



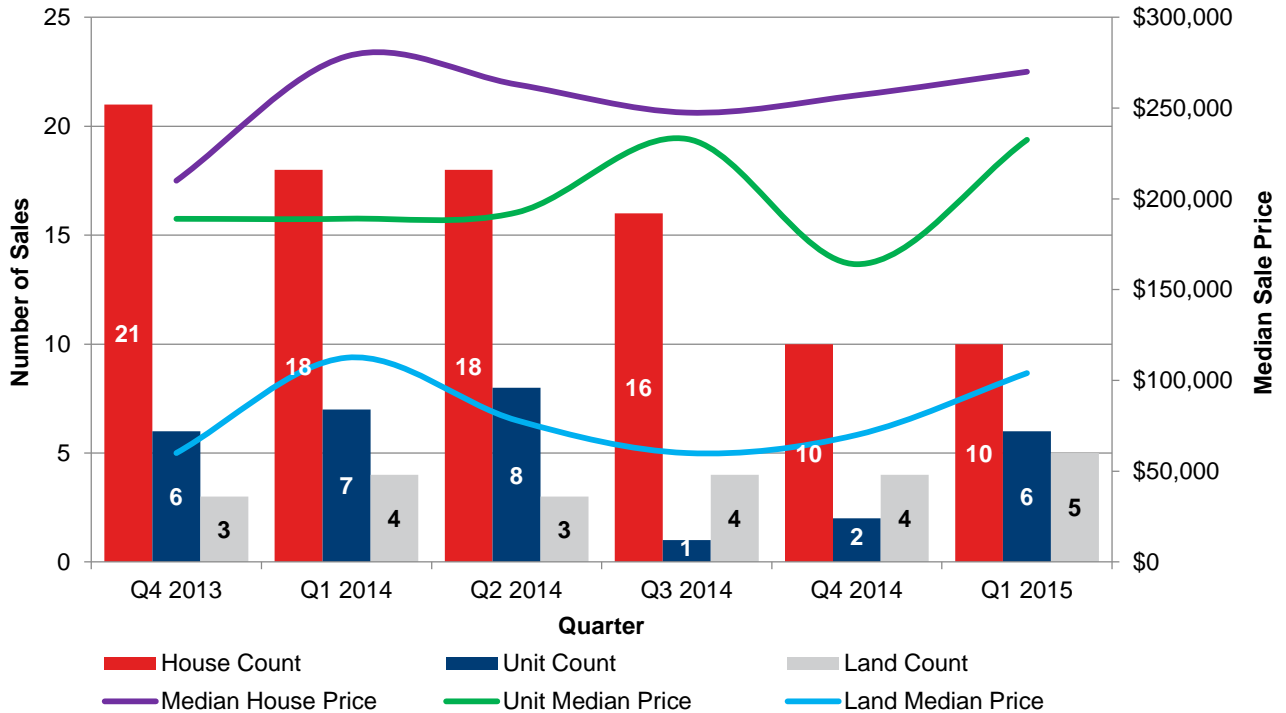
PROPERTY FACTSHEET

CRESWICK

2nd QUARTER 2015



HOUSE UNIT AND VACANT LAND MARKET CHART



KEY COMMENTS

Median prices in Ballarat city LGA sat at \$296,500 for house , \$221,250 for unit and \$139,950 for vacant land in three months ending March 2015. In this period, house median price growth was -1.8%. In the Hepburn Shire LGA, over the three month period, median price sat at \$325,000 (house), \$273,750 (unit) and \$97,000 (land) . The house market in the Hepburn Shire LGA has shown a negative growth rate (-11.0%) in the March 2015 quarter.

In Creswick, median price sat at \$270,000 (house) , \$232,500 (unit) and \$104,000 (land) , with a house median price growth of 5.0%. In March 2015 quarter, average vendor discount price for house and unit in Creswick declined to -1.9% (down 0.4%) and -1.9% (down 0.6%) respectively. Evidently, the residential market is a sellers market with buyers willing to pay close to the asking price.

House and unit median rents sat at \$258 and \$245 in Q1 2015, recording quarterly price growth of 5.3% and 2.9% respectively. Rental yield currently sits at 5.2% for house and 5.5% for units. These market indicators are expected to attract investor confidence and growth in the rental market.

