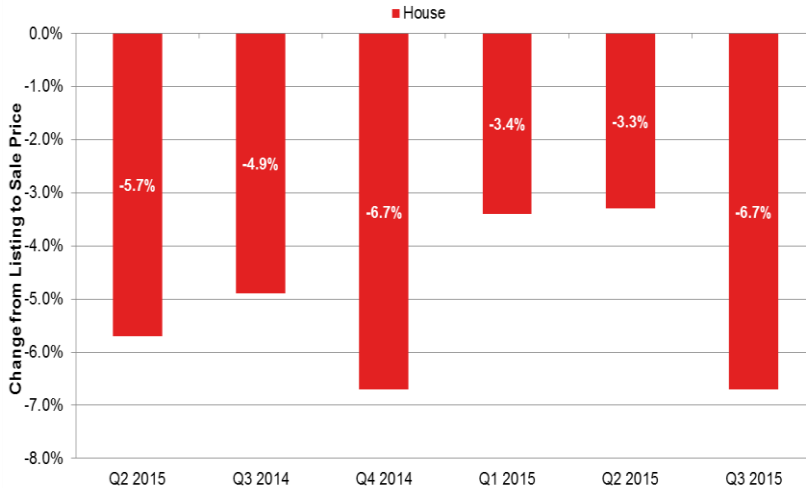
Buninyong currently has \$2.9 million worth of new projects in the pipeline that have commenced construction in 2015 or are due to commence in 2016.

The Buninyong Town Square development started construction in late 2015, which includes the expansion of outdoor seating and meeting areas, pedestrian walkways and car parking. This development will further enhance economic activity in the area. Barkly Street dwellings development Buninyong also has the to look forward to in late 2016.



*Note: 2015 Data is up to and inclusive of 31 October 2015.
**Note: Key Indicators are representative of property market conditions in the suburb of Buninyong only.
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.

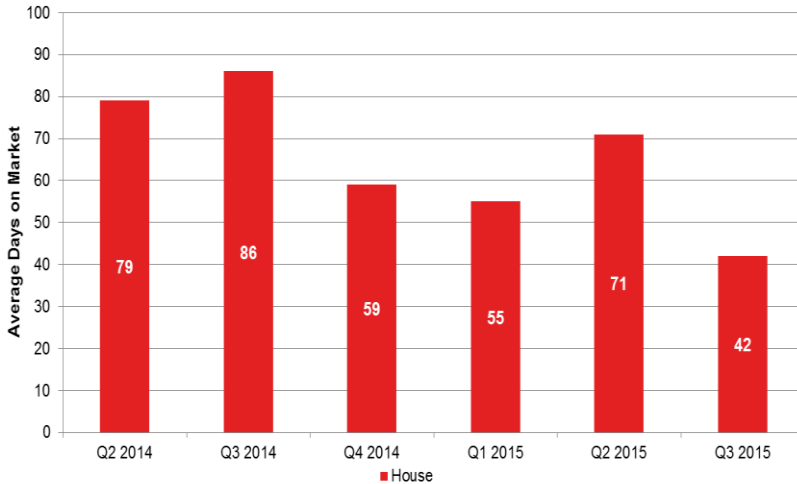


MARKET COMPARISON YEARLY TO DEC 2015*

Period	Buninyong				Mount Helen				Mount Clear				Sebastopol			
	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price
2006	74	\$262,000	24	\$116,000	51	\$258,000	23	\$107,000	62	\$231,000	13	\$110,000	226	\$182,000	58	\$70,000
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*	42	\$386,823	17	\$195,000	34	\$380,000	10	\$98,000	58	\$319,000	19	\$164,000	124	\$239,000	25	\$105,000

*Note: 2015 Data is up to and inclusive of 31 October 2015 only. Median price is calculated as an average of median prices reported by APM Pricerfinder, RP Data and Realestate.com.au
Source: APM Pricerfinder, Real Estate Institute of Victoria, City of Ballarat, Realestate.com.au, RP Data

