

Queensland Market Monitor

June 2017 | Issue 35

Statewide Commentary

House market outperforms unit market, vacancies generally tighten

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The Queensland house and unit markets continue their divergent trajectories in the 12 months to June 2017. Generally, the house market substantially outperformed the unit market throughout the state, with a few notable exceptions.

The rental market tightened over the June quarter, with vacancies falling throughout the state. The exceptions were Ipswich, Pine Rivers in Moreton Bay, Gladstone, Toowoomba, Livingstone and Scenic Rim.

Continued on page 3



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REIQ Research Explanatory Notes

SALES MARKET DATA

All figures for the most recent quarterly and yearly periods are preliminary only and subject to further revision as additional sales records become available (see Research Methodology online at reiq.com).

As of the June quarter 2013, all sales data includes "Recent Sales" as advised by real estate agents as well as official records as advised by DNRM. As such comparisons with figures published prior to the June quarter 2013 should be done with caution.

A median sale price is derived by arranging a set of sale prices from lowest to highest and then selecting the middle value within this set (ie, the 50th percentile, where half of recorded sales were less and half were higher than the median).

Only suburbs and regions to record sufficient sales numbers (at least 20 sales for the quarter) at the time of reporting are published.

Median price changes are influenced by varying quality of properties sold.

N/A Due to insufficient sales numbers (as at the time of data extraction) no median sale price has been calculated.

N/D Not displayed due to price movements potentially driven by type of stock transacting.

(LGA) Local Government Area

(SD) Brisbane Statistical Division comprising the LGA's of Brisbane City, Ipswich City, Logan City, Moreton Bay Regional and Redland City.

Sunshine Coast (SD)
Sunshine Coast Region comprising the LGA's of Sunshine Coast Regional and Noosa.

Figures based upon the new council boundaries

^ Indicates acreage sales only (with land size greater than 2400m²). All other data is based upon sales with a land size of less than 2400m²

ON THE MARKET INDICATORS

At the time of publication, latest information available was for the 12 months ending the month prior to end of the quarter reporting period.

"Days on Market" is calculated as the median number of days it has taken to sell those properties sold by private treaty during the last 12 months. The calculation excludes auction listings and listings where an asking price is not advertised. The days on market calculation uses the contract date on the property compared with the first advertised date.

"Vendor Discount" is the median difference between the contract price on a property and the first advertised price. The figure is expressed as a percentage and is an average of all private treaty sales which sold for less than their initial asking price.

"Total Listings" is the total unique number of properties that have been advertised for sale and captured by RP Data over the 12 month period. To be included in the count, the listings have to be matched to an actual address.

"% Stock on Market" is the percentage of dwellings within the suburb or local government area that have been listed for sale over the past year.

Source: REIQ, data supplied by CoreLogic RP Data (www.corelogic.com.au)

PRICE POINT GRAPHS

Some data contained within these graphs represent preliminary sales numbers and are subject to revision as additional sales records become available.

The data excludes any recent sales transactions where the contract sale price was not disclosed.

The intention of these graphs is to gauge trends in sales activity between periods in lieu of actual final sales results and compare it with historical data.

Source: REIQ, data obtained from CoreLogic RP Data

RENTAL MARKET DATA

All median weekly rents are published on a postcode basis, as calculated by the Residential Tenancies Authority, where sufficient data is available.

Caution should be exercised when interpreting any median rental price data based upon a relatively small number of new bond lodgements.

Figures for the new LGA's available for the current quarter only.

L Listed localities (or suburbs) represent one or potentially several that fall within that postcode.

N/A Due to insufficient new bond lodgements, no median rental price has been calculated

Source: Residential Tenancies Authority, Rental Bond lodgements (www.rta.qld.gov.au)

GROSS RENTAL YIELDS

House yields are based upon median house prices and RTA median weekly rent for three-bedroom houses.

Unit yields are based upon median unit & townhouse sale prices and RTA median weekly rent for two-bedroom units.

Rental Yield Trend:

Steady = +/- 0 to 0.3%pts
Up = + 0.3%pts or more
Down = - 0.3%pts or more

VACANCY RATES

All figures are based upon all residential rentals as at the end of each quarterly period, as submitted by real estate agents.

N/A Due to insufficient information received no vacancy rate has been calculated.

Source: REIQ Residential Rental Survey

The REIQ classes rental markets into three categories, weak, healthy, or tight. These markets are classified according to vacancy rates:

0 - 2.5% = tight
2.5 - 3.5% = healthy
3.5% - plus = weak



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TOP PERFORMING MARKETS

The Gold Coast and Sunshine Coast SD were the top performing house and unit markets and they are also positioned as two of the three most expensive markets in Queensland (with Brisbane rounding out the top three).

House prices in these regions grew between 5.9 per cent to 12.2 per cent in the year to June 2017 and above 26 per cent over the past five years.

Unit prices reported a more moderate growth from 3 to 5.1 per cent for the same period and from 15.7 to 17.8 per cent over the medium term.

GREATER BRISBANE PERFORMING WELL

The house market in Greater Brisbane has generally performed well over the 12 months to June as well as over the medium term, showing moderate and sustainable growth. The house price growth fluctuated from 2 to 4 per cent.

The weaker performance of units was attributed to higher supply levels, which has heralded to tighter credit policies and cautious investors.

The unit market has experienced a contraction in demand and an increase in supply. This has put downward pressure on prices, particularly in Moreton Bay and Brisbane LGA in the 12 months to June. Logan's unit prices were also affected over the past five years.

Greater Brisbane's annual median sale price fell 2.2 per cent over the year to June. Over the medium term, unit prices in Greater Brisbane increased 9.3 per cent.

REGIONAL QUEENSLAND SLOWER

The markets in regional Queensland ran at different speeds compared with the southeast corner over the past year and the past five years.

The annual median house price in Fraser Coast, Bundaberg, Cairns and Toowoomba increased moderately or held steady over the past 12 months. Over the medium term, these markets also performed positively, which is remarkable considering the challenges faced by their regional economies.

Other regional house markets, including Rockhampton, Townsville, Mackay and Gladstone have performed poorly over the past year and past five years, being heavily hit by the mining downturn. Over the medium term, their annual median house price fell from 9.3 to 37 per cent.

The regional unit market has generally faced challenges, with falling demand contributing to the fall in unit prices. Only Cairns and Rockhampton reported a steady or modest increase in the annual median unit price over the past 12 months to June.

Over the medium term, the unit market in Bundaberg, Fraser Coast, Townsville, Mackay and Gladstone fell from 6.4 to 50.3 per cent.

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QUEENSLAND RISING AS A DIVERSIFIED ECONOMY

Queensland is a state heading into positive transformation and growth. According to the Treasurer, the Deloitte Access Economics Investment Monitor highlighted that the economy is transitioning to a more broad-based growth and its outlook is strengthening.

The three key activities in the report were:

- **Rebounding tourism:** The increase in international visitors to Queensland was about 8 per cent in the year to April 2017.
- **Growth in renewable energy:** 16 renewable energy projects were either under construction or in planning stage. The key projects highlighted were the \$380 million Mount Emerald wind farm and the \$350 million Sun Metal Solar project in Townsville.
- **Strong transport sector:** Transport investment is set to become a driver of engineering construction activity. The definite projects are valued at \$44.1 billion in the June quarter. The non-definitive projects, still under planning, are valued at \$114 billion in the June quarter.

The benefits of economic diversification throughout the state will most likely extend to the property market and support moderate growth in the long run.

AFFORDABLE HOUSING IN QUEENSLAND

According to Corelogic RP Data, Australia is experiencing higher housing prices, primarily in capital cities. Looking at the combined capital cities, over the past decade, the proportion of houses selling for at least \$1 million has increased from 6.5 per cent to 23.2 per cent.

Greater Brisbane has also experienced a similar trend, but to a much lesser extent compared with Greater Sydney, Greater Melbourne and Canberra.

The percentage of annual houses sold above \$1 million in FY 2007 and FY 2017 in all capital cities is listed below:

- Greater Sydney: 13.8 per cent (FY 2007), 47.8 per cent (FY 2017)
- Greater Melbourne: 5.8 per cent (FY 2007), 25.9 per cent (FY 2017)
- Canberra: 2.6 per cent (FY 2007), 11.9 per cent (FY 2017)
- Greater Perth: 7 per cent (FY 2007), 10.7 per cent (FY 2017)
- Greater Brisbane: 2.4 per cent (FY 2007), 7.9 per cent (FY 2017)
- Greater Adelaide: 1.4 per cent (FY 2007), 5.3 per cent (FY 2017)
- Greater Darwin: 0.9 per cent (FY 2007), 4.1 per cent (FY 2017)
- Greater Hobart: 0.7 per cent (FY 2007), 2.4 per cent (FY 2017)

This analysis stressed Greater Brisbane as an affordable housing market, with less than 8 per cent of houses and 3 per cent of units sold above \$1 million in FY 2017.

FUTURE OF THE QUEENSLAND PROPERTY MARKET

The strength of the southeast Queensland housing market lies in its affordability and moderate historical growth. The infrastructure program and population growth have supported the growth pace and a variety of buyers have driven demand.

Toowoomba and the Gold Coast are the regions benefiting from solid infrastructure investment.

Brisbane LGA has large infrastructure projects in the pipeline, which promise to modernise the third-largest capital city in Australia and add infrastructure in the vicinity of \$18 billion to the state.

The increase in unit supply in the southeast corner has been a common topic of discussion over the past year. However, there is clear evidence that supply is self-correcting in some regions with building approvals for units falling in Brisbane LGA, Ipswich, Moreton Bay, Noosa and Gold Coast in FY 2017.

Regional Queensland, on the other hand, has faced significant economic challenges over the past five years. The infrastructure program in some areas (eg, Townsville) has improved and that is what is needed to drive economic development, increasing housing demand and more employment opportunities.

We do not see any regional housing market showing a large recovery over the next year. We are also keen to see how the stabilisation of the coal prices will influence the housing market, particularly in Gladstone, Rockhampton, Mackay and Townsville.

The key factor, that could potentially drive prices down is a large interest rates increase over the months ahead. Under current economic conditions, a cash rate increase is not forecast in 2017.

Over the next 12 to 18 months, an increase in the cash rate is heavily dependent on the improvement of employment indicators potentially driving inflation beyond the target of 2 to 3 per cent. This is highly unlikely over the next 12 months.

“The strength of the southeast Queensland housing market lies in its affordability and moderate historical growth. The infrastructure program and population growth have supported the growth pace and a variety of buyers have driven demand.”

HOUSE MARKET

The Queensland house market grew 1.7 per cent over the June quarter, from \$470,000 in March to \$478,000 in June. The drivers of the increase were Noosa, Gold Coast, Greater Brisbane, Gladstone and Mackay, being the only regions reporting a quarterly median house price increase in June.

Looking at the annual data, Queensland's median grew 3.3 per cent, to reach an annual median sale price of \$470,000. The increase was largely driven by the Gold Coast and Sunshine Coast SD house markets, which are the strongest growth powerhouses behind the Queensland property market.

Brisbane LGA is a sustainable and affordable market in Australia, reaching a new high annual median sale price of \$655,000 in June 2017. This was also the most expensive house market in Queensland.

Noosa, with a median price growth of 12.2 per cent in the 12 months to June, was the top-performing market in the Queensland Market Monitor. It was also the second-most expensive market with an annual median sale price of \$645,000 in June 2017.

The Fraser Coast has the largest percentage of houses (11.8 per cent stock of market) listed for sale for the 12 months to May 2017.

Rockhampton is the most affordable market in the Queensland Market Monitor, with an annual median sale price of \$270,500 in June 2017.

The Gladstone house market has faced the largest challenges, with a fall in the median price of 15 per cent over the 12 months to June and 37 per cent over the past five years. Its annual median price has fallen to \$295,000 compared with a median price of \$468,000 in June 2012.

Following the large increase in annual listings in early 2017, current data revealed a fall in listing volumes from February to May this year. The volume of Queensland's house listings fell 11.7 per cent, from 133,545 listings in February 2017 to 117,947 listings in May 2017. The Gold Coast, Sunshine Coast LGA, Brisbane LGA and Moreton Bay are driving the fall, with their annual listing volumes falling in May 2017.

Market trend indicators showed characteristics of a steady Queensland market, with days on market holding at 44 days. Median vendor discounting fell slightly, from 5 per cent in May 2016 to 4.8 per cent in May 2017.

Brisbane LGA is the fastest selling market, needing 30 days to reach a sale. Moreton Bay is the region requiring the lowest vendor discount of 3.6 per cent in May.

UNIT MARKET

The Queensland unit median price fell 2.5 per cent in the June quarter, from \$395,000 to \$385,000.

On the positive side, the annual median sale price rose 0.5 per cent in FY 2017, from \$390,000 in June 2016 to \$392,000 in June 2017. The Gold Coast and the Sunshine Coast SD drove the growth.

Queensland's listing volumes have been on the rise, increasing 14.9 per cent, from 39,506 in May 2016 to 45,374 in May 2017.

The reduction in Queensland building approvals for units of 30.9 per cent in FY 2017 is a good indicator that supply is self-correcting.

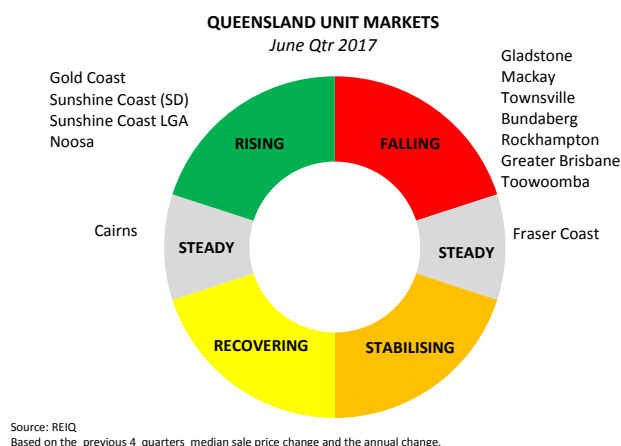
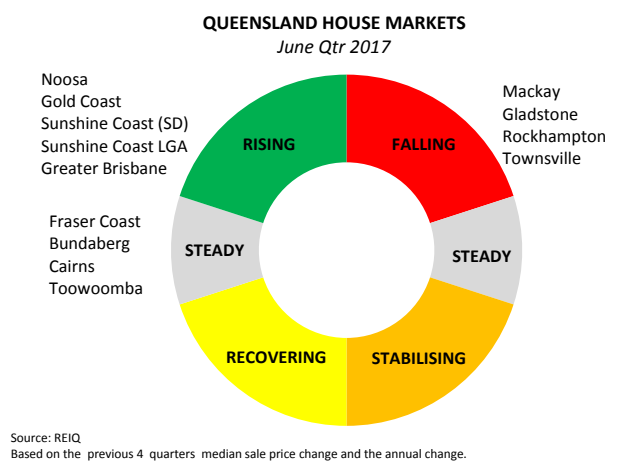
Noosa was the most expensive unit market in FY 2017, reaching an annual median sale price of \$479,000.

Over the medium term, the Gold Coast reached the second largest increase in the median price of 16.2 per cent, to \$415,000 in FY 2017. The Gold Coast is also the largest sale market for units in Queensland.

Gladstone is the most affordable market in the Queensland Market Monitor. Its annual median sale price was \$218,750.

Bundaberg has the highest median days on market for units, taking about 125 days to sell in May 2017 compared with 91 days in May 2016. This market has also fallen 8.5 per cent in the 12 months to June 2017.

Mackay vendors offered the greatest discounts, 13.2 per cent, in May 2017. Its annual performance to June 2017 was also weak, reporting an annual fall of 10 per cent.



RENTAL MARKET

Queensland's rental market remained patchy over the June quarter. The positive news was that the vacancies in most regions tightened or held steady. The exceptions were Ipswich, Pine Rivers in Moreton Bay, Gladstone, Toowoomba, Livingstone and Scenic Rim.

The southeast corner operated within the healthy and tight range over the quarter. Brisbane LGA vacancies tightened from 3.7 per cent in March to 3.3 per cent in June. Good news for investors who constantly deal with negative sentiment and media comments.

Brisbane LGA added the largest increase in rental supply of 7.3 per cent over 12 months to June 2017 (measured as the increase in rental bonds).

Ipswich is the most affordable rental market in the southeast corner. Its vacancies eased due to the increase of new developments and NRAS properties.

The tourism centres operated primarily within the tight range with demand for tenancies apparently exceeding supply.

The Gold Coast vacancies held steady at 1.7 per cent and within the tight range.

The rental market in the Sunshine Coast SD tightened, remaining one of the tightest rental markets in Queensland (with vacancy rates of 1.5 per cent for June).

Maroochy Coast vacancies fell to 1 per cent over the quarter, which classifies this market as the tightest in Queensland.

Fraser Coast's rental market tightened significantly over the June quarter. It operated within the healthy range with vacancy rates of 2.6 per cent.

The rental markets in regional Queensland remained generally weak. The exceptions were Toowoomba, Scenic Rim, South Burnett, Southern Downs, Tablelands and Whitsunday.

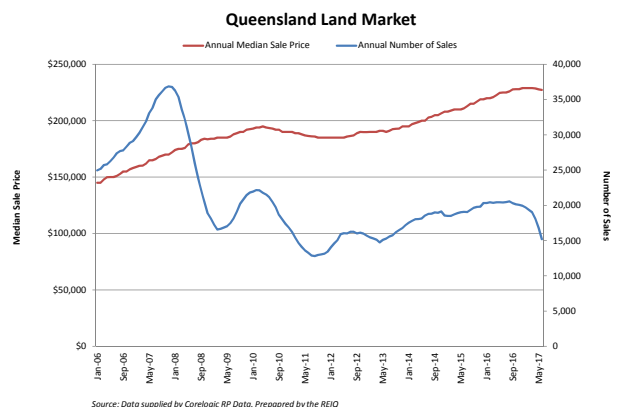
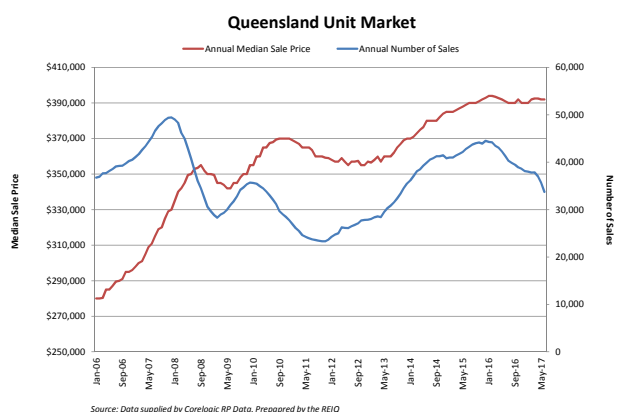
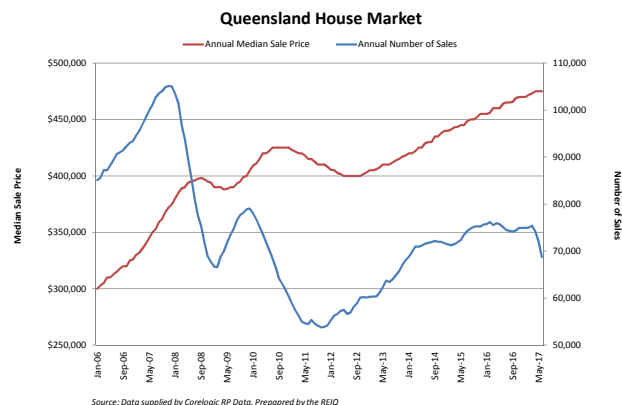
Vacancy rates in Bundaberg, Mackay, Rockhampton and Townsville are heading in the right direction. Their vacancies reduced from 1 to 1.9 percentage points over the June quarter.

Gladstone vacancies weakened slightly from 6.4 per cent in March to 6.5 per cent in June. On the positive side, the increase was very small.

Rents in Gladstone, Rockhampton, Mackay and Townsville fell sharply over the past five years. Tenants in Gladstone experienced the largest rent reduction over the medium term. This positioned Gladstone as the most affordable rental market of the areas analysed in the Queensland Market Monitor.

Livingstone recorded the largest vacancy rate in Queensland of 9.3 per cent as well as the largest vacancy rate increase of 2.7 percentage points over the June quarter.

Investors in the Cairns unit rental market are achieving the highest indicative rental yield of 6.8 per cent (of the areas in the Queensland Market Monitor).



Statewide Statistics

REGION	PROPERTY TYPE	QTRLY NUMBER OF SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
QUEENSLAND	HOUSES	10507	\$478,000	1.7%	\$470,000	3.3%	\$395,000	19.0%
QUEENSLAND	HOUSES ^	1493	\$525,000	1.0%	\$525,000	0.6%	\$457,500	14.8%
QUEENSLAND	UNITS	5270	\$385,000	-2.5%	\$392,000	0.5%	\$355,000	10.4%
QUEENSLAND	LAND	1155	\$207,900	-8.4%	\$227,000	1.3%	\$186,000	22.0%
QUEENSLAND	LAND ^	229	\$200,000	-4.8%	\$231,750	-7.3%	\$186,000	24.6%



Capital City Comparison: Affordability issues for Greater Sydney, Greater Melbourne and Canberra

Greater Brisbane's property market continued showing a moderate growth path compared to other capital cities. Its annual median sale price increased from \$516,000 in February 2017 to \$520,000 in May 2017. This supports its affordability and makes it very attractive for relocation and investment in Australia.

Greater Brisbane's house market was the fifth-most affordable capital city in Australia behind Greater Hobart, Greater Adelaide, Greater Darwin and Greater Perth.

Only three of the Australian capital cities reported an annual median sale price above \$600,000. This is an indication that the affordability issue is centralised in a few capital cities so effective housing policies to address affordability require segregation by location and decentralisation of employment. Capital cities ranked by house market affordability (based on the annual median sale price to May 2017):

- Greater Hobart (\$385,000)
- Greater Adelaide (\$445,000)
- Greater Darwin (\$501,000)
- Greater Perth (\$515,000)
- Greater Brisbane (\$520,000)
- Canberra (\$648,000)
- Greater Melbourne (\$665,000)
- Greater Sydney (\$950,000)

Greater Darwin and Greater Perth remained as the only two capital cities reporting a fall in the annual median house price of 12.1 per cent and 2.8 per cent, as at May 2017. Greater Melbourne continued leading the growth cycle with an annual increase of 9 per cent, followed by Canberra at 7.2 per cent. Greater Sydney's annual median house price grew 6 per cent, sitting as the fourth-best-performing capital city for the 12 months to May.

Housing affordability remains a hot topic in the media and with politicians. Despite the general view about Australia becoming unaffordable, units throughout all capital cities, except for Greater Sydney, had an annual median sale price below \$500,000 for the 12 months to May 2017.

Brisbane's unit market, with an annual median of \$410,000, is the third-most affordable market, behind Greater Hobart (\$295,000) and Greater Adelaide (\$365,000).

