



PROPERTY FACTSHEET

INVERMAY PARK
2ND HALF 2016

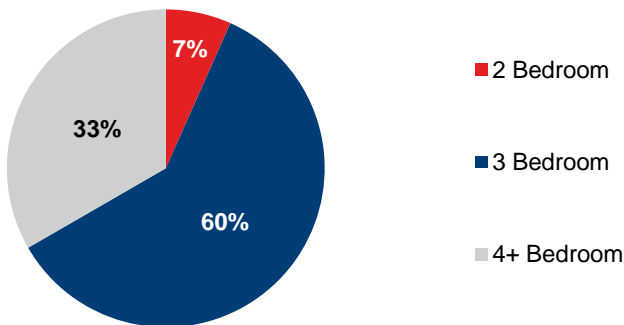


MARKET COMPARISON 2016*

Suburb	No. House Sales 2015	Median House Price 2015	No. House Sales 2016*	Median House Price 2016*
Invermay Park	25	\$405,000	15	\$370,000
Wendouree	218	\$245,000	155	\$244,000
Ballarat North	85	\$315,000	51	\$340,000
Invermay	10	\$585,000	7	\$817,000
Soldiers Hill	81	\$308,000	59	\$345,000
Lake Wendouree	68	\$685,000	40	\$625,000

HOUSE SALES 2016*

BEDROOM SNAPSHOT



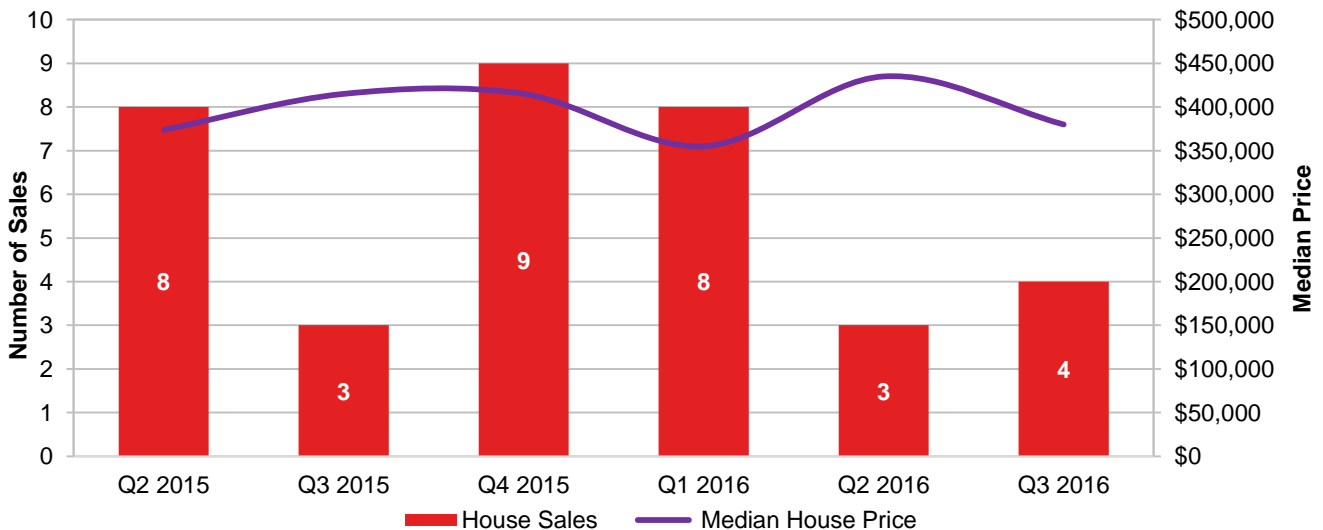
MARKET OVERVIEW

Invermay Park has remained relatively quiet in 2016*, recording a median house price of \$370,000 compared to the 2015 median of \$405,000. Median prices hit an 18 month high during Q2 2016 where the median price reached \$435,000, and have returned to \$380,000 during Q3 2016.

Invermay park offers a family friendly environment at a mid-range price. The area is home to predominately couples with children as are the surrounding suburbs. This is also reflected in the popularity of 4+bed houses.

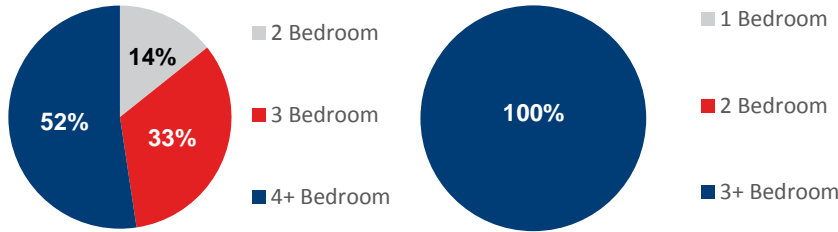
There is only a small rental market in Invermay Park. The stock available is predominantly houses with a few semi-detached or townhouses available. Of these options the unit market is exclusively 3 bedrooms, while 4+ bedrooms are the most popular choice for houses, accounting for 52% of properties rented.