AVERAGE DAYS ON MARKET

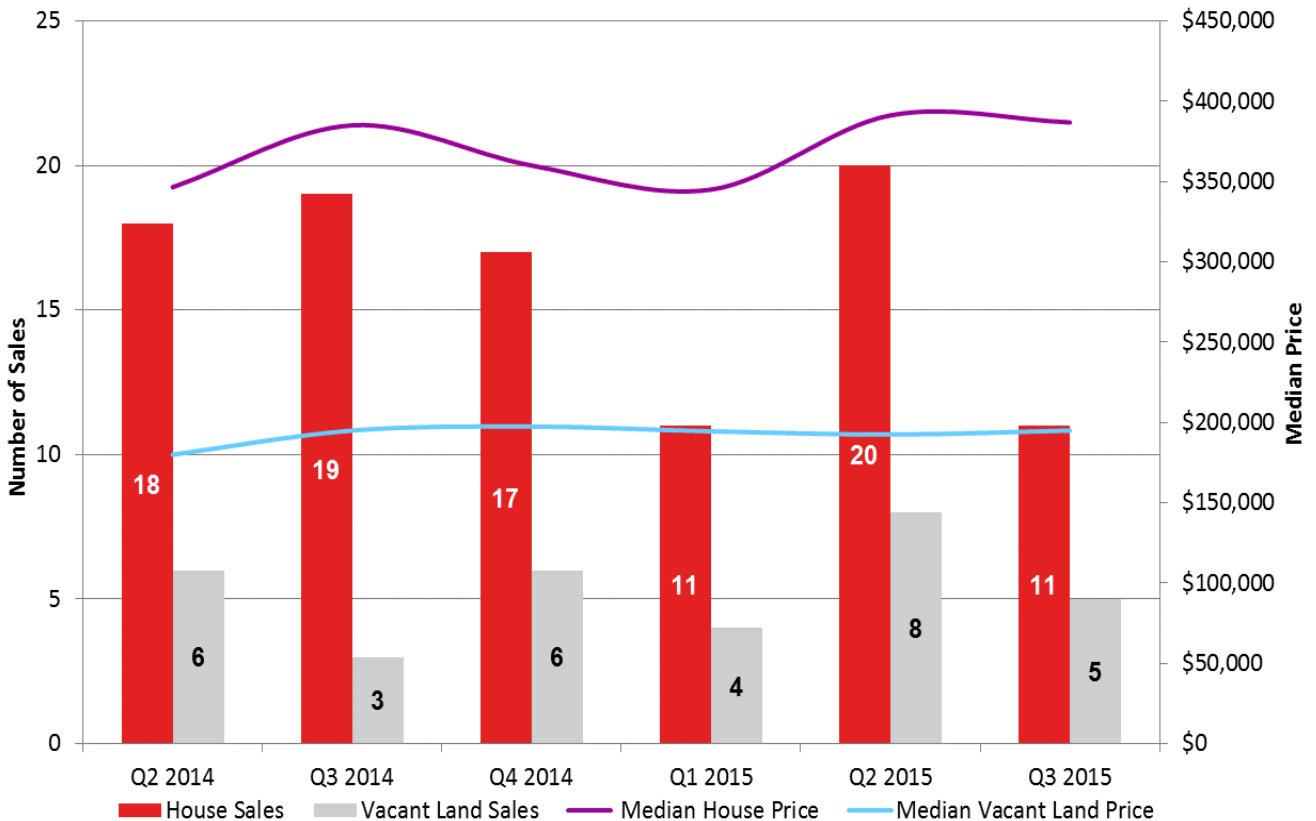


KEY FACTS HOUSE

Median Sale Price : \$386,823
 Annual Suburb Growth: -1.1%
 Average Days on Market: 42
 % Change between First Listed Price and Sold Price: -6.7%



BUNINYONG SALES AND MEDIAN PRICE



RENTAL MARKET ANALYSIS

HOUSE UNIT



KEY COMMENTS

Interest in the Buninyong property market is recorded at 315 online visits per property. Residential vacancy rates in postcode 3357 sat at approximately 3.0% in September 2015; on par with the City of Ballarat LGA (2.5%). Rental prices for units in Buninyong have performed well, increasing by 10.5% over the 12 months to Q3 2015, with rental yields currently sitting at 4.8% for houses and 4.7% for units. This suggests that Buninyong provides strong investment returns for savvy investors.