The unit market generally underperformed the house market for the past 12 months. Greater Darwin, Greater Brisbane and Greater Perth's annual median unit price fell 9.7 per cent, 2.4 per cent and 2.1 per cent. By contrast, Adelaide's median unit price grew 5.8 per cent, the largest annual median unit price growth of all the Australian capital cities.

HOUSE MARKET

Greater Brisbane's annual median house price grew 4 per cent to \$520,000. This is the fifth-largest growth after Greater Melbourne (9 per cent), Canberra (7.2 per cent), Greater Hobart (6.9 per cent) and Greater Sydney (6 per cent).

Greater Brisbane is the third-largest capital city house market in Australia with about 35,200 sales a year showing a small reduction of about 200 sales a year compared to February 2017. Greater Brisbane is more affordable than Canberra where the market is significantly smaller with about 4400 sales a year.

Greater Melbourne remained as the largest residential house market with 57,400 sales annually in February 2017 compared to 58,060 sales annually in May 2017. The Greater Sydney's house market size remained steady with about 51,000 sales a year.

On The Market:

The Greater Hobart house market is the fastest-selling capital city market and getting faster, with median days on market of just 20 days in May 2017, down from 26 days in February 2017.

Greater Melbourne houses sell in about 26 days, followed by Greater Sydney in about 29 days.

Greater Brisbane is the fourth-fastest capital city, reaching a sale in 35 days on market. Greater Darwin remained as the slowest capital city house market to reach a sale, with median days on market of 93 days.

The median vendor discount hovered from 2.5 per cent to 6.7 per cent. Canberra offers the smallest median discount, a microscopic 2.5 per cent, compared with Greater Darwin, which has the largest median vendor discount at 6.7 per cent.

Greater Brisbane houses are in the middle of the range, offering a median vendor discount of 4 per cent.

Hold periods:

Australians living in capital cities love their properties. Melburnians hold on to their properties for nearly 12 years compared with Sydneysiders, who hold for 11.6 years. Brisvegans stay put for 10.9 years.

UNIT MARKET

A Greater Brisbane unit buyer would pay an annual median unit price of \$410,000, saving about 42 per cent when compared to a Greater Sydney purchaser, who would pay an annual median unit price of \$710,000.

On the other hand, a Greater Brisbane unit resident would spend about 38 per cent more than a Greater Hobart unit resident with an annual median unit price of \$295,000.

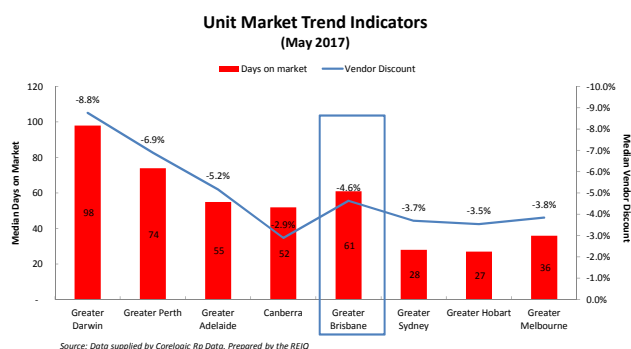
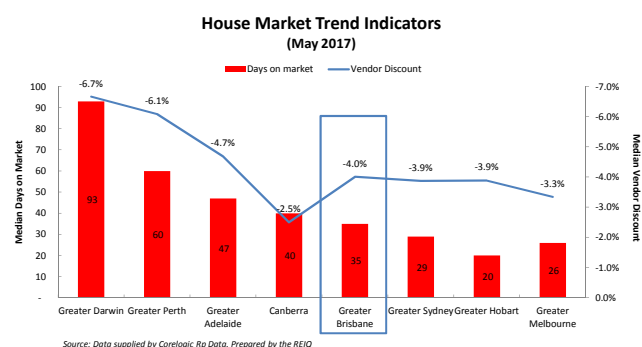
Unsurprisingly, Greater Sydney has the largest unit market with annual sales of 39,707 in May 2017 compared with 38,275 sales in February 2017. Greater Brisbane is the third-largest capital city unit market with 15,417 unit sales following Greater Melbourne with 28,612 unit sales.

Similar to the house market, Greater Darwin was the slowest market for units and had median days on market of 98 days and discounted a median of 8.8 per cent.

Similar to the house market, Greater Hobart was the fastest market for units, requiring 27 days to sell and a discount of 3.5 per cent. This is a market showing clear signs of strong demand and is potentially the envy of the three largest apartment markets where conditions are not as healthy.

Canberra unit vendors discount the least, shaving a tiny 2.9 per cent off the listed sale price, compared to 3.7 per cent in Greater Sydney, 3.8 per cent in Greater Melbourne and 4.6 per cent in Greater Brisbane.

The average hold period for Greater Brisbane unit residents increased from 8.9 years in February 2017 to 9.1 years in May 2017. This is an indication that current owners are less than keen to sell their properties, which supports market resilience in an environment of increasing supply of new dwellings.



Capital cities comparison

HOUSES										UNITS								
CAPITAL CITIES*	MEDIAN SALES PRICE (QUARTER)	NUMBER OF SALES (QUARTER)	ANNUAL MEDIAN SALES PRICE	ANNUAL NUMBER OF SALES	ANNUAL CHANGE IN MEDIAN SALE PRICE	ANNUAL LISTINGS	MEDIAN DAYS ON MARKET (DAYS)	MEDIAN VENDOR DISCOUNT	AVERAGE HOLD PERIOD (YEARS)	MEDIAN SALES PRICE (QUARTER)	NUMBER OF SALES (QUARTER)	ANNUAL MEDIAN SALES PRICE	ANNUAL NUMBER OF SALES	ANNUAL CHANGE IN MEDIAN SALE PRICE	ANNUAL LISTINGS	MEDIAN DAYS ON MARKET (DAYS)	MEDIAN VENDOR DISCOUNT	AVERAGE HOLD PERIOD (YEARS)
12 MONTHS ENDING MAY	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017
GTR ADELAIDE	\$456,000	5,455	\$445,000	20,572	3.5%	18,662	47	-4.7%	9.0	\$375,000	1,813	\$365,000	6,936	5.8%	6,024	55	-5.2%	8.8
GTR BRISBANE	\$525,000	7,993	\$520,000	35,239	4.0%	46,644	35	-4.0%	10.9	\$407,900	3,282	\$410,000	15,417	-2.4%	17,852	61	-4.6%	9.1
CANBERRA	\$680,000	1,219	\$648,000	4,415	7.2%	4,341	40	-2.5%	10.7	\$439,900	844	\$440,000	3,813	2.8%	2,508	52	-2.9%	9.1
GTR DARWIN	\$492,500	389	\$501,000	1,443	-12.1%	1,694	93	-6.7%	8.6	\$420,000	209	\$420,000	744	-9.7%	1,056	98	-8.8%	7.7
GTR HOBART	\$390,000	937	\$385,000	3,810	6.9%	4,412	20	-3.9%	9.9	\$306,750	336	\$295,000	1,236	1.7%	1,242	27	-3.5%	9.1
GTR MELBOURNE	\$712,500	13,501	\$665,000	58,060	9.0%	63,369	26	-3.3%	11.9	\$515,000	6,453	\$499,250	28,612	1.9%	27,556	36	-3.8%	9.6
GTR PERTH	\$510,000	6,198	\$515,000	24,575	-2.8%	40,162	60	-6.1%	10.1	\$410,000	1,318	\$411,000	5,328	-2.1%	10,281	74	-6.9%	9.9
GTR SYDNEY	\$1,002,500	13,033	\$950,000	51,694	6.0%	55,127	29	-3.9%	11.6	\$740,000	9,833	\$710,000	39,707	3.6%	31,006	28	-3.7%	8.6

* All figures for 12 months, ending 31 May 2017
GTR = Greater

Sales Market Summary

QUARTER STATISTICS SUMMARY

	HOUSES (<2400)			UNITS & TOWNHOUSES			VACANT LAND (<2400)		
LGA/REGION	QTRLY NO. SALES	QTRLY MEDIAN SALE PRICE	QTRLY CHANGE	QTRLY NO. SALES	QTRLY MEDIAN SALE PRICE	QTRLY CHANGE	QTRLY NO. SALES	QTRLY MEDIAN SALE PRICE	QTRLY CHANGE
QUEENSLAND									
QUEENSLAND	10,507	\$478,000	1.7%	5,270	\$385,000	-2.5%	1,155	\$207,900	-8.4%
GREATER BRISBANE									
GREATER BRISBANE	5,628	\$515,250	2.0%	2,208	\$400,000	-2.2%	617	\$220,500	-8.0%
BRISBANE LGA	2,652	\$660,000	1.5%	1,574	\$429,700	-2.3%	136	\$429,000	0.9%
IPSWICH	611	\$335,000	-1.5%	76	\$295,000	-9.2%	101	\$190,000	0.0%
LOGAN	745	\$388,000	2.1%	158	\$243,000	-7.3%	150	\$199,700	-9.2%
MORETON BAY	1,169	\$425,000	-1.2%	287	\$320,000	-5.7%	140	\$245,500	-0.5%
REDLAND	451	\$518,500	1.5%	113	\$398,000	0.8%	90	N/D	N/D
TOURISM CENTRES									
GOLD COAST	1,264	\$620,000	2.1%	1,710	\$410,000	-2.4%	81	\$263,000	3.1%
SUNSHINE COAST SD	963	\$560,000	-0.3%	659	\$390,000	-4.9%	94	\$280,000	0.9%
SUNSHINE COAST	808	\$550,000	-0.5%	504	\$385,000	-3.6%	76	\$271,250	3.5%
NOOSA	155	\$653,000	1.6%	155	\$425,000	-15.0%	18	N/A	N/A
FRASER COAST	268	\$293,000	-7.4%	49	\$245,000	1.2%	46	\$163,750	12.9%
CAIRNS	368	\$402,500	-1.8%	231	\$225,000	-1.2%	43	\$192,500	-9.3%
REGIONAL CENTRES									
BUNDABERG	154	\$277,500	-0.9%	26	\$199,000	-21.0%	21	\$140,000	-3.5%
GLADSTONE	68	\$292,500	2.6%	27	\$149,458	-35.4%	4	N/A	N/A
MACKAY	158	\$335,000	7.4%	37	\$220,000	-3.3%	20	\$155,000	-10.8%
ROCKHAMPTON	125	\$261,750	-1.2%	20	\$317,000	17.4%	16	N/A	N/A
TOOWOOMBA	374	\$346,000	-3.8%	87	\$288,500	-7.1%	49	\$179,500	0.8%
TOWNSVILLE	335	\$315,000	-4.6%	92	\$268,000	14.0%	27	\$148,000	-4.2%

N/A: Not available due to insufficient sales numbers

N/D: Not displayed due to price movements potentially driven by type of stock transacting

ON THE MARKET"	HOUSES (ALL)				UNITS (ALL)			
LGA/REGION	TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT	TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
12MTHS ENDING	MAY-17	MAY-17	MAY-17	MAY-17	MAY-17	MAY-17	MAY-17	MAY-17
QUEENSLAND								
QUEENSLAND	117,947	8.4%	44	-4.8%	45,374	10.2%	58	-4.6%
GREATER BRISBANE								
GREATER BRISBANE	46,644	7.2%	35	-4.0%	17,852	9.1%	61	-4.6%
BRISBANE LGA	19,799	6.5%	30	-4.0%	12,439	8.4%	58	-4.7%
IPSWICH	5,017	7.7%	41	-4.6%	552	12.3%	83	-5.7%
LOGAN	7,118	7.8%	38	-4.2%	1,574	11.3%	68	-4.8%
MORETON BAY	10,248	7.7%	36	-3.6%	2,439	11.0%	72	-4.2%
REDLAND	4,462	8.8%	42	-4.1%	848	12.1%	57	-4.1%
TOURISM CENTRES								
GOLD COAST	10,357	7.9%	35	-4.2%	12,903	10.9%	47	-4.2%
SUNSHINE COAST SD	9,336	8.9%	46	-3.9%	5,162	10.7%	59	-3.9%
SUNSHINE COAST	7,363	8.6%	43	-3.7%	4,042	10.6%	57	-3.9%
NOOSA	1,973	10.0%	54	-4.3%	1,120	10.8%	65	-4.0%
FRASER COAST	4,444	11.8%	77	-5.5%	766	16.8%	88	-5.5%
CAIRNS	3,894	8.5%	59	-5.6%	2,417	11.3%	74	-6.4%
REGIONAL QLD								
BUNDABERG	3,557	10.6%	70	-6.0%	513	14.1%	125	-6.7%
GLADSTONE	1,795	8.0%	94	-10.3%	354	9.3%	112	-12.8%
MACKAY	2,776	7.2%	66	-9.5%	532	8.5%	120	-13.2%
ROCKHAMPTON	2,408	8.6%	77	-9.1%	255	10.6%	95	-7.5%
TOOWOOMBA	4,501	8.9%	54	-4.8%	762	9.6%	84	-5.1%
TOWNSVILLE	4,384	7.1%	68	-8.1%	1,218	9.9%	98	-9.3%

* Days on Market and Vendor Discount calculation methodology changed from a average calculation to a median calculation

" All figures are for the 12 months ending: May 2017

SD - Statistical Division: Brisbane SD (Brisbane, Ipswich, Logan, Moreton Bay & Redland); Sunshine Coast SD (Sunshine Coast & Noosa)

For full on-the-market statistics, see pages 68-69.

QUARTER STATISTICS SUMMARY (CONT'D)

STRONGEST PERFORMER FOR THE QUARTER					
HOUSES		UNITS		LAND	
QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION
7.4%	MACKAY	17.4%	ROCKHAMPTON	12.9%	FRASER COAST
2.6%	GLADSTONE	14.0%	TOWNSVILLE	3.5%	SUNSHINE COAST
2.1%	GOLD COAST	1.2%	FRASER COAST	3.1%	GOLD COAST

ANNUAL STATISTICS SUMMARY

	HOUSES (<2400)			UNITS & TOWNHOUSES			VACANT LAND (<2400)		
LGA/REGION	ANNUAL NO. SALES	ANNUAL MEDIAN SALE PRICE	ANNUAL CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE PRICE	ANNUAL CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE PRICE	ANNUAL CHANGE
QUEENSLAND									
QUEENSLAND	59,238	\$470,000	3.3%	34,042	\$392,000	0.5%	13,046	\$227,000	1.3%
GREATER BRISBANE									
GREATER BRISBANE	30,990	\$510,000	4.0%	14,604	\$410,000	-2.2%	6,825	\$235,000	3.5%
BRISBANE LGA	14,364	\$655,000	3.6%	10,357	\$442,000	-2.9%	1,177	\$410,000	10.8%
IPSWICH	3,329	\$332,000	2.2%	544	\$325,000	4.8%	1,366	\$190,000	-0.5%
LOGAN	4,095	\$380,000	2.0%	1,085	\$260,000	2.0%	1,361	\$213,250	9.4%
MORETON BAY	6,551	\$425,000	2.4%	1,947	\$345,000	-3.8%	1,878	\$253,000	3.3%
REDLAND	2,651	\$510,000	2.8%	671	\$392,000	0.8%	1,043	\$255,000	70.0%
TOURISM CENTRES									
GOLD COAST	6,827	\$595,000	6.8%	11,053	\$415,000	5.1%	1,513	\$255,000	6.3%
SUNSHINE COAST SD	5,547	\$550,000	6.2%	4,117	\$399,800	3.3%	1,487	\$258,000	2.3%
SUNSHINE COAST	4,632	\$540,000	5.9%	3,181	\$387,500	3.3%	1,260	\$249,000	0.4%
NOOSA	915	\$645,000	12.2%	936	\$479,000	3.0%	227	\$285,000	0.0%
FRASER COAST	1,586	\$310,000	1.6%	306	\$248,000	-0.8%	450	\$150,000	-1.3%
CAIRNS	2,122	\$402,750	0.7%	1,406	\$235,000	0.0%	377	\$210,000	-1.3%
REGIONAL CENTRES									
BUNDABERG	993	\$280,000	1.5%	177	\$251,700	-8.5%	201	\$148,000	0.7%
GLADSTONE	420	\$295,000	-15.0%	123	\$218,750	-25.2%	51	\$160,000	-13.5%
MACKAY	985	\$320,000	-5.6%	168	\$225,000	-10.0%	152	\$165,000	-0.6%
ROCKHAMPTON	776	\$270,500	-1.6%	96	\$305,000	2.0%	136	\$143,000	-10.6%
TOOWOOMBA	2,047	\$352,000	0.0%	527	\$300,000	-3.2%	437	\$179,000	5.3%
TOWNSVILLE	2,003	\$331,000	-3.0%	465	\$255,000	-10.5%	357	\$155,000	-2.5%

N/A: Not available due to insufficient sales numbers

N/D: Not displayed due to price movements potentially driven by type of stock transacting

STRONGEST PERFORMER FOR THE PAST 12 MONTHS					
HOUSES		UNITS		LAND	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
12.2%	NOOSA	5.1%	GOLD COAST	70.0%	REDLAND
6.8%	GOLD COAST	4.8%	IPSWICH	10.8%	BRISBANE LGA
6.2%	SUNSHINE COAST SD	3.3%	SUNSHINE COAST	9.4%	LOGAN

Sales Market Summary (Cont'd)

QUEENSLAND ALL LGAs ANNUAL STATISTICS

ALL LGAs ANNUAL STATISTICS	HOUSES			HOUSES^			UNITS			LAND			LAND^		
SUBURB/LGA	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE
BALONE (LGA)	23	\$172,000	-21.8%	13	N/A	N/A	0	N/A	N/A	3	N/A	N/A	2	N/A	N/A
BANANA (LGA)	93	\$160,000	-20.0%	17	N/A	N/A	0	N/A	N/A	3	N/A	N/A	3	N/A	N/A
BARCALDINE (LGA)	18	N/A	N/A	4	N/A	N/A	2	N/A	N/A	4	N/A	N/A	0	N/A	N/A
BARCOO (LGA)	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
BLACKALL TAMBO (LGA)	15	N/A	N/A	9	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A
BOULIA (LGA)	1	N/A	N/A	1	N/A	N/A	0	N/A	N/A	4	N/A	N/A	0	N/A	N/A
BRISBANE (LGA)	14,364	\$655,000	3.6%	453	\$1,170,000	17.0%	10,357	\$442,000	-2.9%	1177	\$410,000	10.8%	37	\$715,000	-45.8%
BULLOO (LGA)	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
BUNDABERG (LGA)	993	\$280,000	1.5%	292	\$342,500	1.8%	177	\$251,700	-8.5%	201	\$148,000	0.7%	61	\$145,000	-5.8%
BURDEKIN (LGA)	132	\$172,500	-4.2%	18	N/A	N/A	12	N/A	N/A	6	N/A	N/A	7	N/A	N/A
BURKE (LGA)	1	N/A	N/A	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
CAIRNS (LGA)	2,122	\$402,750	0.7%	120	\$650,000	0.0%	1,406	\$235,000	0.0%	377	\$210,000	-1.3%	29	\$215,000	-25.6%
CARPENTARIA (LGA)	15	N/A	N/A	0	N/A	N/A	1	N/A	N/A	6	N/A	N/A	1	N/A	N/A
CASSOWARY COAST (LGA)	210	\$220,000	-8.3%	71	\$350,000	6.1%	41	\$180,000	7.5%	68	\$89,000	-10.3%	29	\$115,000	9.5%
CENTRAL HIGHLANDS (LGA)	225	\$160,000	-5.9%	40	\$339,000	13.0%	29	\$139,850	-24.4%	15	N/A	N/A	12	N/A	N/A
CHARTERS TOWERS (LGA)	84	\$165,000	-5.7%	44	\$370,000	-7.5%	3	N/A	N/A	5	N/A	N/A	5	N/A	N/A
CLONCURRY (LGA)	10	N/A	N/A	5	N/A	N/A	0	N/A	N/A	4	N/A	N/A	1	N/A	N/A
COOK (LGA)	30	\$288,500	11.0%	14	N/A	N/A	6	N/A	N/A	10	N/A	N/A	2	N/A	N/A
CROYDON (LGA)	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
DIAMANTINA (LGA)	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
DOUGLAS (LGA)	158	\$422,500	-2.9%	46	\$460,000	26.0%	310	\$253,000	14.0%	42	\$180,500	14.3%	17	N/A	N/A
ETHERIDGE (LGA)	4	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	1	N/A	N/A
FLINDERS (LGA)	10	N/A	N/A	2	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
FRASER COAST (LGA)	1,586	\$310,000	1.6%	422	\$400,000	5.3%	306	\$248,000	-0.8%	450	\$150,000	-1.3%	192	\$85,500	17.1%
GLADSTONE (LGA)	420	\$295,000	-15.0%	141	\$355,000	-1.4%	123	\$218,750	-25.2%	51	\$160,000	-13.5%	44	\$135,000	-12.9%
GOLD COAST (LGA)	6,827	\$595,000	6.8%	725	\$780,311	4.5%	11,053	\$415,000	5.1%	1513	\$255,000	6.3%	142	\$439,900	17.0%
GOONDIWINDI (LGA)	89	\$290,000	30.3%	34	\$450,000	10.4%	13	N/A	N/A	18	N/A	N/A	9	N/A	N/A
GYMPIE (LGA)	590	\$277,000	2.6%	369	\$350,000	-1.4%	73	\$257,500	1.0%	178	\$115,000	-8.7%	121	\$125,000	0.0%
HINCHINBROOK (LGA)	70	\$205,000	-6.8%	17	N/A	N/A	10	N/A	N/A	20	\$67,250	8.5%	5	N/A	N/A
IPSWICH (LGA)	3,329	\$332,000	2.2%	244	\$505,000	-1.9%	544	\$325,000	4.8%	1366	\$190,000	-0.5%	58	\$271,000	8.4%
ISAAC (LGA)	171	\$155,000	19.2%	12	N/A	N/A	15	N/A	N/A	3	N/A	N/A	3	N/A	N/A
LIVINGSTONE (LGA)	379	\$360,000	-3.2%	168	\$473,500	-3.4%	90	\$259,500	-23.9%	151	\$172,000	1.2%	19	N/A	N/A
LOCKYER VALLEY (LGA)	219	\$255,000	2.0%	395	\$365,000	1.4%	15	N/A	N/A	61	\$135,000	9.8%	138	\$153,000	5.0%
LOGAN (LGA)	4,095	\$380,000	2.0%	809	\$575,000	3.8%	1,085	\$260,000	2.0%	1361	\$213,250	9.4%	238	\$289,000	3.2%
LONGREACH (LGA)	28	\$165,000	-8.3%	1	N/A	N/A	3	N/A	N/A	1	N/A	N/A	0	N/A	N/A
MACKAY (LGA)	985	\$320,000	-5.6%	162	\$415,000	-4.7%	168	\$225,000	-10.0%	152	\$165,000	-0.6%	37	\$151,000	-35.7%
MARANOA (LGA)	54	\$191,500	-16.7%	16	N/A	N/A	2	N/A	N/A	6	N/A	N/A	0	N/A	N/A
MAREEBA (LGA)	133	\$268,000	-2.6%	128	\$450,000	-1.1%	16	N/A	N/A	29	\$102,000	1.5%	26	\$142,500	-0.4%
MCKINLAY (LGA)	3	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A
MORETON BAY (LGA)	6,551	\$425,000	2.4%	931	\$625,500	0.9%	1,947	\$345,000	-3.8%	1878	\$253,000	3.3%	179	\$295,000	7.3%
MOUNT ISA (LGA)	104	\$275,000	-14.1%	6	N/A	N/A	11	N/A	N/A	7	N/A	N/A	1	N/A	N/A
MURWEIH (LGA)	32	\$113,250	0.2%	4	N/A	N/A	0	N/A	N/A	4	N/A	N/A	1	N/A	N/A
NOOSA (LGA)	915	\$645,000	12.2%	392	\$620,000	5.1%	936	\$479,000	3.0%	227	\$285,000	0.0%	37	\$363,000	10.3%
NORTH BURNETT (LGA)	75	\$128,000	-8.6%	30	\$215,000	-8.5%	1	N/A	N/A	18	N/A	N/A	7	N/A	N/A
PAROO (LGA)	16	N/A	N/A	8	N/A	N/A	0	N/A	N/A	2	N/A	N/A	1	N/A	N/A
QUILPIE (LGA)	7	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
REDLAND (LGA)	2,651	\$510,000	2.8%	113	\$925,000	5.2%	671	\$392,000	0.8%	1043	\$255,000	70.0%	8	N/A	N/A
RICHMOND (LGA)	8	N/A	N/A	5	N/A	N/A	0	N/A	N/A	3	N/A	N/A	4	N/A	N/A
ROCKHAMPTON (LGA)	776	\$270,500	-1.6%	65	\$393,000	1.8%	96	\$305,000	2.0%	136	\$143,000	-10.6%	10	N/A	N/A
SCENIC RIM (LGA)	411	\$387,000	7.5%	384	\$530,000	7.3%	51	\$265,000	10.0%	62	\$181,950	0.0%	73	\$185,000	-19.6%