INVERMAY PARK SALES MARKET

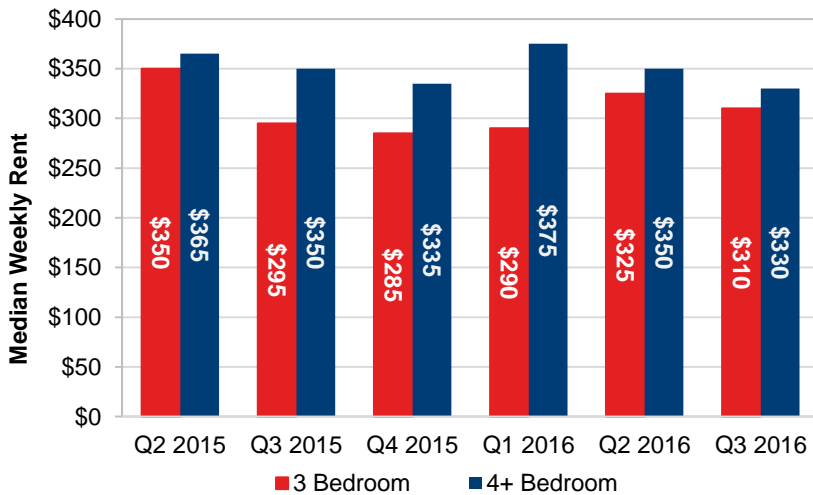


*2016 includes data up to and inclusive of 30th September 2016.
Source: Cordell Database, PRDnationwide, APM Pricerfinder, Real Estate Institute of Victoria

RENTAL MARKET ANALYSIS* HOUSE UNIT



HOUSE MEDIAN RENT BY BEDROOM



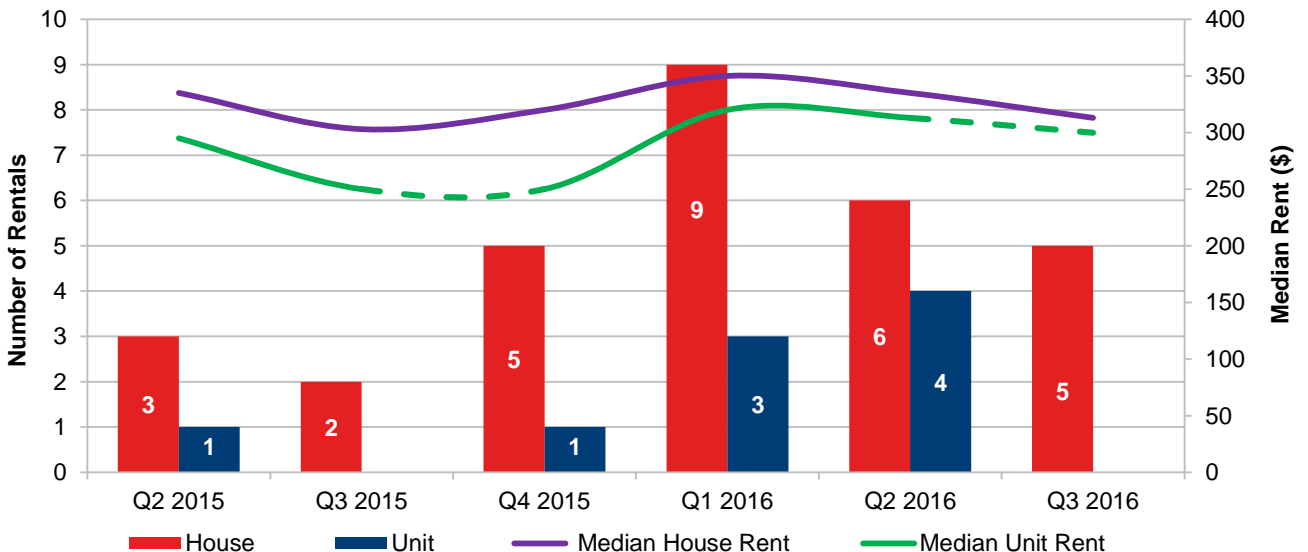
KEY FACTS: HOUSE

Median Rent (Q3 2016): \$ 313 p/w
 Suburb Rental Yield: +4.5%
 Vacancy Rate: 2.3%
 Bedroom Breakdown:
 2 Bed: 14%, 3 Bed: 33%, 4 Bed+: 52%