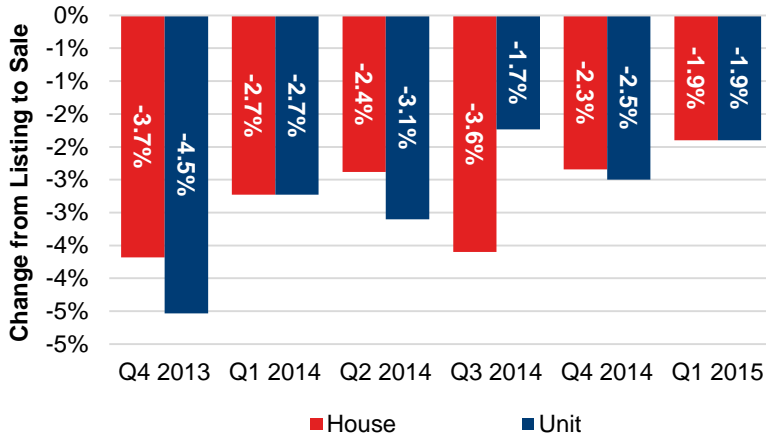
In Creswick, 60% of the population earn a monthly income of \$600 - \$1499. As we journey into 2015 and beyond, the residential market will transition from recovery to high growth; in this period, buyer activity is expected to increase sales and profitability in the suburb.

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

- Julie Powell , District Sales Consultant, PRDnationwide Creswick



AVERAGE VENDOR DISCOUNT



COMMENT

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



MARKET YEARLY COMPARISON TO MAR 2015*

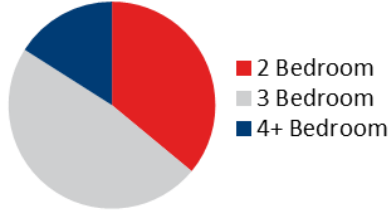
Period	Creswick (3363)						Clunes (3370)			
	House		Unit		Vacant Land		House		Vacant Land	
	#	Price	#	Price	#	Price	#	Price	#	Price
Apr '05 - Mar '06	76	\$182,250	4	\$149,750	23	\$75,000	32	\$150,000	20	\$50,650
Apr '06 - Mar '07	81	\$182,500	21	\$346,700	7	\$74,000	37	\$148,500	15	\$55,000
Apr '07 - Mar '08	91	\$200,000	54	\$262,102	7	\$115,000	50	\$165,000	33	\$49,000
Apr '08 - Mar '09	67	\$200,000	42	\$276,665	8	\$55,000	45	\$165,000	25	\$52,000
Apr '09 - Mar '10	71	\$198,000	36	\$195,000	14	\$76,250	32	\$196,750	20	\$41,500
Apr '10 - Mar '11	64	\$217,000	40	\$250,000	13	\$105,000	31	\$185,000	41	\$55,000
Apr '11 - Mar '12	69	\$225,000	30	\$222,501	17	\$125,000	31	\$195,000	26	\$67,011
Apr '12 - Mar '13	56	\$240,000	25	\$189,070	24	\$103,465	27	\$195,000	19	\$86,000
Apr '13 - Mar '14	98	\$257,000	107	\$164,000	22	\$70,000	39	\$230,000	22	\$79,500
Apr '14 - Mar '15	54	\$270,000	17	\$232,500	16	\$104,000	19	\$215,000	16	\$79,500

Source: Pricerfinder PDS Extract Filter

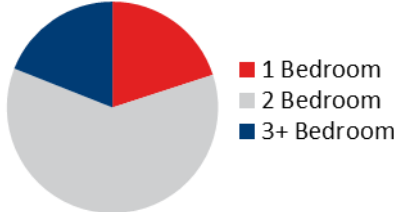
(*): Clunes unit market is not included due to the market being house and land dominant

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY FACTS

Creswick recorded 19 rentals (house and unit) in three months to March 2015. Interest in Creswick property market is recorded at 221 online visits per property on realestate.com.au. 90% of Creswick residents make rental payment of \$99 - \$274 p/week, and suburb average rental yield for house and unit sits at 5.5%. Low availability of rental property and an increase in demand have led to an increase in rental prices; which in turn has led to increased rental yields - this is expected to entice potential investors to step into the rental market.