QUEENSLAND ALL LGAs ANNUAL STATISTICS (CONT'D)

ALL LGAs ANNUAL STATISTICS	HOUSES			HOUSES^			UNITS			LAND			LAND^		
SUBURB/LGA	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE
SOMERSET (LGA)	212	\$245,000	4.3%	226	\$380,000	5.6%	7	N/A	N/A	45	\$120,000	-14.3%	31	\$175,000	20.3%
SOUTH BURNETT (LGA)	245	\$195,000	2.6%	180	\$255,000	4.1%	16	N/A	N/A	47	\$35,000	-5.4%	38	\$60,000	2.6%
SOUTHERN DOWNS (LGA)	354	\$240,000	-1.0%	185	\$350,000	7.7%	27	\$225,000	-5.3%	69	\$90,000	25.9%	41	\$74,000	-6.5%
SUNSHINE COAST (LGA)	4,632	\$540,000	5.9%	872	\$640,000	3.2%	3,181	\$387,500	3.3%	1260	\$249,000	0.4%	238	\$355,000	7.5%
TABLELANDS (LGA)	214	\$300,000	0.0%	145	\$392,500	0.1%	26	\$227,000	-9.2%	45	\$105,000	-1.9%	51	\$150,000	-8.0%
TOOWOOMBA (LGA)	2,047	\$352,000	0.0%	489	\$503,000	2.9%	527	\$300,000	-3.2%	437	\$179,000	5.3%	102	\$200,000	1.5%
TORRES (LGA)	3	N/A	N/A	1	N/A	N/A	2	N/A	N/A	3	N/A	N/A	0	N/A	N/A
TORRES STRAIT ISLAND (LGA)	2	N/A	N/A	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
TOWNSVILLE (LGA)	2,003	\$331,000	-3.0%	199	\$415,000	0.0%	465	\$255,000	-10.5%	357	\$155,000	-2.5%	38	\$199,500	-2.7%
WEIPA (LGA)	7	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
WESTERN DOWNS (LGA)	214	\$187,000	-12.6%	98	\$289,500	-14.9%	27	\$200,000	-22.3%	14	N/A	N/A	23	\$90,000	8.4%
WHITSUNDAY (LGA)	249	\$315,000	-10.0%	66	\$437,500	3.6%	191	\$250,000	-13.1%	96	\$137,750	-16.5%	34	\$189,500	5.3%
WINTON (LGA)	20	\$125,000	16.3%	4	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A

* All figures are for 12 months to June 2017

STRONGEST PERFORMER BY LGA

HOUSES		HOUSES^		UNITS		LAND		LAND^	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
30.3%	GOONDIWINDI	26.0%	DOUGLAS	14.0%	DOUGLAS	70.0%	REDLAND	20.3%	SOMERSET
19.2%	ISAAC	17.0%	BRISBANE	10.0%	SCENIC RIM	25.9%	SOUTHERN DOWNS	17.1%	FRASER COAST
16.3%	WINTON	13.0%	CENTRAL HIGHLANDS	7.5%	CASSOWARY COAST	14.3%	DOUGLAS	17.0%	GOLD COAST

MOST EXPENSIVE LGAs

HOUSES		HOUSES^		UNITS		LAND		LAND^	
ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA
\$655,000	BRISBANE	\$1,170,000	BRISBANE	\$479,000	NOOSA	\$410,000	BRISBANE	\$715,000	BRISBANE
\$645,000	NOOSA	\$925,000	REDLAND	\$442,000	BRISBANE	\$285,000	NOOSA	\$439,900	GOLD COAST
\$595,000	GOLD COAST	\$780,311	GOLD COAST	\$415,000	GOLD COAST	\$255,000	GOLD COAST	\$363,000	NOOSA

MOST AFFORDABLE LGAs

HOUSES		HOUSES^		UNITS		LAND		LAND^	
ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA	ANNUAL MEDIAN SALE PRICE	LGA
\$113,250	MURWEIH	\$215,000	NORTH BURNETT	\$139,850	CENTRAL HIGHLANDS	\$35,000	SOUTH BURNETT	\$60,000	SOUTH BURNETT
\$125,000	WINTON	\$255,000	SOUTH BURNETT	\$180,000	CASSOWARY COAST	\$67,250	HINCHINBROOK	\$74,000	SOUTHERN DOWNS
\$128,000	NORTH BURNETT	\$289,500	WESTERN DOWNS	\$200,000	WESTERN DOWNS	\$89,000	CASSOWARY COAST	\$85,500	FRASER COAST

LARGEST SALES MARKET BY LGA

HOUSES		HOUSES^		UNITS		LAND		LAND^	
ANNUAL SALES	LGA	ANNUAL SALES	LGA	ANNUAL SALES	LGA	ANNUAL SALES	LGA	ANNUAL SALES	LGA
14,364	BRISBANE	931	MORETON BAY	11,053	GOLD COAST	1,878	MORETON BAY	238	LOGAN
6,827	GOLD COAST	872	SUNSHINE COAST	10,357	BRISBANE	1,513	GOLD COAST	238	SUNSHINE COAST
6,551	MORETON BAY	809	LOGAN	3,181	SUNSHINE COAST	1,366	IPSWICH	192	FRASER COAST

Rental Market Summary

QUARTER STATISTICS SUMMARY

RENTAL TRENDS		MEDIAN WEEKLY RENT					GROSS RENTAL YIELDS			
LGA/REGION		3-BED HOUSE		2-BED FLAT		3-BED TOWNHOUSE		HOUSES		UNITS
GREATER BRISBANE		QUARTERLY TREND		QUARTERLY TREND		QUARTERLY TREND		QUARTERLY TREND		QUARTERLY TREND
BRISBANE LGA	\$420	DOWN*		\$400	DOWN*	\$410	DOWN	3.3%	STEADY	4.8%
IPSWICH	\$310	STEADY		\$265	STEADY	\$320	DOWN	4.8%	STEADY	4.7%
LOGAN	\$350	STEADY		\$280	STEADY	\$340	STEADY	4.7%	STEADY	6.0%
MORETON BAY	\$350	STEADY		\$285	DOWN	\$340	STEADY	4.3%	STEADY	4.6%
REDLAND	\$400	UP		\$350	UP	\$400	STEADY	4.0%	STEADY	4.6%
TOURISM CENTRES										
GOLD COAST	\$475	UP		\$420	STEADY	\$420	STEADY	4.0%	STEADY	5.3%
SUNSHINE COAST	\$440	STEADY		\$360	UP	\$420	STEADY	4.2%	STEADY	4.9%
NOOSA	\$470	UP		\$385	STEADY	\$550	UP	3.7%	STEADY	4.7%
FRASER COAST	\$295	STEADY		\$250	DOWN	\$320	DOWN	5.2%	STEADY	5.3%
CAIRNS	\$375	UP		\$295	DOWN	\$345	DOWN*	4.8%	STEADY	6.8%
REGIONAL QLD										
BUNDABERG	\$285	STEADY		\$230	UP	\$290	DOWN	5.3%	STEADY	6.0%
GLADSTONE	\$190	UP		\$130	DOWN	\$200	UP*	3.4%	STEADY	4.5%
MACKAY	\$283	UP		\$200	STEADY	\$280	UP	4.4%	DOWN*	4.7%
ROCKHAMPTON	\$270	DOWN		\$195	DOWN	\$290	DOWN	5.4%	STEADY	3.2%
TOOWOOMBA	\$300	STEADY		\$250	STEADY	\$300	DOWN	4.5%	STEADY	4.5%
TOWNSVILLE	\$285	DOWN		\$240	DOWN*	\$300	DOWN	4.7%	STEADY	4.7%

* change greater than \$20 (rents) or 0.5 pts (yields)

N/A Not available

For rental market statistics by Local Government Area, see page 70

VACANCY RATES		
LGA/REGION	JUN-17	TREND
GREATER BRISBANE		
GREATER BRISBANE	2.8%	STEADY
BRISBANE LGA	3.3%	DOWN
IPSWICH CITY	3.1%	UP
LOGAN CITY	2.2%	DOWN
MORETON BAY	1.7%	STEADY
REDLAND CITY	2.6%	STEADY
TOURISM CENTRES		
GOLD COAST CITY	1.7%	STEADY
SUNSHINE COAST SD	1.5%	DOWN
SUNSHINE COAST	1.2%	DOWN
NOOSA	3.0%	DOWN
FRASER COAST	2.6%	DOWN
CAIRNS	1.8%	STEADY
REGIONAL QLD		
BUNDABERG	3.6%	DOWN
GLADSTONE	6.5%	STEADY
MACKAY	4.5%	DOWN
ROCKHAMPTON	7.2%	DOWN
TOOWOOMBA	3.2%	STEADY
TOWNSVILLE	5.0%	DOWN

See page 70 for full vacancy rate data

ANNUAL STATISTICS SUMMARY

RENTAL TRENDS		MEDIAN WEEKLY RENT						GROSS RENTAL YIELDS		
LGA/REGION		3-BED HOUSE		2-BED FLAT		3-BED TOWNHOUSE		HOUSES		UNITS
GREATER BRISBANE		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND
BRISBANE LGA		\$420	STEADY	\$400	STEADY	\$410	DOWN	3.3%	STEADY	4.8% STEADY
IPSWICH		\$310	UP	\$265	STEADY	\$320	DOWN	4.8%	STEADY	4.7% DOWN*
LOGAN		\$350	STEADY	\$280	UP	\$340	UP	4.7%	STEADY	6.0% STEADY
MORETON BAY		\$350	STEADY	\$285	STEADY	\$340	DOWN	4.3%	STEADY	4.6% STEADY
REDLAND		\$400	UP	\$350	UP	\$400	STEADY	4.0%	STEADY	4.6% STEADY
TOURISM CENTRES										
GOLD COAST		\$475	UP	\$420	UP*	\$420	UP*	4.0%	STEADY	5.3% STEADY
SUNSHINE COAST		\$440	UP	\$360	UP*	\$420	UP	4.2%	STEADY	4.9% STEADY
NOOSA		\$470	UP*	\$385	DOWN	\$550	UP*	3.7%	STEADY	4.7% UP
FRASER COAST		\$295	STEADY	\$250	UP	\$320	STEADY	5.2%	STEADY	5.3% STEADY
CAIRNS		\$375	UP	\$295	UP	\$345	UP	4.8%	STEADY	6.8% UP*
REGIONAL QLD										
BUNDABERG		\$285	UP	\$230	STEADY	\$290	UP	5.3%	STEADY	6.0% UP*
GLADSTONE		\$190	DOWN*	\$130	DOWN*	\$200	DOWN	3.4%	STEADY	4.5% UP*
MACKAY		\$283	UP	\$200	STEADY	\$280	DOWN	4.4%	STEADY	4.7% UP
ROCKHAMPTON		\$270	DOWN	\$195	DOWN	\$290	DOWN*	5.4%	STEADY	3.2% DOWN*
TOOWOOMBA		\$300	STEADY	\$250	UP	\$300	DOWN*	4.5%	STEADY	4.5% STEADY
TOWNSVILLE		\$285	DOWN	\$240	DOWN	\$300	STEADY	4.7%	STEADY	4.7% STEADY

* rent change of \$20 or more or 0.5 pts or more (yields)

N/A Not available

SIZE OF RENTAL MARKET		TOTAL BONDS - ANNUAL TREND															
LGA/REGION		HOUSES				UNITS				TOWNHOUSES				TOTAL			
QUEENSLAND		206,296	193,205	6.8%	UP	298,893	289,055	3.4%	UP	57,341	54,989	4.3%	UP	562,530	537,249	4.7%	UP
GREATER BRISBANE		JUN-17	JUN-16	% CHANGE	ANNUAL TREND	JUN-17	JUN-16	% CHANGE	ANNUAL TREND	JUN-17	JUN-16	% CHANGE	ANNUAL TREND	JUN-17	JUN-16	% CHANGE	ANNUAL TREND
BRISBANE LGA		58,781	57,372	2.5%	UP	80,066	71,677	11.7%	UP	19,638	18,586	5.7%	UP	158,485	147,635	7.3%	UP
IPSWICH		20,906	19,894	5.1%	UP	3,955	3,524	12.2%	UP	1,664	1,538	8.2%	UP	26,525	24,956	6.3%	UP
LOGAN		22,330	20,887	6.9%	UP	4,871	4,386	11.1%	UP	5,441	5,397	0.8%	STEADY	32,642	30,670	6.4%	UP
MORETON BAY		29,718	28,764	3.3%	UP	9,406	9,001	4.5%	UP	6,568	5,723	14.8%	UP	45,692	43,488	5.1%	UP
REDLAND		8,467	8,323	1.7%	STEADY	1,633	1,557	4.9%	UP	1,590	1,552	2.4%	UP	11,690	11,432	2.3%	UP
TOURISM CENTRES																	
GOLD COAST		28,853	27,317	5.6%	UP	35,619	34,979	1.8%	STEADY	13,482	13,540	-0.4%	STEADY	77,954	75,836	2.8%	UP
SUNSHINE COAST		17,514	16,813	4.2%	UP	12,109	11,632	4.1%	UP	2,763	2,633	4.9%	UP	32,386	31,078	4.2%	UP
NOOSA		2,646	2,628	0.7%	STEADY	1,352	1,397	-3.2%	DOWN	349	336	3.9%	UP	4,347	4,361	-0.3%	STEADY
FRASER COAST		7,134	7,048	1.2%	STEADY	2,635	2,553	3.2%	UP	544	518	5.0%	UP	10,313	10,119	1.9%	STEADY
CAIRNS		9,513	9,480	0.3%	STEADY	11,284	11,129	1.4%	STEADY	997	1,046	-4.7%	DOWN	21,794	21,655	0.6%	STEADY
REGIONAL QLD																	
BUNDABERG		6,501	6,304	3.1%	UP	2,704	2,546	6.2%	UP	140	156	-10.3%	DOWN	9,345	9,006	3.8%	UP
GLADSTONE		5,374	5,094	5.5%	UP	1,937	1,831	5.8%	UP	748	671	11.5%	UP	8,059	7,596	6.1%	UP
MACKAY		7,956	7,594	4.8%	UP	4,000	3,723	7.4%	UP	489	449	8.9%	UP	12,445	11,766	5.8%	UP
ROCKHAMPTON		4,475	4,363	2.6%	UP	2,515	2,441	3.0%	UP	101	94	7.4%	UP	7,091	6,898	2.8%	UP
TOOWOOMBA		11,429	11,067	3.3%	UP	6,708	6,084	10.3%	UP	472	425	11.1%	UP	18,609	17,576	5.9%	UP
TOWNSVILLE		14,354	14,034	2.3%	UP	8,825	8,699	1.4%	STEADY	742	665	11.6%	UP	23,921	23,398	2.2%	UP

Bonds Trend:

Steady = - 2% to + 2% change

Up = + 2% change or more

Down = - 2% change or more

Greater Brisbane

The quarterly median house price in Greater Brisbane rose 2 per cent in June, reaching a median sale price of \$515,250, representing a return to positive growth following last quarter's fall.

Greater Brisbane includes the local government areas of Brisbane LGA, Ipswich, Logan, Moreton Bay and Redland. Outer Brisbane includes all the mentioned local government areas, except for Brisbane LGA.

Logan, Brisbane LGA and Redland delivered a positive result over the June quarter, adding from 1.5 to 2.1 per cent to the median house price.

The quarterly median house price in Moreton Bay and Ipswich fell by 1.2 and 1.5 per cent respectively.

Greater Brisbane's median unit price eased 2.2 per cent this quarter, falling from \$409,000 in March to \$400,000 in June. The median unit price in all local government areas, except Redland, fell 2.3 to 9.2 per cent.

The median unit price in Redland increased a modest 0.8 per cent, from \$395,000 in March to \$398,000 in June.

Redland is also the second most expensive market for acreage houses, with an annual median sale price of \$925,000.

According to the ABS, the population in Outer Brisbane increased about 240,600 for the decade to June 2016. In response to this increase, the State Budget Regional Action plan has allocated about \$300 million funding in FY2018 to Outer Brisbane projects. The goal of the funding is generally to improve road infrastructure, build or extend educational facilities and improve or add health infrastructure.

The future of Outer Brisbane looks promising considering the pipeline of large infrastructure projects being assessed by Building Queensland. The preliminary investment for these projects is around \$2.4 billion. However, the proposed investment is most likely to be revised up once approvals and funding for these projects is granted.

Building Queensland is assessing:

- **Ipswich – under detailed business case**
 - **Cunningham Highway – Yamanto Interchange to Ebenezer Creek:** preliminary cost of \$340 million
 - **Arthur Gorrie Correctional Centre:** preliminary cost of \$560-\$610 million
 - **Southern Queensland Correctional Precinct (Gatton):** preliminary cost of \$740 million
- **Moreton Bay – under or heading towards preliminary business case**
 - **Bruce Highway - Pine River to Caloundra Road interchange upgrade:** cost to be determined
 - **Caboolture Hospital Redevelopment:** preliminary cost of \$240-\$260 million
 - **North Lakes Mango Hill Secondary High School:** cost to be determined



- **Logan – under preliminary business case**

- **Logan Hospital Expansion:** preliminary cost of \$260-\$280 million
- **M1 Pacific Motorway – Eight Mile Plains to Daisy Hill:** cost to be determined
- **Beaudesert Water Supply:** preliminary cost of \$70-\$130 million

The future of the residential property market is positive. The magnitude of its success depends on the three layers of government continuing to work towards the integration of all Greater Brisbane areas.

The rental market throughout Greater Brisbane is performing well and showing resilience, with vacancy rates sitting in the tight to healthy range.

HOUSE MARKET

Generally, the house market outperformed the unit market in the 12 months to June 2017 and over the past five years.

To June 2017, the annual median house price trends increased in all local government areas. The most expensive region, Brisbane LGA, reported the largest increase of 3.6 per cent to reach \$655,000 in FY 2017.

Ipswich, the most affordable region in Greater Brisbane, saw an increase in the annual median price of 2.2 per cent, reaching \$332,000 to June 2017.

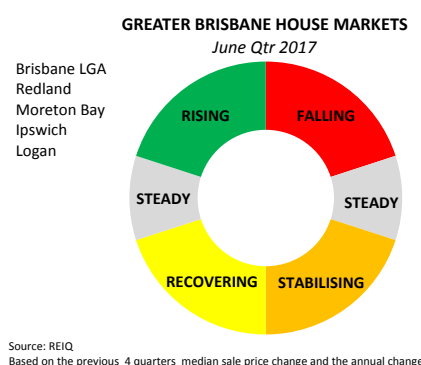
Over the medium term, Brisbane LGA was also the top performing market adding 29.7 per cent to the annual median house price. Ipswich reported the smallest medium-term increase of 10.5 per cent.

Greater Brisbane reached 30,990 transactions in the year to June 2017. This represented 52.3 per cent of the annual sales in the state (of 59,238).

Outer Brisbane recorded about 4490 sales in the December and March quarter.

Listing volumes increased from 1.8 to 5.5 per cent in Logan, Redland and Ipswich for the 12 months to May 2017. Brisbane LGA and Moreton Bay reported a reduction in the number of listings by 1.4 and 15 per cent.

Market trend indicators generally revealed characteristics of a market with steady demand. Median days on market in Greater Brisbane were 35 days in May 2017 compared with 34 days in May 2016. Moreton Bay and Ipswich reported a reduction in the median days on market to 36 and 41 days respectively.



Median vendor discounting showed a similar trend to days on market, falling a small 0.1 percentage point for the 12 months to May 2017, and reaching a 4 per cent discount.

UNIT MARKET

The unit market in Greater Brisbane continued attracting attention from the media, politicians and the general public.

The median unit price fell this quarter in all regions, except Redland. However, on an annual basis, the results were more promising, with the annual median unit price only falling in Brisbane LGA and Moreton Bay by 2.9 and 3.8 per cent respectively.

Over the medium term, only the Logan unit market performed poorly, showing a fall in the median sale price of 17.2 per cent, from \$314,000 in June 2012 to \$260,000 in June 2017. This is also the most affordable unit market in Greater Brisbane.

The best medium-term performers were Ipswich and Redland, adding 16.1 per cent to the annual median unit price since June 2012.

The volume of annual sales in Greater Brisbane reached 14,604 transactions in FY 2017. This represented 42.9 per cent of the annual sales in the state (of 34,042).