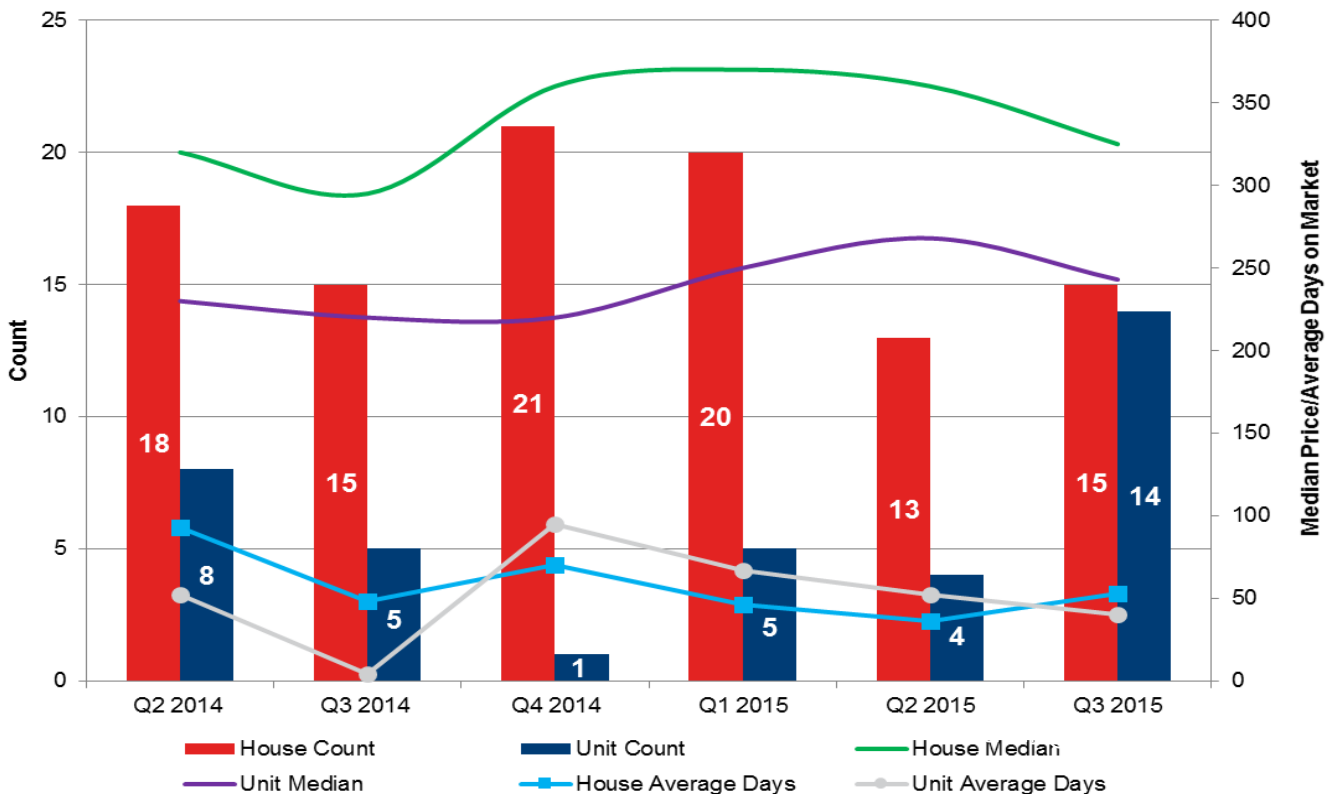
KEY FACTS HOUSE

Median Rent Price: \$325 p/w
 Suburb Rental Yield: +4.8%
 Average Days on Rental Market: 53
 Bedroom Breakdown:
 2 Bed: 12%, 3 Bed: 69%, 4 Bed+: 19%