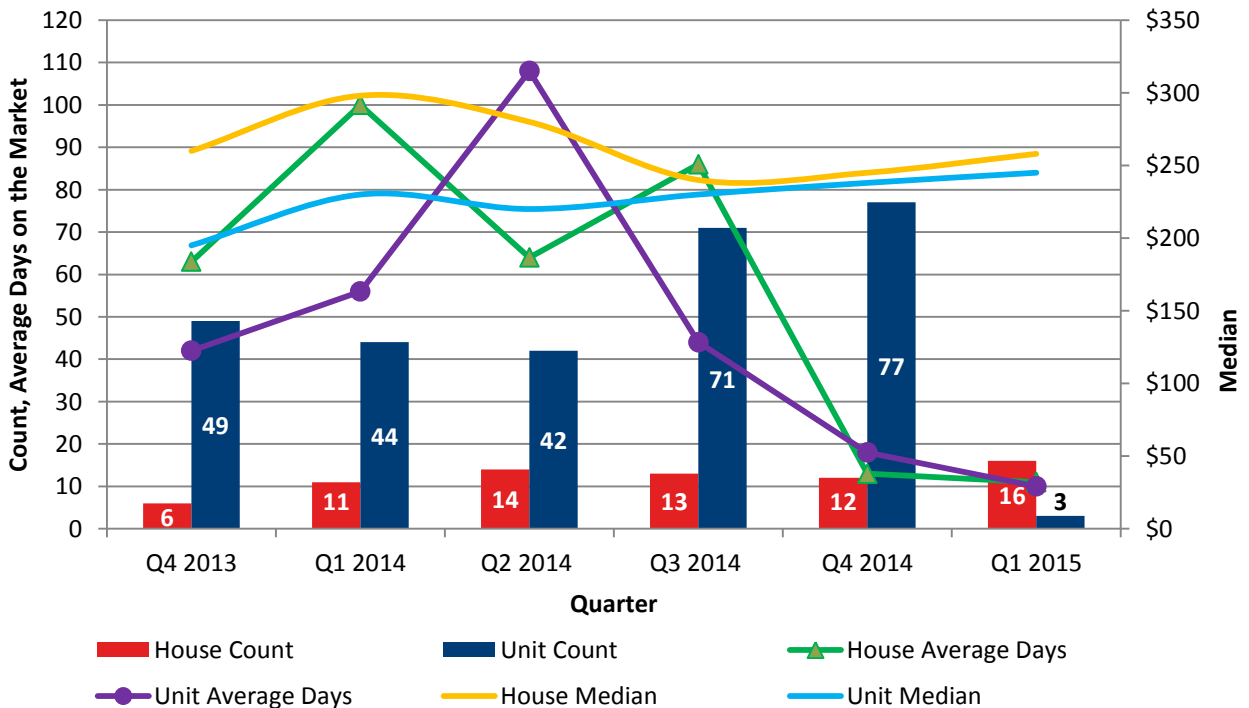
KEY FACTS: HOUSE

Median Rent Price: \$258 p/w*
 Quarterly Rental Yield: +5.2%
 Average Days on Rental Market: 11
 Bedroom Breakdown:
 2 Bed: 36%, 3 Bed: 48%, 4 Bed+: 16%

KEY FACTS: UNIT

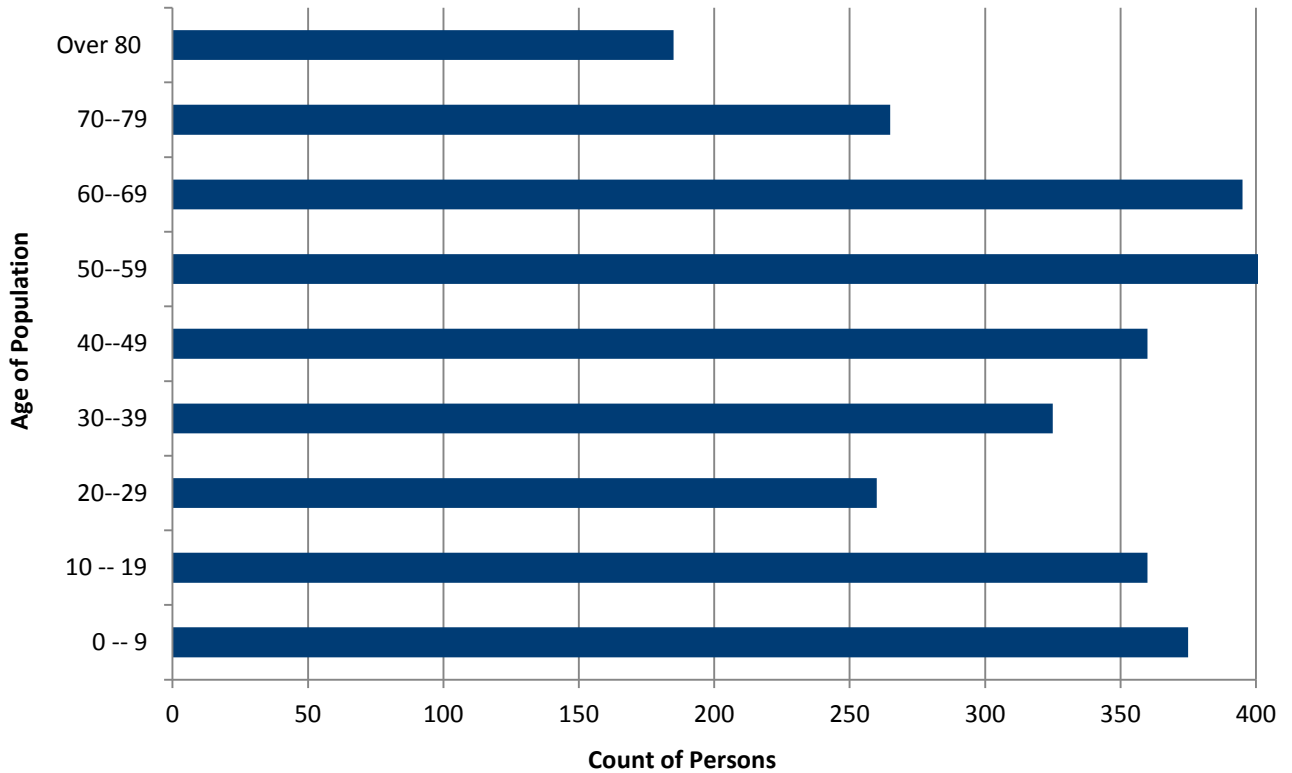
Median Rent Price: \$245 p/w*
 Quarterly Rental Yield: +5.5%
 Average Days on Rental Market: 10
 Bedroom Breakdown:
 1 Bed: 20%, 2 Bed: 61%, 3+ Bed: 19%