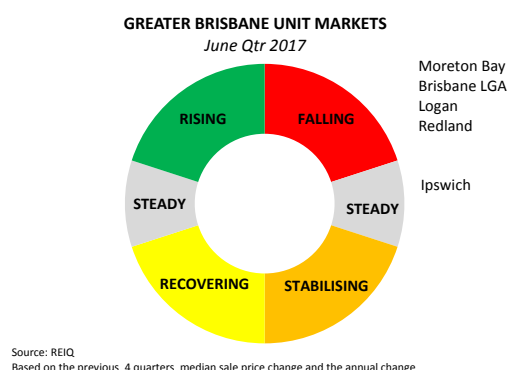
The volume of quarterly sales revealed a contraction in demand over the March quarter, falling 1.4 per cent from 1144 sales in December to 1128 sales in March in Outer Brisbane.

Market trend indicators revealed characteristics of a market with falling demand and increasing supply.

Listing volumes increased 16 per cent in Greater Brisbane, from 15,384 in May 2016 to 17,852 in May 2017. All local government areas saw increases in annual listings from 3.4 to 18.4 per cent in May 2017.

Days on market in Greater Brisbane increased from 47 days in May 2016 to 61 days in May 2017. Redland was the only region reporting a small reduction in days on market of 1 day, to 57 days.

Median vendor discounting in Greater Brisbane increased, from 4 per cent in May 2016 to 4.6 per cent in May 2017. Redland was also the only region reporting a reduction in the vendor discounting, from 4.4 per cent in May 2016 to 4.1 per cent in May 2017.



“Generally, the house market outperformed the unit market in the 12 months to June 2017 and over the past five years.”

RENTAL MARKET

The rental market in Outer Brisbane had a steady performance over the June quarter. Vacancies held steady at 2.2 per cent for a second consecutive quarter.

Moreton Bay is the tightest market in Greater Brisbane. Its vacancy rates increased slightly from 1.6 per cent in March to 1.7 per cent in June. Local agents in the Moreton Bay – Redcliffe region have noted an increase in demand from tenants since the train extension to Kippa-Ring station.

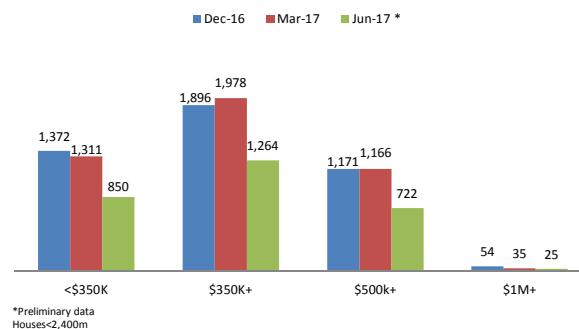
Vacancies in Ipswich weakened, from 2 per cent in March to 3.1 per cent in June. However, they remained well within the healthy range. Some local agents highlighted the increase in NRAS properties and the release of new developments as the main causes for the lift in rental supply.

Logan vacancies tightened for a second consecutive quarter, to 2.2 per cent for the June quarter. Rents in the region held steady over the June quarter at \$350 for three-bedroom houses, \$340 for three-bedroom townhouses and \$280 for two-bedroom units.

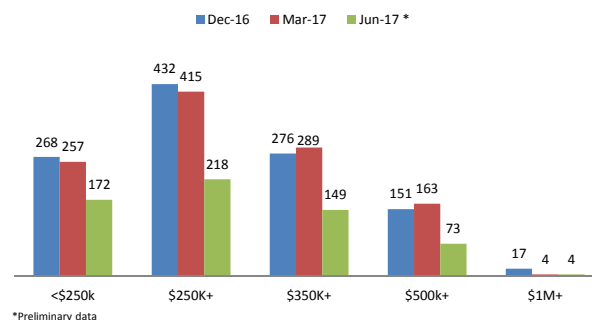
Redland vacancies weakened from 2.5 per cent to 2.6 per cent over the June quarter. Despite this, the weekly median rent increased or held steady over the quarter.

Rents in Ipswich and Moreton Bay held steady or fell slightly in June. Quarterly changes just represent the cyclical volatility over the year. On an annual basis, only the weekly median rent of three-bedroom townhouses fell in Ipswich and Moreton Bay. This showed the tenant's preferences for houses over the townhouses.

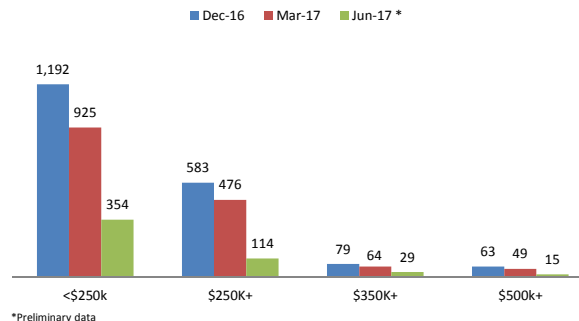
OUTER BRISBANE HOUSE SALES



OUTER BRISBANE UNIT SALES



OUTER BRISBANE LAND SALES



SALES MARKET - HOUSES

SUBURB/LGA	NO. SALES (QTRLY)	MEDIAN SALE (QTRLY)	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
GREATER BRISBANE	5628	\$515,250	2.0%	\$510,000	4.0%	\$426,350	19.6%
GREATER BRISBANE ^	422	\$635,000	0.0%	\$631,250	2.2%	\$534,900	18.0%

IPSWICH (LGA)	611	\$335,000	-1.5%	\$332,000	2.2%	\$300,500	10.5%
IPSWICH (LGA) ^	45	\$510,000	-2.9%	\$505,000	-1.9%	\$436,250	15.8%

AUGUSTINE HEIGHTS	23	\$520,000	-2.8%	\$542,500	5.9%	\$492,500	10.2%
BELLBIRD PARK	18	N/A	N/A	\$371,750	12.7%	\$295,000	26.0%
BASIN POCKET	6	N/A	N/A	\$237,500	-2.8%	\$235,000	1.1%
BOOVAL	9	N/A	N/A	\$295,000	6.5%	\$275,000	7.3%
BRASSALL	37	\$325,000	-3.3%	\$335,000	1.9%	\$308,500	8.6%
BUNDAMBA	16	N/A	N/A	\$285,000	-0.4%	\$251,500	13.3%
CAMIRA	21	\$370,000	-3.7%	\$385,000	5.5%	\$325,000	18.5%
COALFALLS	6	N/A	N/A	\$327,500	4.0%	\$265,000	23.6%
COLLINGWOOD PARK	13	N/A	N/A	\$339,500	6.1%	\$325,000	4.5%
DEEBING HEIGHTS	8	N/A	N/A	\$426,000	11.3%	\$425,000	0.2%
EAST IPSWICH	10	N/A	N/A	\$270,000	-3.6%	\$233,500	15.6%
EASTERN HEIGHTS	18	N/A	N/A	\$290,000	5.5%	\$260,000	11.5%
FLINDERS VIEW	11	N/A	N/A	\$335,000	-7.5%	\$360,000	-6.9%
GAILES	3	N/A	N/A	\$256,700	0.7%	\$190,000	35.1%
GOODNA	34	\$321,000	-3.1%	\$322,250	5.3%	\$264,000	22.1%
IPSWICH	12	N/A	N/A	\$350,000	16.7%	\$329,250	6.3%
KARALEE ^	8	N/A	N/A	\$570,000	3.2%	\$442,500	28.8%
LEICHHARDT	24	\$243,000	2.3%	\$238,000	6.0%	\$222,000	7.2%
NEWTOWN	11	N/A	N/A	\$340,000	12.3%	\$260,000	30.8%
NORTH BOOVAL	10	N/A	N/A	\$265,000	-3.6%	\$200,000	32.5%
NORTH IPSWICH	17	N/A	N/A	\$268,000	-2.6%	\$255,000	5.1%
ONE MILE	5	N/A	N/A	\$250,000	7.8%	\$236,750	5.6%
RACEVIEW	35	\$312,500	-5.2%	\$318,750	2.8%	\$280,000	13.8%
REDBANK	1	N/A	N/A	\$315,000	1.6%	\$265,000	18.9%
REDBANK PLAINS	63	\$335,000	-1.5%	\$330,000	3.1%	\$280,000	17.9%
RIPLEY	6	N/A	N/A	\$370,000	8.6%	\$315,000	17.5%
RIVERVIEW	15	N/A	N/A	\$247,750	3.2%	\$232,500	6.6%
ROSEWOOD	5	N/A	N/A	\$255,000	0.0%	\$225,000	13.3%
SADLIERS CROSSING	7	N/A	N/A	\$381,000	12.4%	\$300,000	27.0%
SILKSTONE	14	N/A	N/A	\$299,000	3.1%	\$255,000	17.3%
SPRINGFIELD	22	\$422,000	-2.3%	\$430,000	6.2%	\$372,750	15.4%
SPRINGFIELD LAKES	71	\$430,000	-2.3%	\$433,000	3.2%	\$372,000	16.4%
WOODEND	11	N/A	N/A	\$390,000	34.5%	\$277,750	40.4%
WULKURAKA	2	N/A	N/A	N/A	N/A	\$323,000	-5.0%
YAMANTO	8	N/A	N/A	\$355,000	-5.7%	\$340,000	4.4%

LOGAN (LGA)	745	\$388,000	2.1%	\$380,000	2.0%	\$335,000	13.4%
LOGAN (LGA) ^	128	\$585,000	0.4%	\$575,000	3.8%	\$481,140	19.5%

BEENLEIGH	28	\$335,000	0.2%	\$330,000	3.9%	\$280,000	17.9%
BETHANIA	7	N/A	N/A	\$335,000	4.7%	\$285,000	17.5%
BORONIA HEIGHTS	30	\$349,000	2.7%	\$345,000	4.6%	\$300,000	15.0%
BROWNS PLAINS	22	\$339,500	-5.3%	\$347,500	6.3%	\$285,000	21.9%
CEDAR GROVE ^	6	N/A	N/A	\$461,000	6.0%	\$396,000	16.4%
CEDAR VALE ^	8	N/A	N/A	\$465,000	-0.8%	\$425,000	9.4%
CHAMBERS FLAT ^	5	N/A	N/A	\$625,000	5.9%	\$471,000	32.7%
CORNUBIA ^	4	N/A	N/A	\$842,500	10.9%	\$655,000	28.6%
CORNUBIA	18	N/A	N/A	\$560,000	9.8%	\$425,000	31.8%
CRESTMead	42	\$323,250	-3.5%	\$320,000	0.2%	\$280,000	14.3%
DAISY HILL	19	N/A	N/A	\$490,357	6.0%	\$390,000	25.7%
EAGLEBY	22	\$301,250	-1.7%	\$302,250	4.2%	\$255,000	18.5%
EDENS LANDING	28	\$375,000	1.9%	\$373,000	6.6%	\$340,179	9.6%
FORESTDALE ^	6	N/A	N/A	\$722,500	-3.0%	\$650,000	11.2%
GREENBANK ^	9	N/A	N/A	\$580,000	3.6%	\$485,000	19.6%
HERITAGE PARK	18	N/A	N/A	\$471,000	9.9%	\$375,500	25.4%
HILLCREST	20	\$391,750	0.8%	\$376,000	7.1%	\$320,000	17.5%
HOLMVIEW	6	N/A	N/A	\$405,000	13.5%	\$325,000	24.6%
JIMBOOMBA	18	N/A	N/A	\$415,000	5.1%	\$359,000	15.6%
JIMBOOMBA ^	27	\$520,000	1.7%	\$515,500	7.4%	\$425,000	21.3%
KINGSTON	20	\$301,000	-1.3%	\$305,000	0.0%	\$245,000	24.5%
LOGAN CENTRAL	9	N/A	N/A	\$315,500	1.1%	\$255,000	23.7%
LOGAN RESERVE	8	N/A	N/A	\$359,000	-2.7%	\$309,500	16.0%

SALES MARKET - HOUSES (CONT'D)

SUBURB/LGA	NO. SALES (QTRLY)	MEDIAN SALE (QTRLY)	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
LOGAN VILLAGE ^	8	N/A	N/A	\$542,500	2.8%	\$480,000	13.0%
LOGANHOLME	22	\$405,000	-2.2%	\$410,750	3.8%	\$332,500	23.5%
LOGANLEA	23	\$370,000	-1.7%	\$355,000	1.4%	\$324,000	25.0%
MARSDEN	40	\$350,000	-0.4%	\$364,000	5.4%	\$305,000	19.3%
MEADOWBROOK	7	N/A	N/A	\$420,000	7.0%	\$362,000	16.0%
MOUNT WARREN PARK	14	N/A	N/A	\$389,000	3.7%	\$320,000	21.6%
MUNRUBEN ^	7	N/A	N/A	\$575,000	9.3%	\$475,000	21.1%
NEW BEITH ^	9	N/A	N/A	\$597,000	5.7%	\$516,000	15.7%
REGENTS PARK	44	\$385,000	-1.3%	\$392,000	3.2%	\$333,000	17.7%
ROCHEDALE SOUTH	52	\$482,000	-5.5%	\$500,000	5.3%	\$390,000	28.2%
SHAILER PARK	42	\$540,500	-0.8%	\$536,750	4.2%	\$442,500	21.3%
SLACKS CREEK	24	\$357,500	0.7%	\$340,000	5.6%	\$272,000	25.0%
SPRINGWOOD	23	\$510,550	2.3%	\$502,450	5.6%	\$392,500	28.0%
TANAH MERAH	14	N/A	N/A	\$435,000	8.8%	\$365,000	19.2%
UNDERWOOD	20	\$495,000	-9.6%	\$530,000	6.0%	\$475,000	11.6%
WATERFORD	8	N/A	N/A	\$410,000	-4.7%	\$385,000	6.5%
WATERFORD WEST	17	N/A	N/A	\$349,000	4.9%	\$295,000	18.3%
WINDAROO	7	N/A	N/A	\$445,000	5.0%	\$415,000	7.2%
WOODRIDGE	35	\$310,000	3.4%	\$299,000	-1.2%	\$240,000	24.6%
YARRABILBA	22	\$391,730	6.6%	\$382,900	-3.1%	N/A	N/A

MORETON BAY (LGA)	1169	\$425,000	-1.2%	\$425,000	2.4%	\$368,000	15.5%
MORETON BAY (LGA) ^	160	\$647,500	4.0%	\$625,500	0.9%	\$540,000	15.8%

ALBANY CREEK	27	\$597,000	5.1%	\$586,250	3.8%	\$460,500	27.3%
ARANA HILLS	18	N/A	N/A	\$531,000	3.3%	\$438,000	21.2%
BANKSIA BEACH	27	\$561,500	7.0%	\$555,000	4.7%	\$460,000	20.7%
BEACHMERE	14	N/A	N/A	\$355,000	12.7%	\$327,500	8.4%
BELLARA	12	N/A	N/A	\$362,500	11.5%	\$292,500	23.9%
BELLMERE	19	N/A	N/A	\$342,250	-0.5%	\$315,000	8.7%
BONGAREE	20	\$435,000	-2.8%	\$415,000	5.1%	\$372,500	11.4%
BRAY PARK	39	\$426,000	3.7%	\$408,000	3.6%	\$347,500	17.4%
BUNYA ^	3	N/A	N/A	N/A	N/A	\$785,000	6.4%
BURPENGARY	34	\$387,500	-2.4%	\$386,500	-0.9%	\$340,000	13.7%
BURPENGARY ^	11	N/A	N/A	\$605,000	10.0%	\$519,500	16.5%
BURPENGARY EAST	7	N/A	N/A	\$493,500	13.3%	\$545,000	-9.4%
BURPENGARY EAST ^	7	N/A	N/A	\$570,000	-3.9%	\$477,500	19.4%
CABOOLTURE	78	\$315,250	-4.5%	\$325,000	1.6%	\$280,000	16.1%
CABOOLTURE ^	15	N/A	N/A	\$531,500	3.1%	\$457,000	16.3%
CABOOLTURE SOUTH	19	N/A	N/A	\$290,000	0.7%	\$268,000	8.2%
CASHMERE	6	N/A	N/A	\$584,000	-4.8%	\$527,500	10.7%
CLONTARF	30	\$452,500	-2.6%	\$430,000	3.6%	\$342,500	25.5%
DAXABIN	10	N/A	N/A	\$455,000	1.1%	\$385,750	18.0%
DECEPTION BAY	62	\$356,000	3.2%	\$345,000	4.6%	\$282,000	22.3%
EATONS HILL	20	\$559,500	-2.4%	\$600,000	9.9%	\$518,500	15.7%
ELIMBAH ^	10	N/A	N/A	\$575,000	10.6%	\$497,500	15.6%
EVERTON HILLS	16	N/A	N/A	\$551,750	5.1%	\$445,000	24.0%
FERNY HILLS	31	\$525,000	-5.9%	\$535,000	3.9%	\$427,000	25.3%
GRIFFIN	14	N/A	N/A	\$453,750	0.8%	\$392,500	15.6%
JOYNER	3	N/A	N/A	\$520,250	10.7%	\$467,500	11.3%
KALLANGUR	76	\$378,000	-1.2%	\$375,500	2.9%	\$322,900	16.3%
KIPPA-RING	31	\$425,000	2.4%	\$415,000	3.8%	\$349,750	18.7%
LAWNTON	20	\$380,000	-5.2%	\$380,000	2.7%	\$320,000	18.8%
MANGO HILL	39	\$518,000	1.0%	\$514,443	7.2%	\$421,231	22.1%
MARGATE	31	\$463,750	6.6%	\$447,500	11.9%	\$334,000	34.0%
MORAYFIELD	56	\$341,500	1.9%	\$340,000	0.4%	\$301,000	13.0%
MORAYFIELD ^	11	N/A	N/A	\$590,000	-1.6%	\$472,500	24.9%
MURRUMBA DOWNS	28	\$467,000	-6.5%	\$490,000	4.5%	\$396,500	23.6%
NARANGBA	72	\$455,000	-3.2%	\$450,000	2.3%	\$397,750	13.1%
NARANGBA ^	4	N/A	N/A	\$650,000	-3.7%	\$572,500	13.5%
NEWPORT	8	N/A	N/A	\$900,000	5.9%	\$732,000	23.0%
NINGI	7	N/A	N/A	\$382,500	0.7%	\$300,000	27.5%
NINGI ^	5	N/A	N/A	\$555,000	7.8%	\$420,000	32.1%
NORTH LAKES	75	\$490,000	-5.3%	\$480,000	3.2%	\$430,000	11.6%
PETRIE	30	\$457,500	14.7%	\$414,000	2.0%	\$360,000	15.0%
REDCLIFFE	30	\$457,500	2.2%	\$440,500	8.0%	\$320,000	37.7%
ROTHWELL	16	N/A	N/A	\$420,000	5.0%	\$353,500	18.8%
SAMFORD VALLEY ^	10	N/A	N/A	\$953,000	6.5%	\$800,500	19.1%

SALES MARKET - HOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
SANDSTONE POINT	18	N/A	N/A	\$417,000	4.5%	\$370,000	12.7%
SCARBOROUGH	21	\$572,500	9.1%	\$545,000	12.4%	\$380,000	43.4%
STRATHPINE	35	\$400,500	3.5%	\$390,000	5.7%	\$307,000	27.0%
TOORBUL	2	N/A	N/A	\$349,500	16.0%	\$320,000	9.2%
UPPER CABOOLTURE	5	N/A	N/A	\$341,500	-1.0%	\$307,500	11.1%
UPPER CABOOLTURE ^	7	N/A	N/A	\$540,000	-1.5%	\$495,000	9.1%
WAMURAN ^	6	N/A	N/A	\$550,000	-3.1%	\$515,000	6.8%
WARNER	20	\$499,000	0.0%	\$499,000	1.8%	\$450,000	10.9%
WARNER ^	1	N/A	N/A	\$800,000	-3.0%	\$702,000	14.0%
WOODY POINT	19	N/A	N/A	\$443,500	-3.1%	\$365,000	21.5%

REDLAND (LGA)	451	\$518,500	1.5%	\$510,000	2.8%	\$430,100	18.6%
REDLAND (LGA) ^	19	N/A	N/A	\$925,000	5.2%	\$750,000	23.3%

ALEXANDRA HILLS	60	\$446,750	-4.9%	\$450,000	4.7%	\$375,000	20.0%
BIRKDALE	37	\$605,000	16.5%	\$532,500	1.2%	\$440,000	21.0%
CAPALABA	38	\$477,500	5.9%	\$460,000	3.4%	\$385,650	19.3%
CAPALABA ^	4	N/A	N/A	\$940,000	8.7%	\$750,000	25.3%
CLEVELAND	41	\$590,000	7.0%	\$575,000	-1.0%	\$500,001	15.0%
MACLEAY ISLAND	11	N/A	N/A	\$237,500	4.6%	\$210,000	13.1%
MOUNT COTTON	22	\$485,000	-6.7%	\$525,000	7.1%	\$460,900	13.9%
ORMISTON	10	N/A	N/A	\$650,000	4.0%	\$550,000	18.2%
REDLAND BAY	49	\$547,000	1.3%	\$535,000	1.0%	\$458,500	16.7%
RUSSELL ISLAND	20	\$163,500	-25.7%	\$202,000	12.5%	\$182,500	10.7%
THORNESIDE	6	N/A	N/A	\$516,500	0.7%	\$361,000	43.1%
THORNLANDS	61	\$592,000	5.7%	\$567,000	2.5%	\$505,000	12.3%
THORNLANDS ^	6	N/A	N/A	\$950,000	-1.6%	\$985,000	-3.6%
VICTORIA POINT	36	\$491,100	-7.1%	\$518,000	0.0%	\$430,750	20.3%
WELLINGTON POINT	41	\$615,000	-0.7%	\$615,000	8.3%	\$511,000	20.4%

SURROUNDS

LOCKYER VALLEY (LGA)	29	\$249,000	-3.3%	\$255,000	2.0%	\$245,000	4.1%
LOCKYER VALLEY (LGA) ^	63	\$375,000	-1.3%	\$365,000	1.4%	\$320,000	14.1%

GATTON	14	N/A	N/A	\$260,000	1.6%	\$260,000	0.0%
KENSINGTON GROVE ^	4	N/A	N/A	\$355,000	-7.8%	\$365,000	-2.7%
LAIDLEY	8	N/A	N/A	\$245,000	6.8%	\$245,000	0.0%
LAIDLEY HEIGHTS ^	2	N/A	N/A	\$338,500	17.7%	\$352,750	-4.0%
REGENCY DOWNS ^	10	N/A	N/A	\$336,500	7.7%	\$317,000	6.2%

SCENIC RIM (LGA)	69	\$380,000	-9.1%	\$387,000	7.5%	\$345,000	12.2%
SCENIC RIM (LGA) ^	63	\$520,500	-3.6%	\$530,000	7.3%	\$449,999	17.8%
BEAUDESERT	24	\$325,250	3.8%	\$320,000	1.6%	\$320,000	0.0%
BOONAH	5	N/A	N/A	\$263,750	-3.2%	\$240,000	9.9%
KOORALBYN ^	4	N/A	N/A	\$349,000	3.9%	\$299,000	16.7%
TAMBORINE ^	16	N/A	N/A	\$575,000	3.6%	\$456,000	26.1%
TAMBORINE MOUNTAIN	23	\$500,000	-3.9%	\$490,000	4.3%	\$400,000	22.5%
TAMBORINE MOUNTAIN ^	5	N/A	N/A	\$767,500	-3.8%	\$668,000	14.9%

