



PROPERTY FACTSHEET

CRESWICK
1st HALF 2016





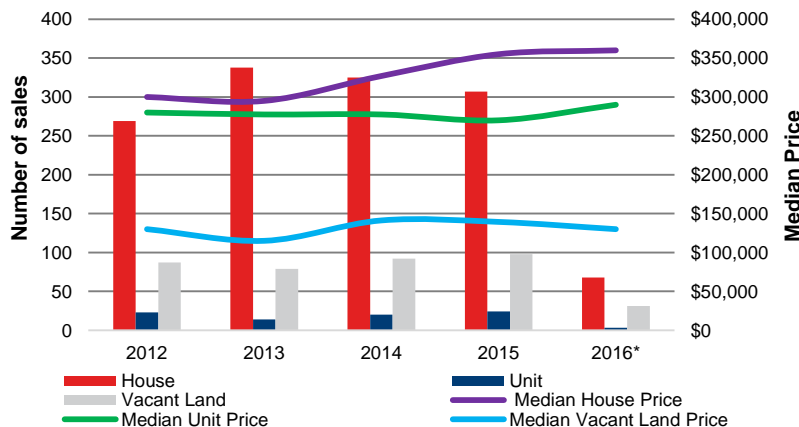
MARKET CONDITIONS

The Shire of Hepburn property market has continued to provide impressive price growth since 2014. The median house price for 2016 currently sits at \$360,000, which is 1.5% higher than that of the 2015 median price. Land median price softened to \$130,000. Meanwhile, both house and land median prices have increased in the town of Creswick over the past year. House medians recorded an increase of 6.2% to reach \$279,000 and land improved by 13.9% and now sit at \$125,000. Although prices are lower than the average achieved for the Shire of Hepburn, the growth rate in Creswick is much greater making it an affordable option whilst at the same time proving the area to be a solid investment option.

The average days on the market in Creswick continued to decrease over the past two quarters. Q1 2016 decreased a staggering 59.5% from the previous quarter, currently at 37 days. Although this declining trend suggests there is a higher level of competition in the market, the dramatic drop in days on market may also be linked to the availability of properties.

The Creswick rental market offers a solid investment opportunity with a rental yield of 5.2% and a low vacancy rate of 1.8% in May 2016. Houses are currently achieving a median rental price of \$293, which is 6.5% higher than the recorded price in Q4 2015.

SHIRE OF HEPBURN GROWTH



OVERVIEW

Creswick is located in the shire of Hepburn, 129km northwest of Melbourne and 18km north of Ballarat. The historic Victorian gold mining town was named after the Creswick family who were the pioneer settlers of the region.

Change from Last**	Year	Half Year
	↓	↓
House sales		
	↑	↑
House median		
	↑	↑
House rents		
	↓	↓
Land sales		
	↑	↑
Land median		
Unit rents	n/a	n/a

PROJECT DEVELOPMENT

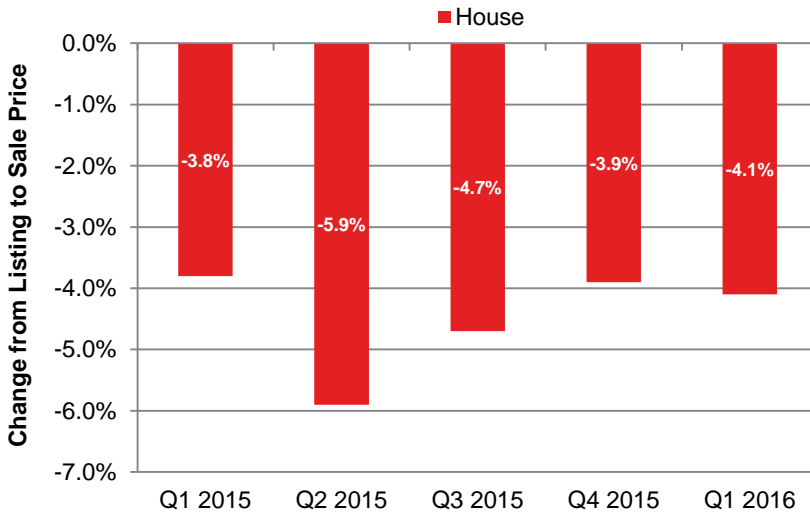
Over the past 5 years Creswick has had an estimated \$7.5M*** worth of project developments. The majority of this has been dedicated to improving and adding infrastructure to the area.