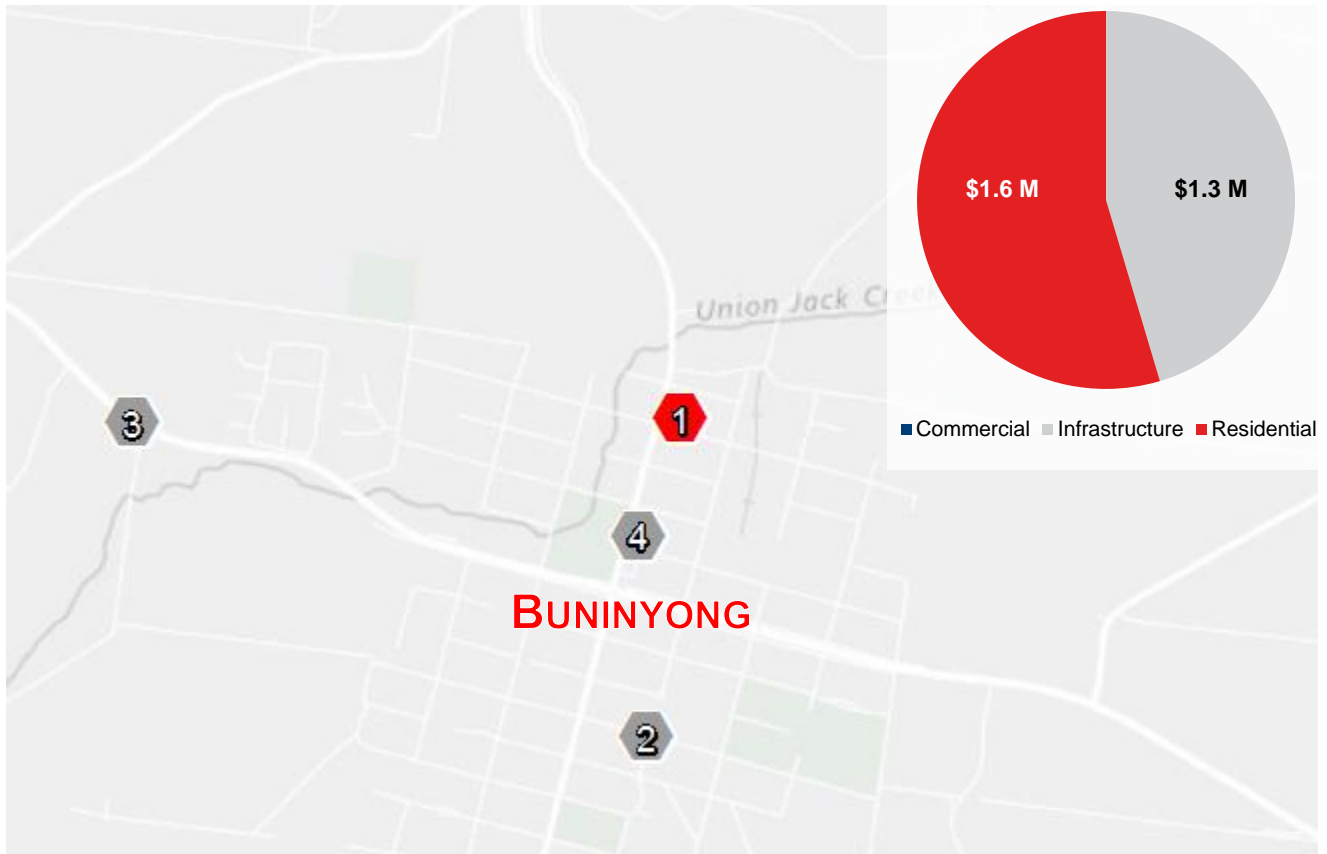
KEY FACTS UNIT

Median Rent Price: \$243 p/w
 Suburb Rental Yield: +4.7%
 Average Days on Rental Market: 40
 Bedroom Breakdown:
 1 Bed: 33%, 2 Bed: 67%, 3+ Bed: 0%

RENTALS AND MEDIAN RENT



PROJECT DEVELOPMENT MAP 2015-2016*



Location	Project Title	Type	Estimated Value**	Commence Date
1	Barkly Street Dwellings	Residential	\$1,600,000	5/09/2016
2	Simpson Street Road Reconstruction	Infrastructure	\$530,000	13/04/2015
3	Buninyong Town Square	Infrastructure	\$400,000	3/08/2015
4	Buninyong & District Financial Services Limited	Infrastructure	\$400,000	5/09/2016

*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, VIC Department of Transport, Planning and Local Infrastructure

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.

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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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PROPERTY
KNOWLEDGE