SOMERSET (LGA)	34	\$247,500	1.6%	\$245,000	4.3%	\$240,000	2.1%
SOMERSET (LGA) ^	41	\$422,500	14.7%	\$380,000	5.6%	\$335,000	13.4%
FERNVALE	5	N/A	N/A	\$312,000	-6.9%	\$320,000	-2.5%
KILCOY	8	N/A	N/A	\$240,000	11.1%	\$245,000	-2.0%
LOWOOD	5	N/A	N/A	\$240,000	2.1%	\$240,000	0.0%

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GREATER BRISBANE	2208	\$400,000	-2.2%	\$410,000	-2.2%	\$375,200	9.3%
IPSWICH (LGA)	76	\$295,000	-9.2%	\$325,000	4.8%	\$280,000	16.1%
BRASSALL	7	N/A	N/A	\$265,000	-2.6%	\$279,000	-5.0%
BROOKWATER	10	N/A	N/A	\$560,000	40.0%	\$335,000	67.2%
BUNDAMBA	1	N/A	N/A	N/A	N/A	\$275,000	-26.4%
GOODNA	5	N/A	N/A	N/A	N/A	\$175,000	21.1%
REDBANK PLAINS	11	N/A	N/A	\$311,950	4.0%	\$275,900	13.1%
SPRINGFIELD LAKES	0	N/A	N/A	N/A	N/A	\$323,900	39.2%

LOGAN (LGA)	158	\$243,000	-7.3%	\$260,000	2.0%	\$314,000	-17.2%
BEENLEIGH	6	N/A	N/A	\$289,900	33.0%	\$229,000	26.6%
BORONIA HEIGHTS	6	N/A	N/A	\$329,000	31.6%	\$245,000	34.3%
DAISY HILL	2	N/A	N/A	N/A	N/A	\$289,000	8.6%
EAGLEBY	12	N/A	N/A	\$236,000	2.6%	\$314,000	-24.8%
EDENS LANDING	3	N/A	N/A	\$225,500	2.3%	\$207,250	8.8%
HILLCREST	5	N/A	N/A	\$331,500	44.8%	\$332,000	-0.2%
KILLSTON	5	N/A	N/A	\$247,500	-9.8%	\$337,500	-26.7%
LOGAN CENTRAL	4	N/A	N/A	N/A	N/A	\$155,000	22.4%
MARSDEN	4	N/A	N/A	\$272,750	-16.3%	\$329,000	-17.1%
MEADOWBROOK	5	N/A	N/A	\$260,000	0.4%	\$250,000	4.0%
MOUNT WARREN PARK	9	N/A	N/A	\$210,000	0.0%	\$195,000	7.7%
ROCHEDALE SOUTH	7	N/A	N/A	\$279,000	-5.1%	\$266,250	4.8%
SHAILER PARK	8	N/A	N/A	\$310,000	11.9%	\$315,500	-1.6%
SLACKS CREEK	9	N/A	N/A	\$217,000	-2.3%	\$200,000	8.5%
SPRINGWOOD	8	N/A	N/A	\$275,000	0.0%	\$262,000	5.0%
UNDERWOOD	8	N/A	N/A	\$287,500	-26.5%	\$381,900	-24.7%
WATERFORD WEST	10	N/A	N/A	\$211,000	-2.1%	\$187,500	12.5%
WOODRIDGE	19	N/A	N/A	\$203,750	3.4%	\$180,000	13.2%

MORETON BAY (LGA)	287	\$320,000	-5.7%	\$345,000	-3.8%	\$332,000	3.9%
ALBANY CREEK	4	N/A	N/A	\$397,000	-7.1%	\$359,000	10.6%
BELLARA	4	N/A	N/A	\$292,000	2.3%	\$210,000	39.0%
BONGAREE	19	N/A	N/A	\$325,000	7.9%	\$290,000	12.1%
BRENDALE	21	\$289,850	7.4%	\$360,000	30.2%	\$327,000	10.1%
BURPENGARY	10	N/A	N/A	\$235,000	-9.6%	\$300,000	-21.7%
CABOOLTURE	27	\$264,000	28.8%	\$210,000	5.0%	\$309,000	-32.0%
CLONTARF	5	N/A	N/A	\$350,000	4.5%	\$353,750	-1.1%
DECEPTION BAY	12	N/A	N/A	\$250,000	4.2%	\$257,500	-2.9%
KALLANGUR	17	N/A	N/A	\$300,000	-3.2%	\$330,000	-9.1%
KIPPA-RING	8	N/A	N/A	\$285,000	0.0%	\$288,000	-1.0%
LAWNTON	9	N/A	N/A	\$247,000	2.9%	\$290,000	-14.8%
MANGO HILL	6	N/A	N/A	\$367,000	1.2%	\$355,000	3.4%
MARGATE	6	N/A	N/A	\$367,500	-5.4%	\$305,000	20.5%
MORAYFIELD	9	N/A	N/A	\$315,000	26.5%	\$287,000	9.8%
MURRUMBA DOWNS	8	N/A	N/A	\$310,000	-7.2%	\$350,000	-11.4%
NORTH LAKES	11	N/A	N/A	\$410,800	5.3%	\$352,000	16.7%
PETRIE	4	N/A	N/A	\$336,000	1.2%	\$330,500	1.7%
REDCLIFFE	22	\$377,000	-8.6%	\$405,000	11.3%	\$370,000	9.5%
SCARBOROUGH	20	\$515,000	2.5%	\$495,000	3.1%	\$357,500	38.5%
STRATHPINE	5	N/A	N/A	\$337,900	0.0%	\$240,000	40.8%
WOODY POINT	11	N/A	N/A	\$468,000	-4.3%	\$325,000	44.0%
WOORIM	7	N/A	N/A	\$345,000	7.8%	\$310,000	11.3%

REDLAND (LGA)	113	\$398,000	0.8%	\$392,000	0.8%	\$337,500	16.1%
BIRKDALE	17	N/A	N/A	\$389,750	-3.8%	\$313,500	24.3%
CAPALABA	12	N/A	N/A	\$407,000	2.0%	\$278,750	46.0%
CLEVELAND	35	\$405,000	-5.8%	\$405,000	3.9%	\$357,500	13.3%
ORMISTON	5	N/A	N/A	\$377,000	-3.1%	\$480,000	-21.5%
THORNESIDE	8	N/A	N/A	\$305,000	-2.4%	\$276,095	10.5%
THORNLANDS	2	N/A	N/A	N/A	N/A	\$404,000	-62.9%
VICTORIA POINT	7	N/A	N/A	\$347,000	-3.6%	\$340,000	2.1%
WELLINGTON POINT	8	N/A	N/A	\$395,250	-11.0%	\$398,500	-0.8%

SALES MARKET - VACANT LAND

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GREATER BRISBANE	617	\$220,500	-8.0%	\$235,000	3.5%	\$214,900	9.4%
GREATER BRISBANE ^	35	\$334,000	13.2%	\$295,000	5.4%	\$270,000	9.3%
IPSWICH (LGA)	101	\$190,000	0.0%	\$190,000	-0.5%	\$177,000	7.3%
IPSWICH (LGA) ^	5	N/A	N/A	\$271,000	8.4%	\$236,000	14.8%
BELLBIRD PARK	1	N/A	N/A	\$225,700	3.3%	\$197,500	14.3%
BRASSALL	6	N/A	N/A	\$185,000	1.7%	\$176,900	4.6%
DEEBING HEIGHTS	10	N/A	N/A	\$185,000	2.1%	\$165,500	11.8%
KARALEE ^	0	N/A	N/A	N/A	N/A	\$251,500	15.3%
LEICHHARDT	0	N/A	N/A	N/A	N/A	\$180,000	-4.2%
REDBANK PLAINS	14	N/A	N/A	\$178,250	6.6%	\$165,000	8.0%
RIPLEY	4	N/A	N/A	\$194,000	8.4%	N/A	N/A
SOUTH RIPLEY	10	N/A	N/A	\$204,500	7.6%	N/A	N/A
SPRINGFIELD LAKES	17	N/A	N/A	\$254,500	9.2%	\$187,000	36.1%
LOGAN (LGA)	150	\$199,700	-9.2%	\$213,250	9.4%	\$200,000	6.6%
LOGAN (LGA) ^	12	N/A	N/A	\$289,000	3.2%	\$243,000	18.9%
BUCCAN ^	1	N/A	N/A	N/A	N/A	\$320,000	-3.1%
CORNUBIA	1	N/A	N/A	N/A	N/A	\$205,000	75.6%
CRESTMead	0	N/A	N/A	N/A	N/A	\$199,000	10.6%
HOLMVIEW	26	\$217,825	-1.0%	\$216,267	5.6%	\$200,100	8.1%
JIMBOOMBA	1	N/A	N/A	N/A	N/A	\$175,000	-3.1%
JIMBOOMBA ^	4	N/A	N/A	\$289,000	6.3%	\$210,400	37.4%
LOGAN RESERVE	4	N/A	N/A	\$220,000	21.6%	\$139,000	58.3%
LOGAN VILLAGE	3	N/A	N/A	\$264,000	1.5%	\$242,500	8.9%
LOGANLEA	5	N/A	N/A	\$225,000	7.1%	\$195,000	15.4%
MARSDEN	1	N/A	N/A	\$228,400	4.3%	\$198,000	15.4%
NEW BEITH ^	0	N/A	N/A	\$285,000	-1.4%	\$255,000	11.8%
WATERFORD	1	N/A	N/A	N/A	N/A	\$191,500	17.6%
YARRABILBA	84	\$191,875	-2.1%	\$184,625	4.5%	\$148,750	24.1%
MORETON BAY (LGA)	140	\$245,500	-0.5%	\$253,000	3.3%	\$205,000	23.4%
MORETON BAY (LGA) ^	13	N/A	N/A	\$295,000	7.3%	\$315,000	-6.3%
BANKSIA BEACH	5	N/A	N/A	\$324,250	-1.7%	\$455,000	-28.7%
BURPENGARY	1	N/A	N/A	\$242,500	1.9%	\$207,900	16.6%
CABOOLTURE	8	N/A	N/A	\$186,500	-0.3%	\$190,000	-1.8%
CABOOLTURE ^	3	N/A	N/A	\$285,000	5.6%	\$230,000	23.9%
DAKABIN	0	N/A	N/A	N/A	N/A	\$194,900	25.7%
GRIFFIN	19	N/A	N/A	\$270,000	8.0%	\$206,100	31.0%
KALLANGUR	1	N/A	N/A	\$252,500	10.0%	\$193,000	30.8%
MANGO HILL	21	\$270,000	-6.9%	\$275,000	5.8%	\$210,000	31.0%
MORAYFIELD	3	N/A	N/A	\$190,000	2.7%	\$189,000	0.5%
NARANGBA	12	N/A	N/A	\$230,000	4.6%	\$196,450	17.1%
NORTH LAKES	10	N/A	N/A	\$280,000	-3.4%	\$207,000	35.3%
WARNER	2	N/A	N/A	\$289,950	10.9%	\$235,000	23.4%
REDLAND (LGA)	90	N/D	N/D	\$255,000	70.0%	\$245,000	4.1%
BIRKDALE	1	N/A	N/A	\$354,500	9.1%	\$284,500	24.6%
MACLEAY ISLAND	21	\$27,000	-22.9%	\$33,000	10.0%	\$40,000	-17.5%
MOUNT COTTON	0	N/A	N/A	N/A	N/A	\$259,000	15.8%
REDLAND BAY	1	N/A	N/A	\$279,000	-5.4%	\$250,000	11.6%
RUSSELL ISLAND	39	\$26,000	18.2%	\$21,995	12.8%	\$26,000	-15.4%
THORNLANDS	18	N/A	N/A	\$318,250	-0.7%	\$263,250	20.9%
WELLINGTON POINT	0	N/A	N/A	N/A	N/A	\$318,925	36.4%
SURROUNDS							
LOCKYER VALLEY (LGA)	7	N/A	N/A	\$135,000	9.8%	\$115,000	17.4%
LOCKYER VALLEY (LGA) ^	13	N/A	N/A	\$153,000	5.0%	\$101,250	51.1%
KENSINGTON GROVE ^	0	N/A	N/A	\$163,500	6.0%	\$125,000	30.8%
SCENIC RIM (LGA)	5	N/A	N/A	\$181,950	0.0%	\$173,443	4.9%
SCENIC RIM (LGA) ^	13	N/A	N/A	\$185,000	-19.6%	\$210,000	-11.9%
GLENEAGLE	1	N/A	N/A	N/A	N/A	\$160,000	13.7%
SOMERSET (LGA)	6	N/A	N/A	\$120,000	-14.3%	\$129,000	-7.0%
FERNVALE	1	N/A	N/A	N/A	N/A	\$149,000	5.4%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY:	JUN-17 \$ / WEEK	NEW BONDS	JUN-16 \$ / WEEK	NEW BONDS	JUN-12 \$ / WEEK	NEW BONDS
	IPSWICH CITY	\$310	748	\$300	691	\$280	817
4300	GOODNA/ BELLBIRD PK/ CAMIRA/ SPRINGFIELD	\$350	191	\$350	159	\$325	174
4301	REDBANK/ REDBANK PLNS/ COLLINGWOOD PK	\$320	114	\$320	96	\$290	106
4303	DINMORE/ RIVERVIEW	\$278	22	\$275	21	\$265	19
4304	BOOVAL/ BLACKSTONE/ BUNDAMBA/ EBBW VALE/ SILKSTONE	\$293	88	\$285	88	\$270	107
4305	IPSWICH/ BRASSALL/ BREMER/ CHURCHILL/ FLINDERS VIEW/ LEICHARDT/ RACEVIEW/ TIVOLL/ YAMANTO	\$295	249	\$285	254	\$270	340
4306	AMBERLEY/ FERNVALE/ KARANA DOWNS/ MT CROSBY/ PEAK CROSSING/ SWANBANK/ WILLOWBANK	\$330	48	\$330	38	\$310	52
4340	ROSEWOOD/ ASHWELL/ CALVERT/ EBENEZER/ GRANDCHESTER/ MOORANG/ MT FORBES/ ROSEVALE	\$295	32	\$300	31	\$280	17
	LOGAN CITY	\$350	1050	\$350	970	\$330	977
4114	KINGSTON/ LOGAN CITY/ TRINDER PK/ WOODRIDGE	\$310	181	\$320	156	\$300	166
4118	BROWNS PLAINS/BROWNSLEIGH/ FORESTDALE/ HERITAGE PK/ HILLCREST/ REGENTS PK	\$350	93	\$350	94	\$330	112
4119	UNDERWOOD	\$380	11	\$380	18	\$340	9
4123	PRIESTS GULLY/ ROCHEDALE	\$398	44	\$390	40	\$365	69
4124	BORONIA HTS/ GREENBANK/ NEW BEITH	\$350	60	\$340	46	\$330	57
4125	MUNRUBEN/ PARK RIDGE	\$380	9	\$450	7	\$400	5
4127	CHATSWOOD HILLS/ DAISY HILL/ PREISTDALE/ SLACKS CK/ SPRINGWOOD	\$365	93	\$355	83	\$355	101
4128	KIMBERLEY PK/ LOGAN HYPERDOME/ SHAILER PK/ TANAH MERAH	\$395	27	\$410	18	\$370	25
4129	LOGANDALE/ LOGANHOLME	\$380	25	\$375	22	\$350	28
4130	CARBROOK/ CORNUBIA	\$405	12	\$380	10	\$360	14
4131	LOGANLEA/ MEADOWBROOK	\$350	51	\$350	35	\$310	33
4132	CRESTMead/ MARSDEN	\$340	131	\$340	135	\$320	102
4133	CHAMBERS FLAT/ LOGAN RESERVE/ WATERFORD	\$365	31	\$360	52	\$345	41
4205	BETHANIA	\$348	26	\$335	17	\$320	15
4207	BEENLEIGH/EAGLEY/MT WARREN PK	\$350	229	\$350	216	\$315	168
	MORETON BAY REGIONAL	\$350	1092	\$350	1025	\$320	1090
	REDCLIFFE REGION	\$370	225	\$365	186	\$325	207
4019	CLONTARE/ HUMPHYBONG/ MARGATE/ SCOTTS PT/ WOODY PT	\$370	81	\$370	91	\$320	80
4020	REDCLIFFE/ SCARBOROUGH/ NEWPORT WATERS/ SUTTONS BCH	\$370	85	\$375	58	\$330	91
4021	KIPPA-RING	\$380	32	\$350	19	\$340	26
4022	ROTHWELL	\$330	27	\$340	18	\$320	10
	PINE RIVERS REGION	\$380	400	\$375	413	\$350	375
4035	ALBANY CK/ BRIDGEMAN DOWNS/ CASHS CROSSING	\$420	23	\$410	29	\$390	32
4037	EATONS HILL	N/A	2	N/A	4	\$400	7
4055	BUNYA/ FERNY GROVE/ FERNY HILLS/ KEDRON UPPER	\$440	30	\$410	34	\$400	41
4500	BRAY PK/ BRENDAL/ CASHMERE/ CLEAR MOUNTAIN/ JOYNER/ STRATHPINE/ WARNER	\$370	74	\$360	77	\$345	76
4501	LAWNTON	\$345	18	\$340	13	\$330	29
4502	FRENCHS FOREST/ PETRIE	\$373	28	\$355	26	\$325	26
4503	DAKABIN/ DOHLES ROCKS/ GRIFFIN/ KALLANGUR/ KURWONGBAH	\$360	128	\$360	114	\$330	92
4509	MANGO HILL	\$390	75	\$385	97	\$365	58
4520	CAMP MOUNTAIN/ CEDAR CK/ MT GLORIOUS/ MT NEBO/ MT SAMSON/ SAMFORD/ YUGAR	\$480	12	\$480	11	\$350	7
4521	DAYBORO/ MT MEE/ MT PLEASANT/ OCEAN VIEW/ RUSH CK	\$420	10	\$355	8	\$370	7
	CABOOLTURE REGION	\$330	467	\$320	426	\$290	508
4504	NARANGBA	\$380	18	\$360	31	\$320	21
4505	BURPENGARY	\$350	35	\$345	35	\$340	36
4506	MORAYFIELD/ MOORINA	\$315	59	\$315	50	\$285	49
4507	BANKSIA BEACH/ BELLARA/ BONGAREE/ BRIBIE IS/ WOORIM	\$373	36	\$360	43	\$315	56
4508	DECEPTION BAY	\$325	108	\$315	94	\$295	91
4510	CABOOLTURE/ BEACHMERE/ DONNYBROOK/ BALINGOOL/ BELLMERE/ MELEDAL/ MOODLU/ ROCKSBERG/ TOORBUL	\$310	167	\$300	142	\$280	200
4511	GODWIN BEACH/ NINGU/ SANDSTONE PT/ TOORBUL PT	\$370	15	\$340	14	\$300	23
	REDLAND CITY	\$400	302	\$395	283	\$365	336
4157	CAPALABA/ SHELDON	\$400	39	\$405	26	\$370	43
4158	THORNSIDE	\$420	13	\$385	10	\$340	11

RENTAL MARKET - 3 BED HOUSES (CONT'D)							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
4159	BIRKDALE/ AQUATIC PARADISE/ MERIDIAN PT	\$408	24	\$420	21	\$375	32
4160	ORMISTON/ WELLINGTON PT/ EROBIN	\$430	33	\$400	22	\$390	39
4161	ALEXANDRA HILLS/ BURWOOD HTS	\$400	35	\$405	46	\$375	44
4163	CLEVELAND/ RABY BAY	\$400	27	\$415	32	\$395	36
4164	THORNLANDS/ PINKLANDS	\$430	22	\$420	12	\$390	11
4165	MT COTTON/ PT HALLORAN/ PT TALBURPIN/ REDLAND BAY/ VICTORIA PT	\$410	51	\$395	52	\$375	45
4184	COOCHIEMUDO IS/ KARRAGARRA IS/ LAMB IS/ MACLEAY IS/ PEEL IS/ RUSSELL IS	\$260	53	\$250	58	\$230	73
LOCKYER VALLEY REGIONAL		\$290	81	\$285	75	\$270	95
4341	BLENHEIM	\$278	28	\$280	34	\$265	41
4342	CROWLEY VALE	\$280	9	\$280	11	\$260	8
4343	ADARE	\$290	35	\$285	26	\$285	41
SOMERSET REGIONAL		\$295	53	\$275	56	\$280	56
4311	ATKINSONS DAM	\$295	21	\$280	32	\$280	21
4312	BRYDEN	\$250	10	\$260	10	\$235	12
4313	BIARRA	\$245	6	N/A	4	\$230	5
4515	GLENFERN	\$320	16	\$300	10	\$295	18