A major infrastructure development projects include upgrading the St Geroges Dam, estimated at approx. \$3.3M***. Furthermore, approx. \$2.1M*** has been spent on the replacement of the Calembreen park swimming concourse and the construction of the Creswick ambulance station.

These projects show Creswick's commitment to improving facilities and encouraging economic growth in the region. This will have a positive multiplier effect into the residential property market in the near future.

*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 Creswick only.
 Source: Cordell Database, PRDnationwide, APM Pricerfinder, Real Estate Institute of Victoria

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.

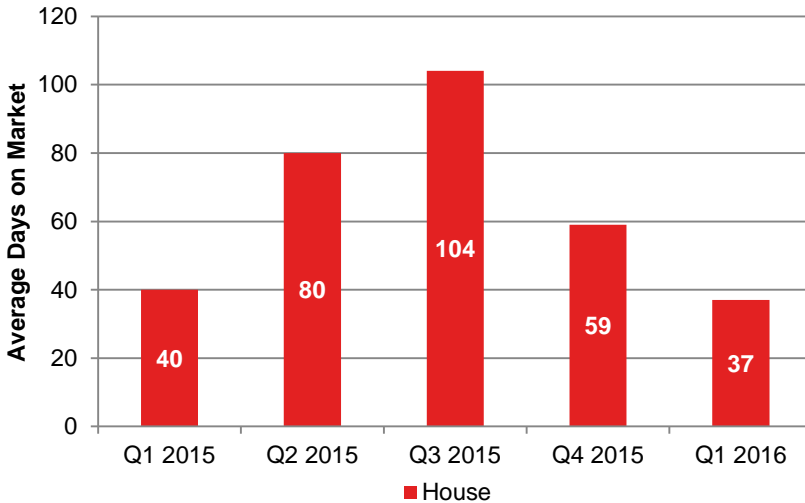


MARKET COMPARISON YEARLY TO 2016*

Period	Creswick				Wendouree				Miners Rest				Daylesford			
	House		Vacant Land		House		Vacant Land		House		Vacant Land		House		Vacant Land	
	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price	#	Price
2007	104	\$193,000	6	\$115,000	282	\$190,000	22	\$84,000	51	\$270,000	152	\$81,000	108	\$250,000	20	\$105,000
2008	63	\$200,000	7	\$55,000	232	\$188,000	10	\$70,000	53	\$265,000	92	\$85,000	79	\$263,000	15	\$108,000
2009	71	\$198,000	14	\$75,000	253	\$200,000	14	\$80,000	69	\$276,000	108	\$88,000	121	\$298,000	16	\$106,000
2010	73	\$213,000	11	\$105,000	229	\$225,000	10	\$85,000	55	\$320,000	110	\$97,000	100	\$369,000	25	\$133,000
2011	68	\$223,000	15	\$100,000	235	\$226,000	28	\$88,000	50	\$338,000	53	\$103,000	77	\$350,000	22	\$150,000
2012	46	\$244,000	25	\$108,000	225	\$226,000	8	\$88,000	56	\$325,000	21	\$125,000	72	\$382,000	20	\$164,000
2013	80	\$244,000	18	\$79,000	210	\$239,000	14	\$118,000	62	\$330,000	16	\$132,000	83	\$385,000	22	\$158,000
2014	61	\$271,000	15	\$70,000	209	\$240,000	14	\$137,000	49	\$335,000	26	\$123,000	98	\$401,000	22	\$190,000
2015	74	\$262,750	14	\$109,750	218	\$245,000	13	\$95,000	76	\$336,500	18	\$135,500	97	\$430,500	12	\$232,500
2016*	11	\$279,000	6	\$125,000	49	\$238,000	1	\$74,240	12	\$316,205	5	\$139,500	26	\$380,000	5	\$186,250

*Note: 2016 Data is up to and inclusive of 31 March 2016. Median price is calculated as an average of prices reported by APM Pricefinder, RP Data and Realestate.com.au
Source: APM Pricefinder, Real Estate Institute of Victoria, Shire of Hepburn, RP Data, Realestate.com.au