RENTALS AND MEDIAN RENT

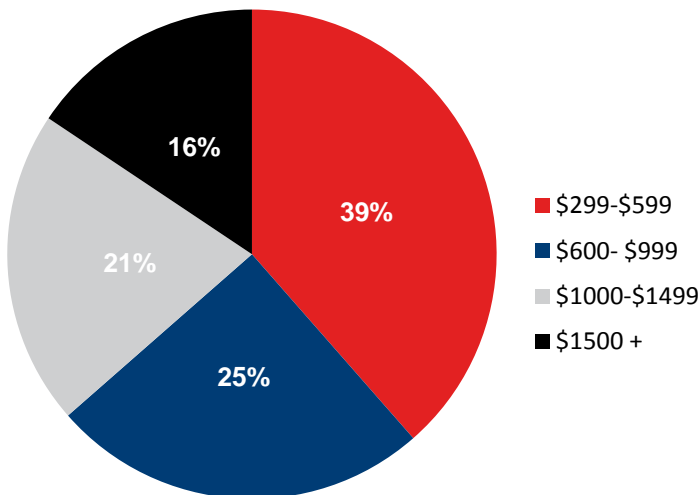


Source: Pricerfinder, Real Estate Institute of Victoria, Realestate.com.au, Australia Bureau of Statistics
 (*): This includes March 2015 quarter only