RENTAL MARKET - 2 BED UNITS							
IPSWICH CITY		\$265	197	\$265	162	\$245	127
4300	GOODNA/ BELLBIRD PK/ CAMIRA/ SPRINGFIELD	\$305	59	\$280	33	\$245	18
4301	REDBANK/ REDBANK PLNS/ COLLINGWOOD PK	\$268	24	\$265	13	\$250	29
4304	BOOVAL/ BLACKSTONE/ BUNDAMBA/ EBBW VALE/ SILKSTONE	\$250	24	\$250	24	\$240	23
4305	IPSWICH/ BRASSALL/ BREMER/ CHURCHILL/ FLINDERS VIEW/ LEICHARDT/ RACEVIEW/ TIVOLI/ YAMANTO ETC	\$255	86	\$265	81	\$235	55
4306	AMBERLEY/ FERNVALE/ KARANA DOWNS/ MT CROSBY/ PEAK CROSSING/ SWANBANK/ WILLOWBANK ETC	N/A	4	\$260	10	N/A	1
LOGAN CITY		\$280	248	\$270	207	\$250	274
4114	KINGSTON/ LOGAN CITY/ TRINDER PK/ WOODRIDGE	\$260	67	\$260	65	\$250	79
4123	PRIESTS GULLY/ ROCHEDALE	\$300	10	\$300	10	\$290	11
4127	CHATSWOOD HILLS/ DAISY HILL/ PREISTDALE/ SLACKS CK/ SPRINGWOOD	\$280	21	\$280	21	\$300	16
4128	KIMBERLEY PK/ LOGAN HYPERDOME/ SHAILER PK/ TANAH MERAH	\$295	7	\$300	5	\$280	15
4131	LOGANLEA/ MEADOWBROOK	\$293	12	\$250	6	N/A	1
4132	CRESTMead/ MARSDEN	\$295	23	\$280	15	\$250	8
4133	CHAMBERS FLAT/ LOGAN RESERVE/ WATERFORD	\$275	8	\$265	8	\$172	33
4207	BEENLEIGH/EAGLEBY/MT WARREN PK	\$285	75	\$265	61	\$260	97
MORETON BAY REGIONAL		\$285	461	\$285	512	\$270	435
REDCLIFFE REGION		\$295	139	\$295	168	\$275	186
4019	CLONTARE/ HUMPYBONG/ MARGATE/ SCOTTS PT/ WOODY PT	\$275	69	\$295	72	\$260	84
4020	REDCLIFFE/ SCARBOROUGH/ NEWPORT WATERS/ SUTTONS BCH	\$300	67	\$296	83	\$290	93
PINE RIVERS REGION		\$295	145	\$290	163	\$280	66
4500	BRAY PK/ BRENDAL/ CASHMERE/ CLEAR MOUNTAIN/ JOYNER/ STRATHPINE/ WARNER	\$295	27	\$300	34	\$290	23
4501	LAWNTON	\$278	10	\$260	23	\$260	11
4502	FRENCHS FOREST/ PETRIE	\$350	5	N/A	2	N/A	2
4503	DAKABIN/ DOHLES ROCKS/ GRIFFIN/ KALLANGUR/ KURWONGBAH	\$285	51	\$285	52	\$275	21
4509	MANGO HILL	\$330	47	\$335	45	\$310	5
CABOOLTURE REGION		\$270	177	\$275	181	\$250	183
4505	BURPENGARY	\$270	11	\$270	7	\$255	7
4506	MORAYFIELD/ MOORINA	\$275	18	\$280	21	\$260	6
4507	BANKSIA BEACH/ BELLARA/ BONGAREE/ BRIBIE IS/ WOORIM	\$290	38	\$280	52	\$260	58
4508	DECEPTION BAY	\$275	17	\$300	10	\$285	25
4510	CABOOLTURE/ BEACHMERE/ DONNYBROOK/ BALINGOO/ BELLMERE/ MELEDALE/ MOODLU/ ROCKSBERG/ TOORBUL	\$270	84	\$265	88	\$235	79
REDLAND CITY		\$350	74	\$340	83	\$330	78
4157	CAPALABA/ SHELDON	\$320	10	\$320	7	\$305	8
4160	ORMISTON/ WELLINGTON PT/ EROBIN	\$335	6	\$350	6	\$340	7
4163	CLEVELAND/ RABY BAY	\$370	30	\$340	29	\$375	41
LOCKYER VALLEY REGIONAL		\$245	23	\$245	25	\$230	20
4343	ADARE	\$250	15	\$245	19	\$240	16

RENTAL MARKET - 3 BED TOWNHOUSES							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	IPSWICH CITY	\$320	190	\$325	170	\$296	78
4300	GOODNA/ BELLBIRD PK/ CAMIRA/ SPRINGFIELD	\$345	56	\$340	67	\$320	24
4301	REDBANK/ REDBANK PLNS/ COLLINGWOOD PK	\$323	50	\$310	27	\$275	24
4304	BOOVAL/ BLACKSTONE/ BUNDAMBA/ EBBW VALE/ SILKSTONE	\$290	50	\$310	41	\$305	15
4305	IPSWICH/ BRASSALL/ BREMER/ CHURCHILL/ FLINDERS VIEW/ LEICHARDT/ RACEVIEW/ TIVOLI/ YAMANTO	\$313	30	\$320	33	\$290	14
	LOGAN CITY	\$340	369	\$335	387	\$325	354
4114	KINGSTON/ LOGAN CITY/ TRINDER PK/ WOODRIDGE	\$320	53	\$310	39	\$315	36
4118	BROWNS PLAINS/BROWNSLEIGH/ FORESTDALE/ HERITAGE PK/ HILLCREST/ REGENTS PK	\$350	63	\$350	51	\$335	51
4119	UNDERWOOD	\$410	8	\$410	22	\$405	9
4123	PRIESTS GULLY/ ROCHEDALE	\$335	7	\$330	6	\$340	7
4124	BORONIA HTS/ GREENBANK/ NEW BEITH	\$345	9	\$345	5	N/A	4
4127	CHATSWOOD HILLS/ DAISY HILL/ PREISTDALE/ SLACKS CK/ SPRINGWOOD	\$330	19	\$325	36	\$315	43
4128	KIMBERLEY PK/ LOGAN HYPERDOME/ SHAILER PK/ TANAH MERAH	\$328	8	\$330	7	\$320	15
4131	LOGANLEA/ MEADOWBROOK	\$350	36	\$350	30	\$341	21
4132	CRESTMead/ MARSDEN	\$340	52	\$340	56	\$310	47
4133	CHAMBERS FLAT/ LOGAN RESERVE/ WATERFORD	\$330	9	\$330	25	\$315	17
4205	BETHANIA	\$345	12	\$345	13	N/A	1
4207	BEENLEIGH/EAGLBY/MT WARREN PK	\$320	86	\$320	89	\$320	98
	MORETON BAY REGIONAL	\$340	736	\$350	666	\$320	510
	CABOOLTURE REGION	\$320	147	\$320	128	\$300	124
4504	NARANGBA	N/A	2	\$350	7	N/A	4
4505	BURPENGARY	\$330	29	\$325	16	\$300	25
4506	MORAYFIELD/ MOORINA	\$335	38	\$340	22	\$300	14
4507	BANKSIA BEACH/ BELLARA/ BONGAREE/ BRIBIE IS/ WOORIM	N/A	2	\$300	5	N/A	3
4508	DECEPTION BAY	\$320	45	\$320	47	\$300	38
4510	CABOOLTURE/ BEACHMERE/ DONNYBROOK/ BALINGOOL/ BELLMERE/ MELEDALE/ MOODLU/ ROCKSBERG/ TOORBUL	\$308	30	\$300	17	\$280	39
4511	GODWIN BEACH/ NINGI/ SANDSTONE PT/ TOORBUL PT	N/A	1	\$350	14	N/A	1
	PINE RIVERS REGION	\$350	523	\$350	468	\$330	292
4035	ALBANY CK/ BRIDGEMAN DOWNS/ CASHS CROSSING	\$395	27	\$450	26	\$350	10
4500	BRAY PK/ BRENDAL/ CASHMERE/ CLEAR MOUNTAIN/ JOYNER/ STRATHPINE/ WARNER	\$355	73	\$355	82	\$335	29
4501	LAWNTON	\$348	12	\$350	13	\$335	14
4502	FRENCHS FOREST/ PETRIE	\$310	14	\$335	18	\$315	44
4503	DAKABIN/ DOHLES ROCKS/ GRIFFIN/ KALLANGUR/ KURWONGBAH	\$340	269	\$345	216	\$330	128
4509	MANGO HILL	\$353	122	\$355	108	\$340	58
	REDCLIFFE REGION	\$340	66	\$345	70	\$320	94
4019	CLONTARE/ HUMPYBONG/ MARGATE/ SCOTTS PT/ WOODY PT	\$358	12	\$420	5	\$310	12
4020	REDCLIFFE/ SCARBOROUGH/ NEWPORT WATERS/ SUTTONS BCH	\$353	16	\$385	19	\$340	20
4021	KIPPA-RING	\$340	36	\$330	44	\$320	49
	REDLAND CITY	\$400	129	\$400	132	\$370	77
4157	CAPALABA/ SHELDON	\$400	17	\$380	11	\$335	6
4158	THORNSIDE	\$390	12	\$380	15	\$360	6
4160	ORMISTON/ WELLINGTON PT/ EROBIN	\$433	26	\$445	27	\$375	13
4163	CLEVELAND/ RABY BAY	\$420	25	\$410	38	\$380	24
4164	THORNLANDS/ PINKLANDS	\$400	19	\$400	21	N/A	1
4165	MT COTTON/ PT HALLORAN/ PT TALBURPIN/ REDLAND BAY/ VICTORIA PT	\$400	12	\$395	16	\$370	23



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Brisbane LGA

Brisbane's median house price returned to positive growth in June with a quarterly uptick of 1.5 per cent to deliver a new high quarterly median of \$660,000 and an annual median of \$655,000, following last quarter's outlier fall of 2.9 per cent.

In contrast, the unit market is facing challenges with increasing supply and falling demand, which triggered a move backwards in median prices. The quarterly and annual median unit price fell by 2.3 per cent and 2.9 per cent, respectively. The June median price was \$429,700 compared to \$440,000 in the March quarter.

Property market performance and building activity are cyclical and developers are holding back new unit projects as they attempt to stem supply. Recent ABS data for Brisbane LGA has revealed a fall in the number of other dwelling approvals (medium to high-density dwellings) of about 45 per cent in FY2017, from 16,060 approvals in FY2016 to 8779 approvals in FY2017. This demonstrates the resilience of the market and its capacity to implement strategies to self-correct.

Brisbane LGA is the most expensive market in the state for houses and land, including acreage properties. The June annual median sale price for acreages is \$1.17 million, so well into the million dollar club.

Brisbane LGA will benefit from infrastructure and private development investment in the vicinity of \$18 billion over the coming years. These projects will not only inject investment into the economy, but will also support employment, which appears to be the factor holding back a boom in property market. Some of the key projects supporting the transformation of the city are:

- North Shore Hamilton: \$5 billion
- Queen's Wharf Integrated Resort Casino Project: \$3 billion
- Metro Transport System: \$1.5 billion
- Brisbane Airport Second Runway: \$1.3 billion
- Brisbane's Herston Quarter: \$800 million
- Howard Smith Wharves: \$110 million
- Cross River Rail: \$5.4 billion

The State Government has committed \$2.8 billion to finance the Cross River Rail over the forward estimates (\$129 million in FY2018), committing the remaining \$2.6 billion in future budgets. According to Treasurer Curtis Pitt, it will boost the economy by about \$70 billion. The procurement of major works is expected to take about 18 months and construction work began in August this year, with the goal to have the rail operational by 2024.

The performance of the rental market returned to the healthy range, with vacancies sitting at 3.3 per cent this quarter and rents for three-bedroom houses and two-bedroom units holding steady over the past year.

The REIQ classes the house market as a rising market while the unit market is a falling market.

The medium and long-term prognosis of the residential property market is promising, considering the performance of Brisbane's house and unit prices over the past few years and the pipeline of infrastructure projects.

HOUSE MARKET

The Brisbane housing market continues to offer the twin benefits of affordability and sustainable medium to long-term performance.

The annual median house price increased 3.6 per cent, from \$632,000 to \$655,000 in FY2017. This compares to a five-year cumulative growth of 29.7 per cent, from \$505,000 in June 2012.

Million-dollar club: Capital city house prices are rising, with an increasing percentage of properties sold above \$1 million.

Over the June quarter, Brisbane LGA had at least 15 suburbs with an annual median sale price above \$1 million.

Top 5 million-dollar suburbs:

- New Farm (\$1.6 million)
- Ascot (\$1.52 million)
- St Lucia (\$1.255 million)
- Hawthorne (\$1.2 million)
- Wilston (\$1.2 million)

All of them are located in the inner ring of Brisbane and are considered strong capital growth suburbs generally outperforming other less expensive suburbs in the local government area.

Two million-dollar club:

Teneriffe is Brisbane's first (and so far only) \$2 million suburb, reaching this exclusive milestone in the first quarter of 2017. Teneriffe's annual median sale price was not disclosed this quarter as the number of annual sales only reached 17 transactions for FY2017.

Teneriffe is Brisbane's strongest five-year performer with a staggering 146.9 per cent growth over five years. This is equivalent to a superb annual growth of 19.8 per cent. Part of this suburb's success is due to the extremely limited supply of houses in Teneriffe – about 400 houses in the entire suburb.

General activity:

Brisbane LGA house sales activity is the strongest in the state, with about 14,360 sales a year. The most popular price range is from \$500,000 to \$750,000.

The volume of sales activity fell from 4039 sales in December to 3719 in March. Preliminary data showed a reduction in the volume of sales to 2652 for the June quarter. This is still subject to adjustment and will be reassessed next quarter.

Along with the quarterly volume of sales fall, the annual volume of listings also fell 1.4 per cent, from 20,085 in May 2016 to 19,799 in May 2017.

Median days on market and median vendor discount headed in opposite directions over the 12 months to May 2017.

Days on market increased slightly by two days, to 30 days in May 2017. Median discounting, on the other hand, reduced slightly to 4 per cent. Both indicators remained within the low levels in the state and showing characteristics of demand potentially exceeding supply. (Turn to page 68 for On The Market graphs and tables).

UNIT MARKET

The Brisbane unit market was the second-most expensive in the state in FY2017.

This quarter the annual median unit price fell 2.9 per cent, to \$442,000, compared with \$455,000 in June 2016.

Norman Park, Highgate Hill, New Farm, Teneriffe and Newstead are the most expensive apartment suburbs with an annual median sale price range from \$595,000 to \$630,000.

Over the medium term, the annual median unit market increased 9.1 per cent, from \$404,950. This represents a modest annual growth of 1.8 per cent.

Despite the downward trend in prices, Brisbane LGA recorded the second strongest unit sales activity in the state, with about 10,360 sales a year.

The most popular price range for units in Brisbane LGA is from \$350,000 to \$500,000. The volume of quarterly sales continued falling this quarter, from 2833 in December to 2737 in March. Preliminary data for June shows a reduction to 1574 sales.

Market trend indicators clearly showed a market with falling demand and increasing supply. Listings increased 18.4 per for the 12 months to May, from 10,509 in May 2016 to 12,439 in May 2017.

Median days on market lengthened 16 days, from 42 days in May 2016 to 58 days in May 2017. A similar trend was seen in the median vendor discounting, which increased from 3.9 per cent in May 2016 to 4.7 per cent in May 2017. (Turn to page 69 for more On The Market data in tables and graphs).

RENTAL MARKET

The rental market performance returned to the healthy range, reaching vacancy rates of 3.3 per cent over the June quarter. The inner-city vacancy rate of 3.5 per cent remained higher compared to the middle ring's vacancy rate of 3.1 per cent.

The increase in the number of unit bonds of 11.7 per cent, from 71,677 in June 2016 to 80,066 in June 2017, demonstrates an increasing supply of medium to high-density dwellings. This is a real issue for the Brisbane rental market.

The weekly median rent across three-bedroom houses, three-bedroom townhouses and two-bedroom units fell over the June quarter from \$10 to \$20 a week. The fall represented savings for new tenants in the range of 2 per cent to 5 per cent compared to the March quarter.

Brisbane remains one of the most expensive rental markets in Queensland. However, tenants in three-bedroom townhouses enjoy greater affordability compared with 12 months ago, with rents falling from \$420 in June 2016 to \$410 in June 2017.

The weekly median rent of three-bedroom houses and three-bedroom townhouses held steady at \$420 and \$400 over the past year.

The increase in the median house price caused a fall in the indicative house rental yield from 3.6 per cent in March to 3.3 per cent in June. A quarterly fall in two-bedroom rents triggered the reduction in rental yields for units from 5.1 per cent in March to 4.8 per cent in June.

MOST EXPENSIVE SUBURBS - HOUSES*

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
NEW FARM	\$1,600,000	6.7%
ASCOT	\$1,520,000	21.6%
ST LUCIA	\$1,255,000	21.8%
HAWTHORNE	\$1,200,000	13.2%
WILSTON	\$1,200,000	18.8%

*Teneriffe is Brisbane's first \$2 million suburb, however, in the June quarter Teneriffe failed to reach our minimum requirement of 20 sales to be included in this report.

MOST AFFORDABLE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
INALA	\$356,500	2.4%
ROCKLEA	\$391,000	1.6%
ACACIA RIDGE	\$400,500	6.1%
DURACK	\$425,000	9.0%
KARANA DOWNS	\$427,500	1.8%

MOST EXPENSIVE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
NORMAN PARK	\$630,000	15.6%
HIGHGATE HILL	\$611,000	15.3%
NEW FARM	\$600,000	8.4%
TENERIFFE	\$600,000	-4.8%
NEWSTEAD	\$595,000	-1.0%

MOST AFFORDABLE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
ALGESTER	\$315,500	1.8%
TAIGUM	\$330,500	-2.8%
GORDON PARK	\$331,000	-12.9%
BRACKEN RIDGE	\$334,000	-7.9%
DOOLANDELLA	\$340,000	-2.8%

SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
BRISBANE (LGA)	2652	\$660,000	1.5%	\$655,000	3.6%	\$505,000	29.7%
BRISBANE (LGA) ^	70	\$1,190,000	15.5%	\$1,170,000	17.0%	\$905,000	29.3%
ACACIA RIDGE	21	\$382,500	-4.4%	\$400,500	6.1%	\$311,000	28.8%
ALBION	8	N/A	N/A	\$759,500	12.5%	\$562,500	35.0%
ALDERLEY	14	N/A	N/A	\$788,000	7.9%	\$585,000	34.7%
ALGESTER	26	\$505,500	1.3%	\$493,000	0.4%	\$397,000	24.2%
ANNERLEY	21	\$719,000	1.3%	\$719,500	4.7%	\$530,500	35.6%
ASCOT	13	N/A	N/A	\$1,520,000	21.6%	\$868,000	75.1%
ASHGROVE	30	\$991,078	25.1%	\$885,000	7.7%	\$669,500	32.2%
ASPLEY	39	\$590,000	0.9%	\$589,500	3.0%	\$495,000	19.1%
AUCHENFLOWER	15	N/A	N/A	\$1,055,000	19.2%	\$817,500	29.1%
BALD HILLS	19	N/A	N/A	\$429,000	4.0%	\$347,000	23.6%
BALMORAL	13	N/A	N/A	\$992,500	4.8%	\$800,000	24.1%
BANYO	19	N/A	N/A	\$530,000	1.1%	\$385,000	37.7%
BARDON	28	\$853,000	-2.5%	\$870,000	-0.9%	\$745,000	16.8%
BELLBOWRIE	10	N/A	N/A	\$495,000	-3.8%	\$420,000	17.9%
BELMONT	8	N/A	N/A	\$625,000	0.8%	\$537,475	16.3%
BOONDALL	18	N/A	N/A	\$491,000	6.2%	\$402,750	21.9%
BRACKEN RIDGE	40	\$505,000	3.1%	\$486,250	4.5%	\$397,000	22.5%
BRIDGEMAN DOWNS	24	\$745,000	-3.3%	\$735,000	-2.0%	\$651,000	12.9%
BRIGHTON	33	\$530,000	3.5%	\$520,000	11.2%	\$390,000	33.3%
BROOKFIELD ^	2	N/A	N/A	N/A	N/A	\$1,125,000	24.9%
BULimba	17	N/A	N/A	\$1,110,000	-8.3%	\$850,000	30.6%
CALAMVALE	36	\$701,500	8.1%	\$666,500	4.3%	\$489,000	36.3%
CAMP HILL	49	\$917,500	-1.1%	\$870,000	10.5%	\$600,000	45.0%
CANNON HILL	17	N/A	N/A	\$760,000	5.6%	\$534,000	42.3%
CARINA	28	\$662,000	-1.9%	\$661,000	4.9%	\$485,000	36.3%
CARINA HEIGHTS	8	N/A	N/A	\$660,000	-3.7%	\$460,000	43.5%
CARINDALE	29	\$832,500	4.1%	\$825,000	-0.5%	\$650,000	26.9%
CARSELDINE	21	\$617,500	-7.8%	\$620,000	3.3%	\$497,500	24.6%
CHAPEL HILL	31	\$832,500	8.5%	\$781,000	5.5%	\$577,500	35.2%
CHELMER	10	N/A	N/A	\$1,035,000	-8.2%	\$764,000	35.5%
CHERMSIDE	8	N/A	N/A	\$575,000	-1.2%	\$427,750	34.4%
CHERMSIDE WEST	17	N/A	N/A	\$560,000	4.7%	\$435,000	28.7%
CLAYFIELD	22	\$1,305,000	30.5%	\$1,075,000	1.2%	\$851,500	26.2%
COOPERS PLAINS	10	N/A	N/A	\$600,000	14.3%	\$399,500	50.2%
COORPAROO	28	\$860,000	3.9%	\$850,000	1.2%	\$590,000	44.1%
CORINDA	20	\$796,500	36.2%	\$759,500	17.5%	\$585,000	29.8%
DARRA	16	N/A	N/A	\$430,000	-2.5%	\$330,000	30.3%
DEAGON	16	N/A	N/A	\$455,000	5.3%	\$340,250	33.7%
DOOLANDELLA	4	N/A	N/A	\$488,000	14.3%	\$352,000	38.6%
DREWVALE	11	N/A	N/A	\$580,000	7.0%	\$448,750	29.2%
DURACK	21	\$432,500	2.4%	\$425,000	9.0%	\$325,000	30.8%
EAST BRISBANE	17	N/A	N/A	\$898,000	9.9%	\$620,000	44.8%
EIGHT MILE PLAINS	34	\$757,500	-3.6%	\$780,000	5.4%	\$560,000	39.3%
ENOGGERA	10	N/A	N/A	\$687,500	6.5%	\$513,500	33.9%
EVERTON PARK	26	\$602,500	2.1%	\$587,500	-0.3%	\$455,000	29.1%
FAIRFIELD	13	N/A	N/A	\$668,750	-0.9%	\$525,000	27.4%
FERNY GROVE	28	\$615,000	6.7%	\$597,500	10.9%	\$479,000	24.7%
FIG TREE POCKET	17	N/A	N/A	\$1,028,000	16.5%	\$745,000	38.0%
FITZGIBBON	12	N/A	N/A	\$470,000	8.1%	\$385,000	22.1%
FOREST LAKE	84	\$452,000	6.5%	\$435,000	1.6%	\$375,000	16.0%
GATHORNE	7	N/A	N/A	\$720,000	21.6%	\$525,000	37.1%
GEEBUNG	12	N/A	N/A	\$513,000	1.6%	\$405,000	26.7%
GORDON PARK	10	N/A	N/A	\$790,000	9.7%	\$607,000	30.1%
GRACEVILLE	16	N/A	N/A	\$846,000	4.4%	\$637,500	32.7%
GRANGE	12	N/A	N/A	\$875,000	-4.9%	\$660,500	32.5%
GREENSLOPES	17	N/A	N/A	\$737,000	-1.5%	\$569,500	29.4%
HAMILTON	16	N/A	N/A	\$1,065,000	-3.2%	\$925,000	15.1%
HAWTHORNE	15	N/A	N/A	\$1,200,000	13.2%	\$832,500	44.1%
HEATHWOOD	9	N/A	N/A	\$547,500	-5.0%	\$498,000	9.9%
HEMMANT	7	N/A	N/A	\$480,000	4.5%	\$387,000	24.0%
HENDRA	21	\$980,000	-9.7%	\$971,250	2.2%	\$745,000	30.4%
HIGHGATE HILL	9	N/A	N/A	\$1,141,119	11.3%	\$745,000	53.2%
HOLLAND PARK	19	N/A	N/A	\$715,000	4.8%	\$499,999	43.0%
HOLLAND PARK WEST	22	\$648,500	-5.3%	\$685,000	2.2%	\$539,500	27.0%
INALA	38	\$360,000	1.1%	\$356,500	2.4%	\$277,750	28.4%
INDOOROOPIILLY	19	N/A	N/A	\$816,000	-2.3%	\$726,000	12.4%