AVERAGE DAYS ON MARKET



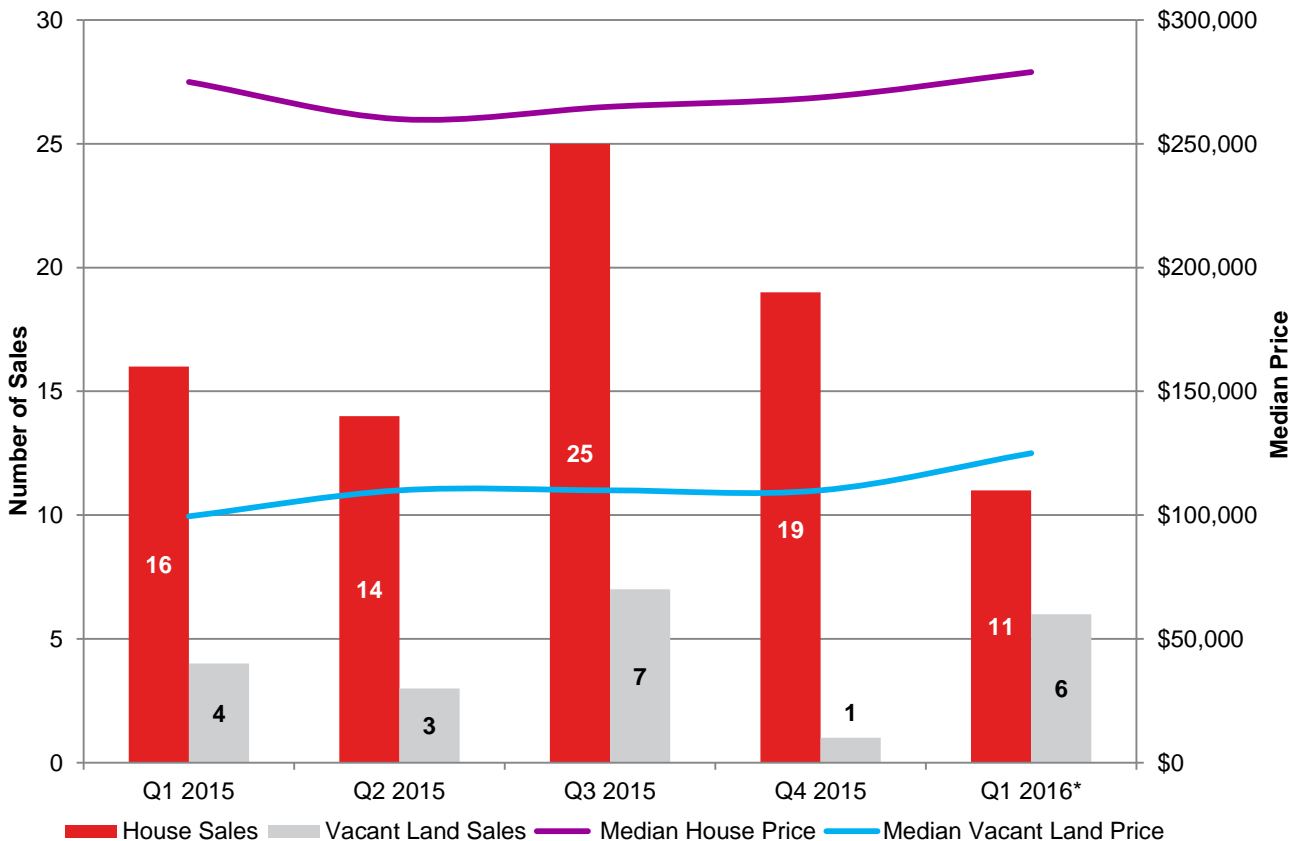
KEY FACTS HOUSE*

Median Sale Price : \$279,000
 Annual Suburb Growth: +6.2%
 Average Days on Market: 37
 % Change between First Listed Price and Sold Price: -4.1%

KEY FACTS LAND*

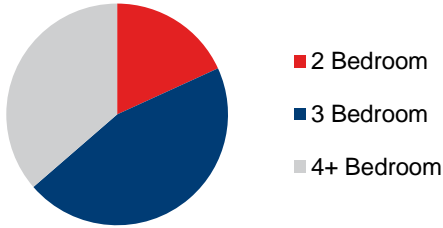
Median Sale Price : \$125,000
 Annual Suburb Growth: +13.9%
 Average Days on Market: n/a
 % Change between First Listed Price and Sold Price: n/a

CRESWICK SALES AND MEDIAN PRICE



*Note: Market conditions analysis is valid for the property market in the suburb of Creswick only.
 Source: APM Pricerfinder, Real Estate Institute of Victoria