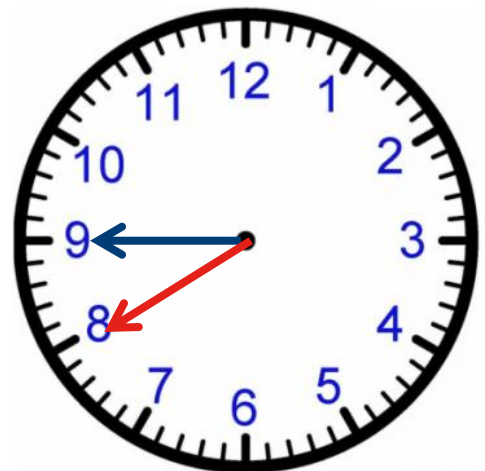
DEMOGRAPHICS – AGE OF POPULATION



HOUSEHOLD INCOME



PROPERTY CLOCK

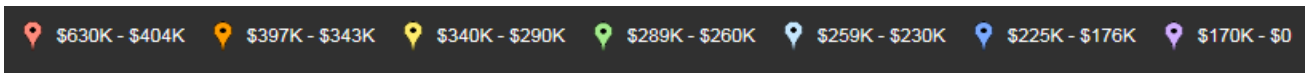
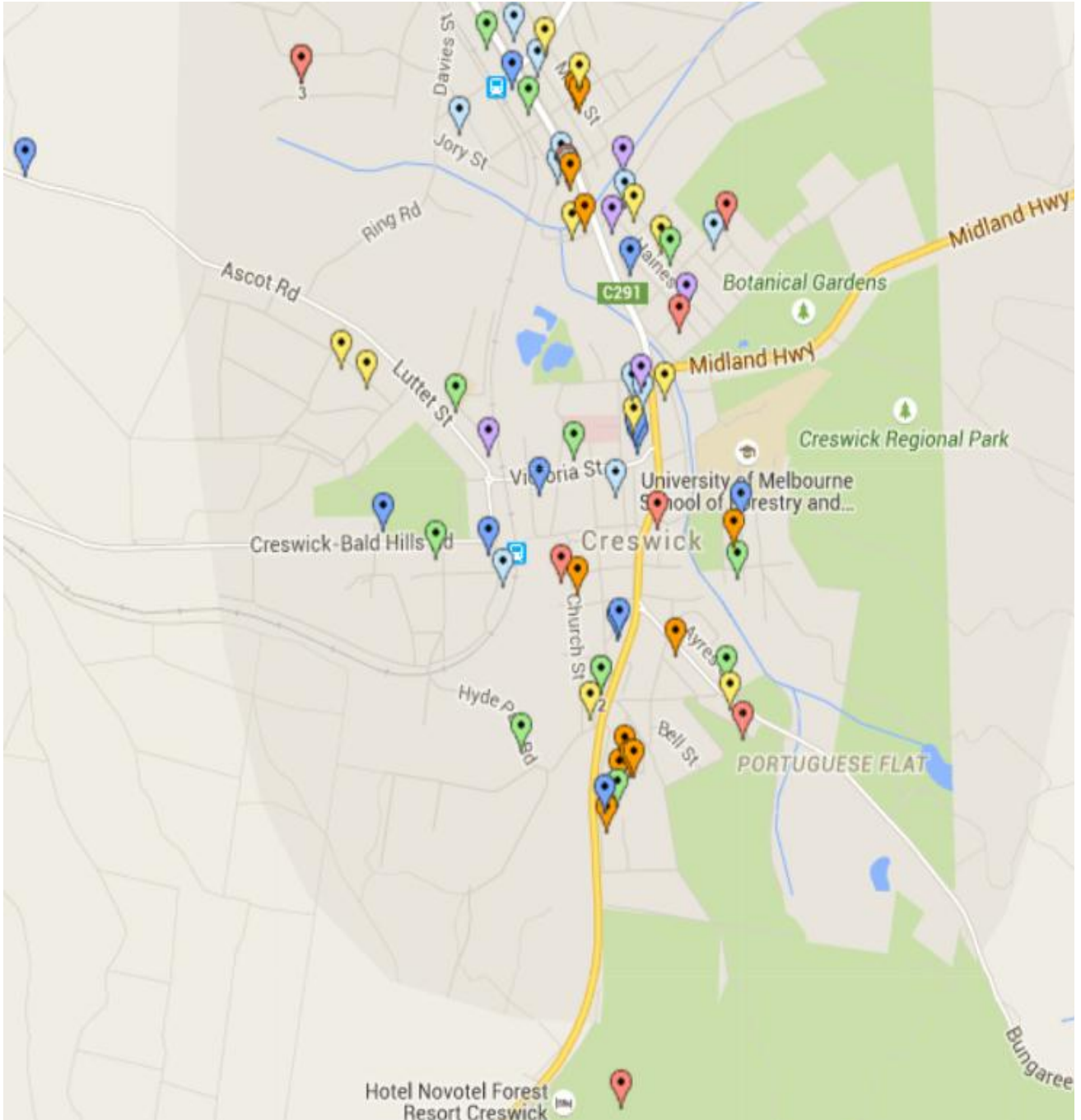


Creswick **Regional Victoria**

Disclaimer:

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, Victoria Department of State Development, Infrastructure and Planning, Scribble maps, Australia Bureau of Statistics
 (*):(*) Note : Sales data captured in this page includes up to and inclusive 31 March 2015

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 12 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.



Julie Powell
PRDnationwide Creswick
T. 03 5345 2326
F 03 5334 5232
M 0478 799 820
E juliep@prdcreswick.com.au
www.prdballarat.com.au



Tash Martin
PRDnationwide Creswick
63 Albert Street, Creswick
Vic 3363 Australia
T 03 5345 2326
F 03 5534 5232
M 0439 281 924
E tashm@prdcreswick.com.au
www.prdballarat.com.au



YOUR HOME OF
PROPERTY
KNOWLEDGE