SALES MARKET - HOUSES (CONT'D)							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
JAMBOREE HEIGHTS	14	N/A	N/A	\$500,000	9.4%	\$405,000	23.5%
JINDALEE	12	N/A	N/A	\$560,000	1.8%	\$470,000	19.1%
KALINGA	5	N/A	N/A	\$910,000	-1.2%	\$840,000	8.3%
KANGAROO POINT	4	N/A	N/A	\$828,000	-7.0%	\$662,500	25.0%
KARANA DOWNS	4	N/A	N/A	\$427,500	1.8%	\$409,250	4.5%
KARANA DOWNS ^	4	N/A	N/A	\$545,000	3.6%	\$435,000	25.3%
KEDRON	32	\$637,500	-16.2%	\$667,500	4.3%	\$514,000	29.9%
KELVIN GROVE	8	N/A	N/A	\$833,250	13.6%	\$583,500	42.8%
KENMORE	34	\$665,000	1.6%	\$660,000	3.6%	\$512,500	28.8%
KENMORE HILLS	3	N/A	N/A	\$840,000	6.5%	\$650,000	29.2%
KEPERRA	20	\$536,000	-2.6%	\$540,000	11.3%	\$407,500	32.5%
KURABY	17	N/A	N/A	\$680,000	8.8%	\$520,000	30.8%
LOTA	15	N/A	N/A	\$608,750	-0.5%	\$494,500	23.1%
LUTWYCHE	6	N/A	N/A	\$746,000	2.2%	\$640,000	16.6%
MACGREGOR	12	N/A	N/A	\$740,000	-5.1%	\$540,000	37.0%
MACKENZIE	3	N/A	N/A	\$785,000	0.5%	\$621,000	26.4%
MANLY	15	N/A	N/A	\$785,000	-3.7%	\$591,250	32.8%
MANLY WEST	25	\$630,000	2.4%	\$603,500	5.8%	\$468,000	29.0%
MANSFIELD	17	N/A	N/A	\$630,000	1.6%	\$465,000	35.5%
MCDOWALL	11	N/A	N/A	\$630,000	2.2%	\$528,500	19.2%
MIDDLE PARK	15	N/A	N/A	\$575,000	-2.0%	\$461,250	24.7%
MILTON	3	N/A	N/A	\$965,000	17.0%	\$649,500	48.6%
MITCHELTON	34	\$615,000	-5.9%	\$630,000	1.6%	\$470,000	34.0%
MOGGILL	16	N/A	N/A	\$560,000	1.9%	\$464,500	20.6%
MOOROOKA	25	\$646,500	3.0%	\$611,500	5.3%	\$475,000	28.7%
MORNINGSIDE	31	\$803,000	-8.2%	\$780,250	10.7%	\$570,000	36.9%
MOUNT GRAVATT	7	N/A	N/A	\$630,000	-0.8%	\$471,000	33.8%
MOUNT GRAVATT EAST	25	\$701,000	9.5%	\$622,500	5.2%	\$450,000	38.3%
MOUNT OMMAANEY	5	N/A	N/A	\$825,000	0.0%	\$762,500	8.2%
MURARRIE	7	N/A	N/A	\$604,000	-1.4%	\$537,000	12.5%
NEW FARM	19	N/A	N/A	\$1,600,000	6.7%	\$1,170,000	36.8%
NEWMARKET	8	N/A	N/A	\$805,250	0.0%	\$643,000	25.2%
NORMAN PARK	12	N/A	N/A	\$880,500	7.7%	\$631,225	39.5%
NORTHGATE	12	N/A	N/A	\$635,100	-4.5%	\$440,000	44.3%
NUDGEE	9	N/A	N/A	\$647,500	8.3%	\$525,000	23.3%
NUNDAH	19	N/A	N/A	\$650,000	-6.5%	\$560,000	16.1%
OXLEY	24	\$532,000	-7.5%	\$539,750	5.8%	\$410,000	31.6%
PADDINGTON	25	\$970,000	-7.6%	\$994,050	5.5%	\$725,500	37.0%
PARKINSON	20	\$633,750	-1.7%	\$642,000	2.7%	\$495,000	29.7%
PULLENVALE ^	9	N/A	N/A	\$1,100,000	10.8%	\$1,025,000	7.3%
RED HILL	13	N/A	N/A	\$861,000	3.7%	\$697,500	23.4%
RICHLANDS	6	N/A	N/A	\$457,500	3.2%	\$360,000	27.1%
RIVERHILLS	9	N/A	N/A	\$475,000	7.2%	\$408,000	16.4%
ROBERTSON	7	N/A	N/A	\$1,078,000	7.8%	\$640,000	68.4%
ROCHEDALE	8	N/A	N/A	\$950,000	5.6%	\$605,000	57.0%
ROCKLEA	8	N/A	N/A	\$391,000	1.6%	\$260,000	50.4%
RUNCORN	23	\$569,000	0.7%	\$560,000	4.1%	\$430,000	30.2%
SALISBURY	17	N/A	N/A	\$562,000	4.1%	\$425,000	32.2%
SANDGATE	14	N/A	N/A	\$600,000	-6.4%	\$539,000	11.3%
SEVEN HILLS	13	N/A	N/A	\$812,500	9.4%	\$555,000	46.4%
SEVENTEEN MILE ROCKS	6	N/A	N/A	\$715,000	9.6%	\$535,000	33.6%
SHERWOOD	10	N/A	N/A	\$905,000	2.6%	\$674,313	34.2%
SHORNCUFFE	9	N/A	N/A	\$742,000	8.3%	\$622,000	19.3%
SINNAMON PARK	14	N/A	N/A	\$706,375	12.1%	\$590,000	19.7%
SPRING HILL	3	N/A	N/A	N/A	N/A	\$805,000	31.7%
ST LUCIA	14	N/A	N/A	\$1,255,000	21.8%	\$935,250	34.2%
STAFFORD	18	N/A	N/A	\$585,000	-0.1%	\$435,000	34.5%
STAFFORD HEIGHTS	25	\$600,000	2.7%	\$581,500	2.0%	\$432,000	34.6%
STRETTON	11	N/A	N/A	\$787,500	-1.6%	\$672,500	17.1%
SUNNYBANK	27	\$790,000	8.1%	\$728,544	1.5%	\$496,000	46.9%
SUNNYBANK HILLS	40	\$700,000	9.4%	\$660,000	-0.3%	\$479,000	37.8%
TAIGUM	12	N/A	N/A	\$512,500	8.9%	\$400,000	28.1%
TARINGA	14	N/A	N/A	\$912,000	1.3%	\$660,000	38.2%
TARRAGINDI	22	\$788,000	1.1%	\$746,500	4.4%	\$528,613	41.2%
TENERIFFE	5	N/A	N/A	N/A	N/A	\$1,087,500	146.9%
TENNYSON	2	N/A	N/A	N/A	N/A	\$532,500	27.9%
THE GAP	37	\$660,000	-0.8%	\$655,000	5.2%	\$533,850	22.7%
TINGALPA	22	\$523,000	2.6%	\$516,000	4.5%	\$410,000	25.9%

SALES MARKET - HOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOOWONG	14	N/A	N/A	\$827,500	6.8%	\$662,500	24.9%
UPPER KEDRON	10	N/A	N/A	\$626,000	2.6%	\$565,000	10.8%
UPPER MOUNT GRAVATT	22	\$675,000	7.4%	\$634,000	6.6%	\$464,000	36.6%
VIRGINIA	12	N/A	N/A	\$577,000	6.4%	\$428,000	34.8%
WAKERLEY	30	\$785,000	-1.9%	\$751,000	3.5%	\$615,000	22.1%
WAVELL HEIGHTS	42	\$682,000	1.8%	\$649,500	1.5%	\$490,000	32.6%
WEST END	9	N/A	N/A	\$1,100,000	2.8%	\$750,000	46.7%
WESTLAKE	11	N/A	N/A	\$717,500	8.5%	\$600,000	19.6%
WILSTON	9	N/A	N/A	\$1,200,000	18.8%	\$750,000	60.0%
WINDSOR	15	N/A	N/A	\$843,000	11.7%	\$610,000	38.2%
WISHART	25	\$686,000	1.3%	\$710,000	3.7%	\$500,000	42.0%
WOOLLOONGABBA	11	N/A	N/A	\$752,500	-3.5%	\$585,000	28.6%
WOOLLOWIN	6	N/A	N/A	\$762,500	-3.5%	\$626,000	21.8%
WYNNUM	42	\$652,500	0.8%	\$640,000	10.3%	\$480,000	33.3%
WYNNUM WEST	37	\$525,000	1.7%	\$529,000	5.8%	\$410,000	29.0%
YEERONGPILLY	3	N/A	N/A	N/A	N/A	\$665,500	15.0%
YERONGA	14	N/A	N/A	\$890,000	13.2%	\$580,000	53.4%
ZILLMERE	23	\$475,000	8.0%	\$465,000	2.7%	\$357,000	30.3%

SALES MARKET - UNITS & TOWNHOUSES

BRISBANE (LGA)	1574	\$429,700	-2.3%	\$442,000	-2.9%	\$404,950	9.1%
ACACIA RIDGE	1	N/A	N/A	N/A	N/A	\$276,500	62.7%
ALBION	32	\$490,000	-2.8%	\$483,500	3.2%	\$420,000	15.1%
ALDERLEY	8	N/A	N/A	\$410,000	-15.0%	\$387,500	5.8%
ALGESTER	4	N/A	N/A	\$315,500	1.8%	\$292,000	8.0%
ANMERLEY	23	\$511,000	28.1%	\$460,000	10.1%	\$388,000	18.6%
ASCOT	16	N/A	N/A	\$442,500	-0.6%	\$392,000	12.9%
ASHGROVE	4	N/A	N/A	\$437,500	-5.9%	\$380,500	15.0%
ASPLEY	1	N/A	N/A	\$390,000	0.5%	\$335,000	16.4%
AUCHENFLOWER	15	N/A	N/A	\$429,000	-11.6%	\$450,000	-4.7%
BALMORAL	6	N/A	N/A	\$560,000	4.7%	\$455,000	23.1%
BANYO	2	N/A	N/A	N/A	N/A	\$671,000	-38.0%
BARDON	5	N/A	N/A	\$550,000	-13.4%	\$511,500	7.5%
BOWEN HILLS	10	N/A	N/A	\$455,000	2.3%	\$400,000	13.8%
BRACKEN RIDGE	4	N/A	N/A	\$334,000	-7.9%	\$335,000	-0.3%
BRIDGEMAN DOWNS	7	N/A	N/A	\$451,000	-4.3%	\$350,000	28.9%
BRISBANE CITY	68	\$500,000	3.1%	\$495,000	1.4%	\$467,500	5.9%
BULIMBA	14	N/A	N/A	\$590,750	-3.3%	\$538,000	9.8%
CALAMVALE	25	\$393,500	0.9%	\$390,375	-2.4%	\$379,000	3.0%
CAMP HILL	6	N/A	N/A	\$590,000	5.4%	\$395,000	49.4%
CANNON HILL	4	N/A	N/A	\$453,250	-0.4%	\$508,000	-10.8%
CARINA	23	\$450,000	-5.3%	\$470,000	0.0%	\$412,000	14.1%
CARINA HEIGHTS	11	N/A	N/A	\$440,000	-6.3%	\$440,000	0.0%
CARINDALE	6	N/A	N/A	\$525,000	-5.4%	\$420,000	25.0%
CARSELDINE	5	N/A	N/A	\$358,000	-12.9%	\$390,000	-8.2%
CHERMISIDE	35	\$420,000	2.7%	\$420,000	-7.2%	\$395,000	6.3%
CLAYFIELD	26	\$382,000	6.1%	\$388,000	3.5%	\$370,000	4.9%
COOPERS PLAINS	4	N/A	N/A	\$410,000	0.4%	\$377,500	8.6%
COORPAROO	35	\$385,000	-1.4%	\$408,000	-8.7%	\$365,000	11.8%
CORINDA	4	N/A	N/A	\$457,500	3.7%	\$427,500	7.0%
DARRA	10	N/A	N/A	\$425,000	5.5%	\$280,250	51.7%
DOOLANDILLA	4	N/A	N/A	\$340,000	-2.8%	\$346,000	-1.7%
EAST BRISBANE	11	N/A	N/A	\$470,000	13.0%	\$425,000	10.6%
EIGHT MILE PLAINS	16	N/A	N/A	\$407,250	-0.7%	\$354,250	15.0%
ELLEN GROVE	10	N/A	N/A	\$347,500	-1.3%	N/A	N/A
ENOGGERA	17	N/A	N/A	\$407,500	-0.3%	\$400,000	1.9%
EVERTON PARK	20	\$420,000	-3.5%	\$435,000	-3.9%	\$389,500	11.7%
FAIRFIELD	4	N/A	N/A	N/A	N/A	\$410,000	11.0%
FITZGIBBON	3	N/A	N/A	\$378,000	7.5%	\$372,000	1.6%
FORTITUDE VALLEY	28	\$412,750	18.4%	\$420,000	-5.8%	\$409,755	2.5%
GAYTHORNE	10	N/A	N/A	\$417,000	-7.3%	\$391,000	6.6%
GORDON PARK	6	N/A	N/A	\$331,000	-12.9%	\$350,000	-5.4%
GREENSLOPES	33	\$380,000	-14.1%	\$470,000	8.4%	\$347,000	35.4%
HAMILTON	34	\$527,500	-10.7%	\$550,000	-4.4%	\$485,000	13.4%
HAWTHORNE	5	N/A	N/A	\$565,000	0.4%	\$450,000	25.6%
HENDRA	1	N/A	N/A	N/A	N/A	\$495,000	19.8%
HIGHGATE HILL	7	N/A	N/A	\$611,000	15.3%	\$450,000	35.8%

SALES MARKET - UNITS & TOWNHOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
HOLLAND PARK WEST	7	N/A	N/A	\$424,500	-5.7%	\$345,000	23.0%
INDOOROPILLY	24	\$486,000	-6.5%	\$490,000	-3.7%	\$458,500	6.9%
KANGAROO POINT	37	\$527,500	0.0%	\$530,000	1.0%	\$458,500	15.6%
KEDRON	16	N/A	N/A	\$448,500	-0.6%	\$400,000	12.1%
KELVIN GROVE	10	N/A	N/A	\$422,500	-12.9%	\$442,500	-4.5%
LUTWYCHE	18	N/A	N/A	\$477,250	-1.6%	\$419,000	13.9%
MANLY	3	N/A	N/A	N/A	N/A	\$400,000	28.1%
MANLY WEST	6	N/A	N/A	\$425,000	0.6%	\$395,000	7.6%
MCDOWALL	2	N/A	N/A	N/A	N/A	\$346,250	14.1%
MILTON	14	N/A	N/A	\$467,500	-18.6%	\$482,000	-3.0%
MITCHELTON	13	N/A	N/A	\$440,000	0.6%	\$345,000	27.5%
MOOROOKA	15	N/A	N/A	\$382,000	-9.9%	\$385,000	-0.8%
MORNINGSIDE	30	\$448,800	-7.5%	\$478,000	-2.5%	\$430,000	11.2%
MOUNT GRAVATT	5	N/A	N/A	\$469,000	14.4%	\$425,000	10.4%
MOUNT GRAVATT EAST	9	N/A	N/A	\$460,000	2.2%	\$382,500	20.3%
MURARRIE	19	N/A	N/A	\$536,000	-6.0%	\$568,000	-5.6%
NEW FARM	39	\$640,000	7.6%	\$600,000	8.4%	\$497,000	20.7%
NEWMARKET	6	N/A	N/A	\$417,000	-7.9%	\$385,000	8.3%
NEWSTEAD	22	\$520,000	-13.2%	\$595,000	-1.0%	\$527,000	12.9%
NORMAN PARK	14	N/A	N/A	\$630,000	15.6%	\$450,000	40.0%
NORTHGATE	9	N/A	N/A	\$356,250	-13.1%	\$390,000	-8.7%
NUNDIAH	44	\$409,000	-4.9%	\$420,000	-3.9%	\$358,000	17.3%
OXLEY	5	N/A	N/A	\$365,000	-0.7%	\$313,750	16.3%
PADDINGTON	14	N/A	N/A	\$525,000	-6.3%	\$448,000	17.2%
RED HILL	4	N/A	N/A	\$525,000	8.5%	\$395,000	32.9%
RICHLANDS	7	N/A	N/A	\$368,900	5.1%	\$336,000	9.8%
ROCHEDALE	19	N/A	N/A	\$465,000	-9.7%	\$379,500	22.5%
ROCKLEA	1	N/A	N/A	N/A	N/A	\$565,950	-51.4%
RUNCORN	26	\$372,800	6.5%	\$360,000	-3.0%	\$320,000	12.5%
SALISBURY	4	N/A	N/A	\$480,316	-1.0%	\$389,000	23.5%
SHERWOOD	12	N/A	N/A	\$460,000	0.2%	\$432,225	6.4%
SOUTH BRISBANE	32	\$510,000	7.8%	\$480,000	-4.8%	\$442,250	8.5%
SPRING HILL	38	\$440,000	4.3%	\$427,500	-2.8%	\$382,000	11.9%
ST LUCIA	27	\$415,000	-14.4%	\$456,750	0.4%	\$488,000	-6.4%
STAFFORD	8	N/A	N/A	\$405,000	-8.0%	\$364,920	11.0%
SUNNYBANK HILLS	8	N/A	N/A	\$390,000	8.2%	\$357,000	9.2%
TAIGUM	10	N/A	N/A	\$330,500	-2.8%	\$305,000	8.4%
TARINGA	31	\$390,000	-9.5%	\$422,500	-0.7%	\$397,500	6.3%
TERENRIFE	25	\$565,000	-6.6%	\$600,000	-4.8%	\$557,209	7.7%
THE GAP	1	N/A	N/A	N/A	N/A	\$418,000	10.0%
TINGALPA	13	N/A	N/A	\$365,000	-0.3%	\$326,000	12.0%
TOOWONG	40	\$400,000	-14.0%	\$450,000	-2.8%	\$435,000	3.4%
UPPER MOUNT GRAVATT	23	\$450,000	-5.2%	\$464,000	0.6%	\$399,500	16.1%
WAKERLEY	2	N/A	N/A	\$440,000	3.5%	\$420,000	4.8%
WEST END	29	\$499,500	-4.4%	\$501,000	-10.5%	\$512,500	-2.2%
WINDSOR	17	N/A	N/A	\$490,000	-0.1%	\$361,250	35.6%
WISHART	4	N/A	N/A	\$424,000	-0.2%	\$342,000	24.0%
WOOLLOONGABBA	11	N/A	N/A	\$455,500	-9.6%	\$419,000	8.7%
WYNNUM	9	N/A	N/A	\$450,000	9.8%	\$377,500	19.2%
WYNNUM WEST	11	N/A	N/A	\$343,750	0.2%	\$310,000	10.9%
YERONGA	16	N/A	N/A	\$420,000	-14.1%	\$409,500	2.6%
YEERONGPILLY	7	N/A	N/A	\$459,500	-6.7%	\$387,500	18.6%
ZILLMERE	14	N/A	N/A	\$355,000	-3.3%	\$377,000	-5.8%

SALES MARKET - VACANT LAND

BRISBANE (LGA)	136	\$429,000	0.9%	\$410,000	10.8%	\$285,000	43.9%
BRISBANE (LGA) ^	4	N/A	N/A	\$715,000	-45.8%	\$620,000	15.3%
BRIDGEMAN DOWNS	11	N/A	N/A	\$431,000	16.5%	\$347,500	24.0%
CARINDALE	0	N/A	N/A	N/A	N/A	\$500,000	7.0%
FITZGIBBON	1	N/A	N/A	\$184,100	4.6%	\$192,000	-4.1%
HEATHWOOD	0	N/A	N/A	\$299,000	4.9%	\$257,000	16.3%
KENMORE	0	N/A	N/A	\$562,500	21.0%	\$362,500	55.2%
KURABY	0	N/A	N/A	N/A	N/A	\$360,000	26.0%
ROCHEDALE	31	\$438,000	-8.3%	\$465,000	5.0%	\$385,000	20.8%
UPPER KEDRON	5	N/A	N/A	\$400,000	11.1%	\$320,000	25.0%