RENTAL MARKET ANALYSIS HOUSE



KEY FACTS

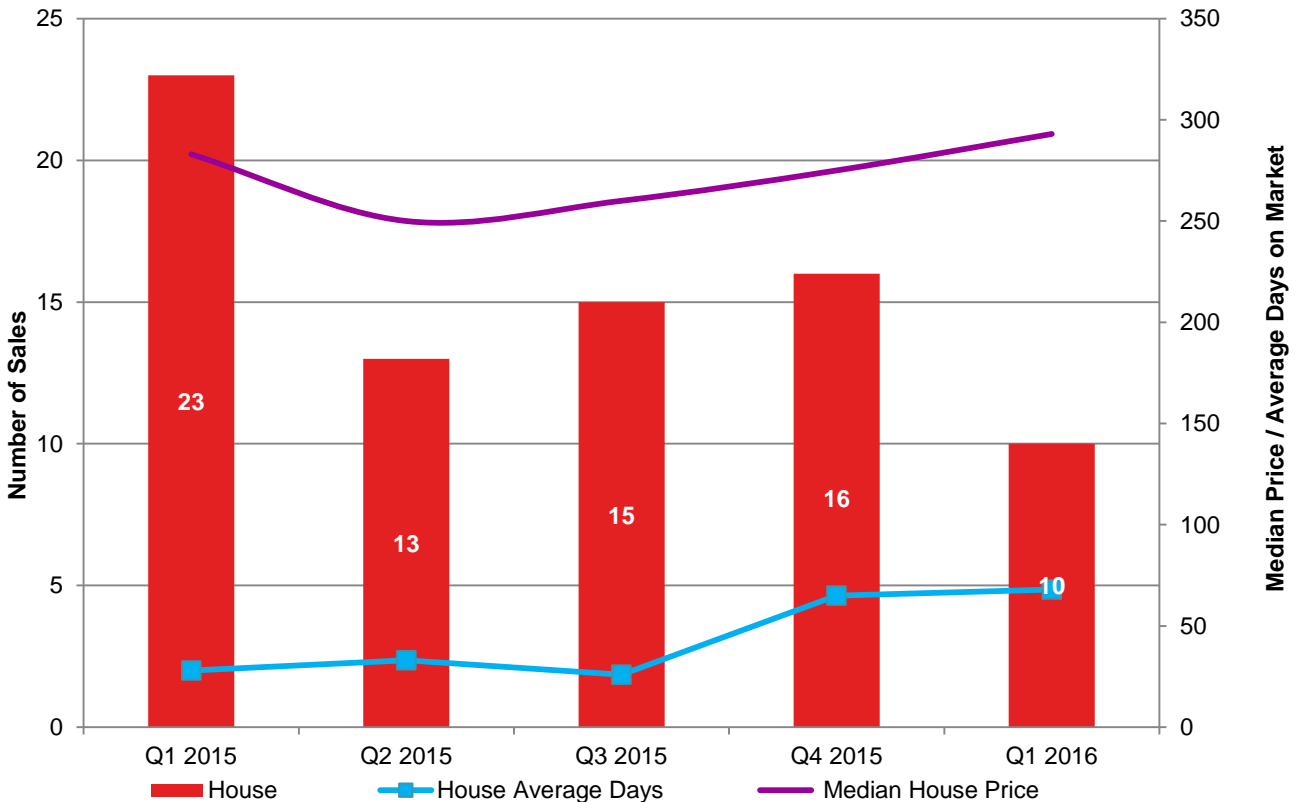
Interest in the Creswick property market is recorded at 272 online visits per property. Rental prices for houses in Creswick have experienced a 6.5% increase from the previous quarter to currently sitting at \$293 per week. House rental yields have remained strong, currently sitting at 5.2%. This further indicates that the Creswick rental market provides strong investment returns for savvy investors.

KEY FACTS HOUSE*

Median Rent Price: \$293 per week
 Suburb Rental Yield: +5.2%
 Average Days on Rental Market: 68
 Bedroom Breakdown:
 2 Bed: 18%, 3 Bed: 45%, 4 Bed+: 36%