KEY FACTS: UNIT

Median Rent (Q3 2016): - p/w
 Suburb Rental Yield: +5.6%
 Vacancy Rate: 2.3%
 Bedroom Breakdown:
 1 Bed: 0%, 2 Bed: 0%, 3+ Bed: 100%

RENTALS AND MEDIAN RENT*

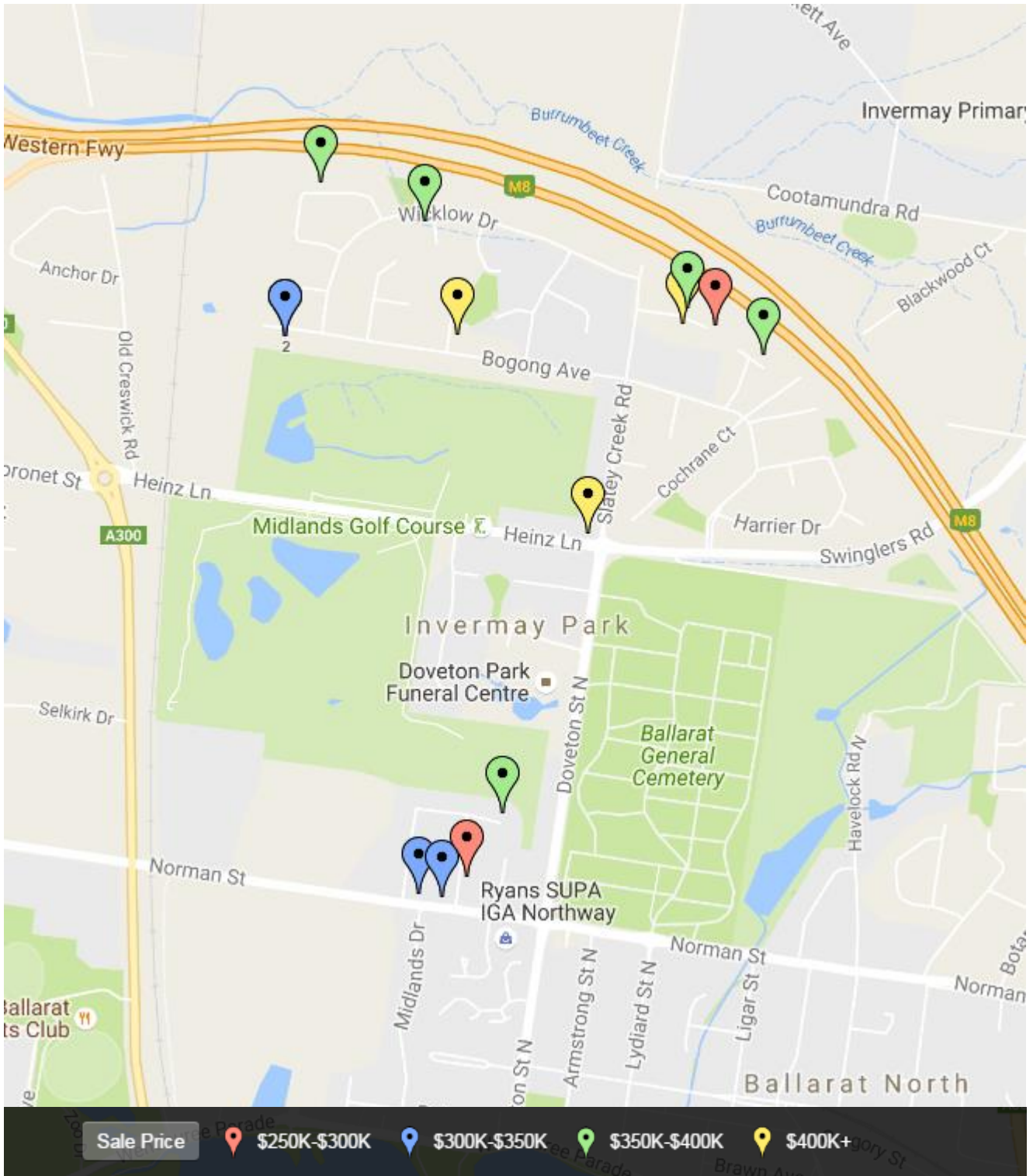


*Rental data / analysis relates to Invermay Park only

Note: Dashed line represents data gaps, left as placeholder for line continuation.

Source: APM Pricer, Real Estate Institute of Victoria, Australia Bureau of Statistics, Realestate.com.au

INVERMAY PARK SALES MAP 2016*



*2016 includes data up to and inclusive of 30th September 2016.
Source: PRDnationwide, ESRI, HERE, DeLorme, OpenStreetMap, Victoria Department of State Development

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 specialized 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.



OUR SERVICES INCLUDE:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

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