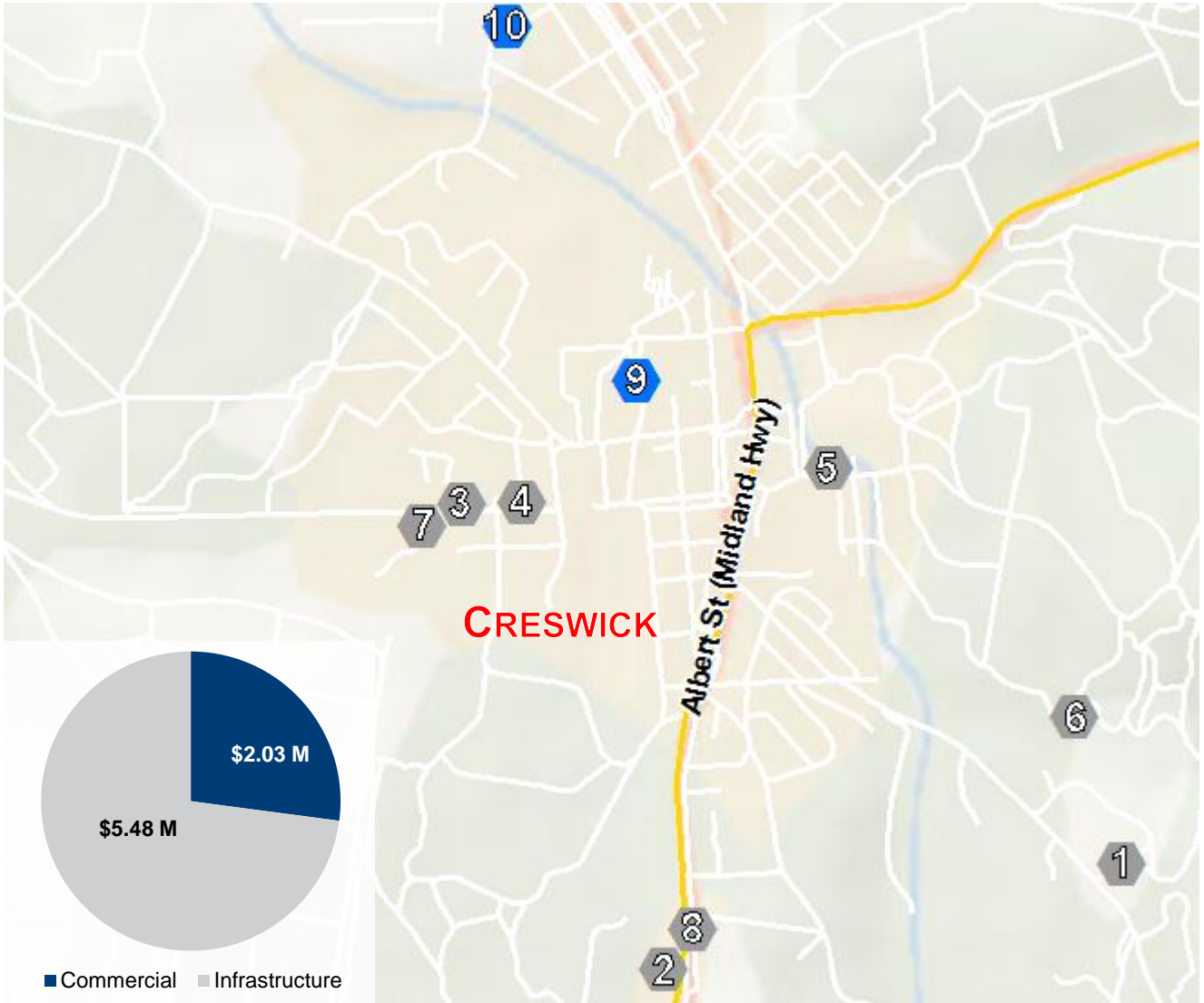


RENTALS AND MEDIAN RENT



*Note: Market conditions analysis is valid for the property market in the suburb of Creswick only.
 Source: APM Pricerfinder, Real Estate Institute of Victoria, Australia Bureau of Statistics, Realestate.com.au, SQM Research

PROJECT DEVELOPMENT MAP 2016*



Location	Project Title	Type	Estimated Value**	Commence Date
1	St Georges Lake Dam Wall Upgrade	Infrastructure	\$2,300,000	05/03/2012
2	Midland Highway Road Works	Infrastructure	\$384,000	02/07/2012
3	Lindsay Arts Trail	Infrastructure	\$200,000	09/03/2015
4	Bald Hills Road Pavement Reconstruction	Infrastructure	\$385,000	28/01/2013
5	Creswick Creek Bank Rehabilitation Works	Infrastructure	\$163,000	29/04/2013
6	St Georges Lake Dam Upgrade Works	Infrastructure	\$1,000,000	23/06/2014
7	Bald Hills Road Reconstruction	Infrastructure	\$412,000	13/10/2014
8	Midland Highway And Clunes-Creswick Road Major Culvert Works	Infrastructure	\$643,000	02/02/2015
9	Calembeen Park Swimming Concourse Replacement	Commercial	\$1,239,000	27/05/2013
10	Creswick Ambulance Station	Commercial	\$800,000	29/09/2014

Disclaimer: *Project development map showcases a sample of 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, Shire of Hepburn

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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