RENTAL MARKET - 3 BED HOUSES							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	BRISBANE CITY	\$420	2859	\$420	2635	\$400	2674
	BAYSIDE	\$420	131	\$420	136	\$400	132
4178	LINDUM/LYTTON/WYNNUM	\$420	83	\$420	69	\$390	78
4179	LOTA/MANLY	\$430	48	\$430	67	\$400	54
	CITY - INNER	\$545	235	\$550	229	\$510	194
4000	BRISBANE CITY/SPRING HILL	\$570	26	\$580	18	\$560	21
4005	NEW FARM/TENERIFFE	\$650	25	\$800	19	\$530	11
4006	BOWEN HILLS/VALLEY/HERSTON/NEWSTEAD	\$540	12	\$495	13	\$480	7
4064	MILTON/PADDINGTON/ROSALIE	\$580	51	\$570	55	\$540	29
4066	AUCHENFLOWER/MTCOOTH/TOOWONG	\$513	24	\$500	41	\$475	35
4067	IRONSIDE/ST LUCIA	\$560	11	\$470	10	\$490	9
4101	HIGHGATE HILL/SOUTH BRIS/WEST END	\$530	39	\$550	22	\$525	34
4102	BURANDA/DUTTON PARK/WOOLONGABBA	\$470	21	\$450	22	\$450	15
4169	EAST BRIS/KANGAROO POINT	\$525	26	\$480	29	\$495	33
	NORTH - INNER	\$450	301	\$460	280	\$435	293
4007	ASCOT/HAMILTON	\$525	17	\$500	18	\$540	20
4010	ALBION/BREAKFAST CREEK	\$500	9	\$535	5	\$450	11
4011	CLAYFIELD/HENDRA	\$513	34	\$530	27	\$510	35
4012	NUNDAH/TOOMBUL/WAVELL HEIGHTS	\$435	67	\$430	64	\$400	57
4030	LUTWYCHE/WINDSOR/WOOLLOOWIN	\$465	54	\$480	47	\$450	46
4031	GORDON PARK/KEDRON	\$445	44	\$430	46	\$380	42
4051	ALDERLEY/ENOGERRA/GAYTHORNE/GRANGE/NEWMARKET/WILSTON	\$440	74	\$460	72	\$430	81
	NORTH - OUTER	\$400	408	\$400	357	\$370	363
4013	NORTHGATE	\$400	20	\$400	11	\$380	17
4014	BANYO/NUDGEE/VIRGINIA	\$410	35	\$400	29	\$370	32
4017	BRACKEN RIDGE/BRIGHTON/DEAGON/SANDGATE	\$395	93	\$390	94	\$360	118
4018	FITZGIBBON/TAIGUM	\$410	38	\$410	27	\$380	25
4032	CHERMESIDE/CRAIGSLEA	\$398	66	\$400	52	\$380	44
4034	ASPLEY/BOONDAL/GEEBUNG/ZILLMERE	\$400	136	\$400	127	\$375	110
4036	BALD HILLS	\$390	20	\$385	17	\$340	17
	NORTH WEST - INNER	\$520	114	\$510	116	\$510	87
4059	BALLYMORE/ITHACA/KELVIN GROVE/RED HILL	\$520	58	\$500	52	\$535	41
4060	ASHGROVE/DORRINGTON/ST JOHNS WOOD	\$500	32	\$485	38	\$460	30
4065	BARDON/JUBILEE/RAINWORTH	\$540	24	\$580	26	\$470	16
	NORTH WEST - OUTER	\$435	229	\$430	215	\$385	226
4053	BROOKSIDE/EVERTON PARK/MCDOWALL/STAFFORD	\$430	149	\$420	133	\$390	138
4054	ARANA HILLS/KEPERRA	\$420	50	\$430	55	\$360	58
4061	THE GAP	\$493	30	\$460	27	\$410	30
	SOUTH - INNER	\$425	335	\$430	300	\$410	323
4103	ANMERLEY/FAIRFIELD	\$450	36	\$450	25	\$430	38
4104	YERONGA	\$455	12	\$450	14	\$430	16
4105	CLIFTON HILL/MOOROOKA/TENNYSON	\$405	38	\$425	45	\$400	35
4120	GREENSLOPES/STONES CORNER	\$470	23	\$450	27	\$430	21
4121	EKIBIN/HOLLAND PARK/TARRAGINDI/WELLERS HILL	\$450	74	\$450	68	\$430	80
4122	MANSFIELD/MT GRAVATT/WISHART	\$408	150	\$420	119	\$390	131
	SOUTH - OUTER	\$385	340	\$390	293	\$370	291
4106	BRISBANE MARKET/ROCKLEA	\$360	13	\$370	13	\$355	11
4107	SAUSBURY	\$360	24	\$390	24	\$380	22
4108	ARCHERFIELD/COOPERS PLAINS	\$350	26	\$365	27	\$360	23
4109	ALTANDI/MACGREGOR/ROBERTSON/SUNNYBANK	\$395	115	\$390	89	\$380	92
4110	ACACIA RIDGE/LARAPINTA/WILLAWONG	\$350	48	\$350	43	\$340	44
4113	EIGHT MILES PLAINS/RUNCORN	\$390	60	\$400	53	\$370	50
4115	ALGESTER/PARKINSON	\$395	21	\$400	20	\$380	22
4116	CALAMVALE/DREWVALE/STRETTON	\$415	24	\$400	18	\$380	10
	SOUTH EAST - INNER	\$450	287	\$460	267	\$440	276
4151	COORPAROO	\$458	48	\$470	40	\$450	26
4152	CAMP HILL/CARINA/CARINDALE	\$440	124	\$440	87	\$420	107
4170	CANNON HILL/MORNINGSIDE/NORMAN PARK	\$483	74	\$460	84	\$450	78
4171	BALMORAL/BULIMBA/HAWTHORNE	\$570	27	\$510	37	\$475	44
4172	MURARRIE	\$423	14	\$400	19	\$420	21
	SOUTH EAST - OUTER	\$420	53	\$420	50	\$410	40
4154	GUMDALE/RANSOME/WAKERLEY	\$455	6	\$470	6	\$440	14
4173	TINGALPA	\$400	25	\$410	32	\$415	12
4174	DOBOY/HEMANT	\$403	10	N/A	3	\$400	9
	SOUTH WEST - INNER	\$450	106	\$450	111	\$420	103
4068	CHELMER/INDOOROOPIILY/TARINGA	\$465	49	\$485	40	\$450	40
4075	CORINDA/GRACEVILLE/OXLEY/SHERWOOD	\$425	57	\$420	71	\$400	63

RENTAL MARKET - 3 BED HOUSES (CONT'D)							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SOUTH WEST - OUTER	\$365	319	\$360	281	\$350	346
4069	BROOKFIELD/CHAPEL HILL/KENMORE	\$450	43	\$450	33	\$435	43
4070	ANSTEAD/BELLBOWRIE/MOGGILL	\$395	12	\$380	10	\$370	10
4073	SEVENTEEN MILE ROCKS/SINNAMON PARK	\$420	9	\$405	13	\$395	16
4074	JINDALEE/MTOMMANEY/SUMNER/WESTLAKE	\$410	53	\$395	43	\$395	65
4076	DARRA/WACOL	\$330	21	\$340	26	\$315	36
4077	DOOLANDELLA/DURACK/INALA/RICHLANDS	\$325	82	\$320	68	\$320	73
4078	FOREST LAKE/CAROLE PARK	\$360	99	\$360	88	\$340	103

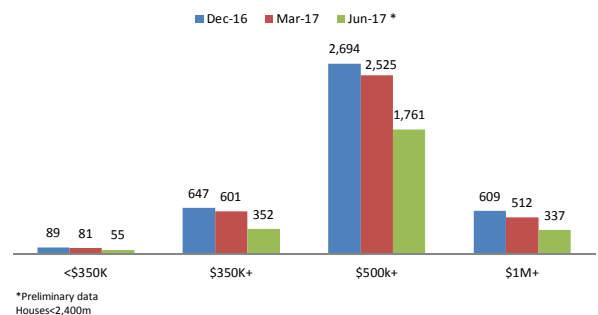
RENTAL MARKET - 2 BED UNITS							
BRISBANE CITY	\$400	5494	\$400	4731	\$385	3842	
BAYSIDE	\$350	56	\$330	52	\$300	44	
LINDUM/LYTTON/WYNNUM	\$350	46	\$325	37	\$310	29	
LOTA/MANLY	\$350	10	\$350	15	\$290	15	
CITY - INNER	\$485	2223	\$490	1929	\$480	1592	
BRISBANE CITY/SPRING HILL	\$540	338	\$570	311	\$600	313	
NEW FARM/TENERIFFE	\$495	257	\$500	280	\$500	255	
BOWEN HILLS/VALLEY/HERSTON/NEWSTEAD	\$470	390	\$480	416	\$490	227	
MILTON/PADDINGTON/ROSALIE	\$400	95	\$410	76	\$410	63	
AUCHENFLOWER/MTCOOTH/TOOWONG	\$395	233	\$395	189	\$390	192	
IRONSIDE/ST LUCIA	\$400	79	\$410	99	\$390	90	
HIGHGATE HILL/SOUTH BRIS/WEST END	\$520	462	\$510	309	\$480	200	
BURANDA/DUTTON PARK/WOOLONGABBA	\$460	164	\$440	60	\$420	55	
EAST BRIS/KANGAROO POINT	\$480	202	\$475	189	\$470	197	
NORTH - INNER	\$380	1129	\$380	1002	\$350	767	
ASCOT/HAMILTON	\$425	182	\$435	173	\$400	133	
ALBION/BREAKFAST CREEK	\$453	78	\$415	35	\$360	11	
CLAYFIELD/HENDRA	\$330	120	\$350	114	\$340	139	
NUNDAH/TOOMBUL/WAVELL HEIGHTS	\$370	221	\$380	203	\$355	167	
LUTWYCHE/WINDSOR/WOOLLOOWIN	\$400	284	\$400	237	\$330	101	
GORDON PARK/KEDRON	\$350	111	\$340	81	\$330	95	
ALDERLEY/ENOGERRA/GAYTHORNE/GRANGE/NEWMARKET/WILSTON	\$350	133	\$360	159	\$345	121	
NORTH - OUTER	\$350	386	\$350	251	\$350	191	
NORTHGATE	\$310	31	\$300	26	\$335	20	
BANYO/NUDGEE/VIRGINIA	\$360	5	\$350	6	\$360	6	
BRACKEN RIDGE/BRIGHTON/DEAGON/SANDGATE	\$335	24	\$300	17	\$300	20	
FITZGIBBON/TAIGUM	\$330	7	\$340	8	\$330	6	
CHERMESIDE/CRAIGSLEA	\$380	222	\$380	117	\$375	84	
ASPLEY/BOONDAL/GEEBUNG/ZILLMERE	\$340	94	\$345	77	\$345	55	
NORTH WEST - INNER	\$430	189	\$410	140	\$390	111	
BALLYMORE/ITHACA/KELVIN GROVE/RED HILL	\$450	144	\$415	90	\$415	72	
ASHGROVE/DORRINGTON/ST JOHNS WOOD	\$390	35	\$425	41	\$350	32	
BARDON/JUBILEE/RAINWORTH	\$330	10	\$320	9	\$310	7	
NORTH WEST - OUTER	\$360	133	\$360	82	\$336	73	
BROOKSIDE/EVERTON PARK/MCDOWALL/STAFFORD	\$360	123	\$365	80	\$336	69	
SOUTH - INNER	\$350	517	\$350	440	\$345	408	
ANMERLEY/FAIRFIELD	\$330	101	\$332	101	\$335	103	
YERONGA	\$340	37	\$345	39	\$345	41	
CLIFTON HILL/MOOROOKA/TENNYSON	\$343	80	\$345	63	\$320	60	
GREENSLOPES/STONES CORNER	\$350	124	\$355	98	\$350	94	
EKIBIN/HOLLAND PARK/TARRAGINDI/WELLERS HILL	\$340	37	\$365	49	\$335	33	
MANSFIELD/MT GRAVATT/WISHART	\$395	132	\$400	86	\$385	66	
SOUTH - OUTER	\$340	67	\$340	60	\$307	44	
BRISBANE MARKET/ROCKLEA	N/A	4	\$320	7	\$270	5	
ARCHERFIELD/COOPERS PLAINS	\$340	11	\$400	11	N/A	2	
ALTANDI/MACGREGOR/ROBERTSON/SUNNYBANK	\$380	27	\$360	17	\$390	17	
EIGHT MILES PLAINS/RUNCORN	\$400	9	\$365	8	N/A	2	
SOUTH EAST - INNER	\$370	513	\$395	497	\$360	345	
COORPAROO	\$350	179	\$350	153	\$350	153	
CAMP HILL/CARINA/CARINDALE	\$350	62	\$395	50	\$350	34	
CANNON HILL/MORNINGSIDE/NORMAN PARK	\$400	157	\$410	185	\$375	87	
BALMORAL/BULIMBA/HAWTHORNE	\$405	107	\$450	104	\$385	71	
SOUTH EAST - OUTER	N/A	3	\$330	8	\$290	8	
TINGALPA	N/A	1	\$330	5	\$290	7	

RENTAL MARKET - 2 BED UNITS (CONT'D)							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SOUTH WEST - INNER	\$375	260	\$390	258	\$370	244
4068	CHELMER/INDOOROOPILLY/TARINGA	\$375	209	\$395	215	\$370	196
4075	CORINDA/GRACEVILLE/OXLEY/SHERWOOD	\$375	51	\$360	43	\$320	48
	SOUTH WEST - OUTER	\$330	18	\$300	12	\$330	15
4069	BROOKFIELD/CHAPEL HILL/KENMORE	N/A	2	N/A	1	N/A	2
4076	DARRA/WACOL	N/A	4	\$275	5	N/A	4
4078	FOREST LAKE/CAROLE PARK	\$335	11	N/A	3	\$340	5

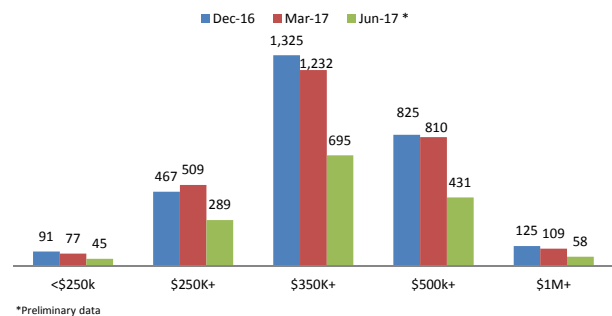
RENTAL MARKET - 3 BED TOWNHOUSES							
	BRISBANE CITY	\$410	1792	\$420	1627	\$400	1423
	BAYSIDE	\$405	82	\$410	85	\$385	81
4178	LINDUM/LYTTON/WYNNUM	\$400	49	\$400	53	\$380	40
4179	LOTA/MANLY	\$415	33	\$415	32	\$405	41
	CITY - INNER	\$570	55	\$620	66	\$560	59
4000	BRISBANE CITY/SPRING HILL	N/A	4	\$600	5	N/A	3
4005	NEW FARM/TENERIFFE	N/A	4	\$680	12	\$565	8
4006	BOWEN HILLS/VALLEY/HERSTON/NEWSTEAD	N/A	2	\$665	12	\$550	9
4064	MILTON/PADDINGTON/ROSALIE	\$560	16	\$550	6	\$595	13
4066	AUCHENFLOWER/MTCOOTHY/TOOWONG	\$530	9	\$600	7	N/A	3
4067	IRONSIDE/ST LUCIA	\$538	6	\$620	10	\$495	8
4101	HIGHGATE HILL/SOUTH BRIS/WEST END	\$623	6	\$640	8	\$645	7
4169	EAST BRIS/KANGAROO POINT	\$490	7	\$560	6	\$430	6
	NORTH - INNER	\$478	144	\$500	105	\$465	106
4007	ASCOT/HAMILTON	\$550	30	\$600	15	\$500	7
4011	CLAYFIELD/HENDRA	\$520	17	\$530	17	\$510	16
4012	NUNDAH/TOOMBUL/WAVEILL HEIGHTS	\$440	13	\$450	14	\$430	30
4030	LUTWYCHE/WINDSOR/WOOLDOWIN	\$500	19	\$450	11	\$495	13
4031	GORDON PARK/KEDRON	\$450	24	\$440	13	\$460	12
4051	ALDERLEY/ENOGERRA/GAYTHORNE/GRANGE/NEWMARKET/WILSTON	\$450	39	\$480	35	\$460	28
	NORTH - OUTER	\$395	194	\$395	218	\$380	175
4013	NORTHGATE	\$435	11	\$460	13	\$440	8
4017	BRACKEN RIDGE/BRIGHTON/DEAGON/SANDGATE	\$375	31	\$375	44	\$360	43
4018	FITZGIBBON/TAIGUM	\$385	39	\$400	56	\$375	44
4032	CHERMESIDE/CRAIGSLEA	\$428	52	\$440	37	\$420	30
4034	ASPLEY/BOONDAL/GEEBUNG/ZILLMERE	\$385	53	\$390	55	\$380	50
4036	BALD HILLS	\$350	5	\$365	7	\$0	0
	NORTH WEST - INNER	\$525	21	\$550	13	\$490	16
4059	BALLYMORE/ITHACA/KELVIN GROVE/RED HILL	\$595	10	N/A	4	\$570	8
4060	ASHGROVE/DORRINGTON/ST JOHNS WOOD	\$450	9	N/A	4	\$455	6
4065	BARDON/JUBILEE/RAINWORTH	N/A	2	\$525	5	N/A	2
	NORTH WEST - OUTER	\$440	83	\$450	54	\$410	54
4053	BROOKSIDE/EVERTON PARK/MCDOWALL/STAFFORD	\$435	72	\$450	48	\$410	42
4061	THE GAP	\$460	9	N/A	4	\$420	6
	SOUTH - INNER	\$450	146	\$440	130	\$405	134
4103	ANMERLEY/FAIRFIELD	\$478	36	\$470	22	\$465	22
4104	YERONGA	\$520	11	\$450	7	\$400	12
4105	CLIFTON HILL/MOOROOKA/TENNYSON	\$450	17	\$420	17	\$400	18
4120	GREENSLOPES/STONES CORNER	\$483	16	\$495	19	\$480	6
4121	EKIBIN/HOLLAND PARK/TARRAGINDI/WELLERS HILL	\$430	12	\$415	10	\$400	12
4122	MANSFIELD/MT GRAVATT/WISHART	\$425	53	\$430	54	\$405	64
	SOUTH - OUTER	\$395	399	\$400	371	\$385	343
4107	SALISBURY	\$440	12	\$485	6	\$460	7
4109	ALTANDI/MACGREGOR/ROBERTSON/SUNNYBANK	\$400	45	\$410	55	\$400	43
4110	ACACIA RIDGE/LARAPINTA/WILLAWONG	\$360	22	\$350	20	\$340	7
4112	KURABY	\$380	15	\$375	14	\$365	22
4113	EIGHT MILES PLAINS/RUNCORN	\$410	144	\$415	115	\$395	141
4115	ALGESTER/PARKINSON	\$390	47	\$420	66	\$380	40
4116	CALAMVALE/DREWVALE/STRETTON	\$385	110	\$390	93	\$375	83
	SOUTH EAST - INNER	\$495	241	\$480	242	\$455	176
4151	COORPAROO	\$520	15	\$500	14	\$465	15
4152	CAMP HILL/CARINA/CARINDALE	\$450	100	\$460	118	\$440	91
4170	CANNON HILL/MORNINGSIDE/NORMAN PARK	\$490	74	\$470	69	\$470	48
4171	BALMORAL/BULIMBA/HAWTHORNE	\$595	42	\$620	26	\$550	16
4172	MURARIE	\$500	10	\$500	15	\$460	6
	SOUTH EAST - OUTER	\$413	66	\$415	50	\$395	69

RENTAL MARKET - 3 BED TOWNHOUSES (CONT'D)							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
4153	BELMONT	\$430	7	N/A	3	\$425	8
4154	GUMDALE/RANSOME/WAKERLEY	\$410	29	\$420	33	\$400	36
4173	TINGALPA	\$405	20	\$405	11	\$375	22
	SOUTH WEST - INNER	\$400	70	\$460	67	\$430	60
4068	CHELMER/INDOOROOPILLY/TARINGA	\$483	24	\$500	31	\$500	22
4075	CORINDA/GRACEVILLE/OXLEY/SHERWOOD	\$400	46	\$430	36	\$385	38
	SOUTH WEST - OUTER	\$350	291	\$360	226	\$350	150
4069	BROOKFIELD/CHAPEL HILL/KENMORE	\$475	7	N/A	3	N/A	4
4073	SEVENTEEN MILE ROCKS/SINNAMON PARK	\$435	10	\$405	7	\$395	14
4074	JINDALEE/MTOMMANEY/SUMNER/WESTLAKE	\$393	8	\$500	13	\$420	21
4076	DARRA/WACOL	\$380	15	\$375	15	N/A	2
4077	DOOLANDELLA/DURACK/INALA/RICHLANDS	\$350	163	\$355	163	\$345	86
4078	FOREST LAKE/CAROLE PARK	\$349	87	\$360	24	\$340	23

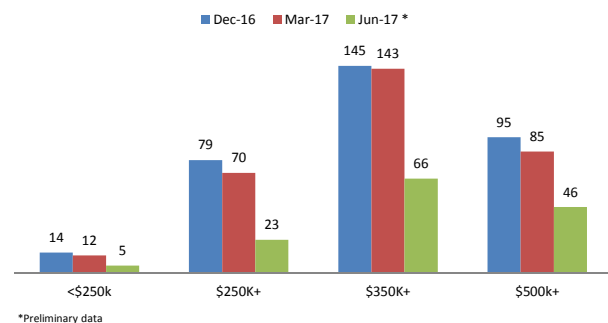
BRISBANE LGA HOUSE SALES



BRISBANE LGA UNIT SALES



BRISBANE LGA LAND SALES



Gold Coast

With just nine months to go until the Commonwealth Games, activity is ramping up and the Gold Coast housing market is one of the top three star performers in the state.

Based on annual figures, the Gold Coast house, unit and land markets are the third-most expensive in Queensland.

The Gold Coast housing market continued its winning streak this quarter, reaching a new high quarterly median house price of \$620,000 and a new annual median house price of \$595,000.

The unit market, on the other hand, slipped 2.4 per cent to a June quarter median of \$410,000 compared with \$420,000 for March. The good news is that the unit market performed well for the past year, reaching an annual growth of 5.1 per cent and an annual median unit price of \$415,000.

The Gold Coast is the largest unit market in Queensland and the second-largest market for houses behind Brisbane LGA and the second-largest market for land behind Moreton Bay.

The economic benefits from the Commonwealth Games continue to flow to the regional economy. The State Government Budget papers highlighted a total \$1.5 billion investment to deliver the Commonwealth Games. About 90 per cent of the \$657 million construction contracts have been awarded to southeast Queensland businesses.

According to the State Budget Regional Action Plan, the Gold Coast's infrastructure investment will reach nearly \$440 million in FY2018 with a total projected spend of more than \$1.4 billion. The largest project representing nearly 55 per cent of the FY2018 funding is Stage 2 of the light rail, due for completion in early 2018.

There are some concerns about the future of the region beyond the Commonwealth Games. However, there is evidence that its modernisation will extend beyond the Commonwealth Games' infrastructure program. A clear example is the Spit master plan proposal for redevelopment, which will support employment and regional investment in a prominent tourism area.

The rental market is also a strong performer, with vacancies generally sitting within the tight range for the past four years and weekly rents increasing above inflation for the past year.

The house and unit markets are rising. The outlook remains positive considering the strong economic fundamentals. Post-Comm Games the market will most likely follow a steady to moderate growth path.

HOUSE MARKET

The annual median house price increased 6.8 per cent to \$595,000 over the past year. This increase positioned the region as the second-best annual house market performer in the QMM.

Over the medium term (five years), the Gold Coast is also the third-strongest performer with the median house price increasing a solid 29.3 per cent, from an annual median of \$460,000 in June 2012. The top performer was Noosa, followed by Brisbane LGA.

This quarter the number of \$1 million-plus suburbs increased from five to six. Bundall has entered the million-dollar club with an annual median sale price of \$1 million in the June quarter.

Affordable houses are usually found in the suburbs of Jacobs Well, Nerang, Ormeau, Coomera and Upper Coomera, which reported annual median sale price in the range of \$429,000 to \$479,000 compared with the price range in the March quarter of \$385,000 to \$468,000. We are now seeing that affordable houses are also increasing in price due to the increasing demand.

The most active price point for the house market was the \$500,000 to \$750,000 bracket.

The volume of sales increased slightly from December 2016 to March 2017, reaching 1824 sales compared with 1808 sales. This is just the reflection of the increasing demand. Preliminary data for June indicates a reduction to 1264 sales over the quarter. This data will have to be reassessed in the September 2017 Queensland Market Monitor.

Market trend indicators showed characteristics of a solid market, experiencing supply restrictions. Annual listings reduced 2.6 per cent, from 10,638 in May 2016 to 10,357 in May 2017. This was not a typical behaviour throughout the state as only the Sunshine Coast LGA, Brisbane LGA and Moreton Bay recorded a fall in listings.

Median days on market and median vendor discounting held steady at 35 days and 4.2 per cent for the 12 months to May. (See page 68 for additional On The Market tables and graphs).

“The economic benefits from the Commonwealth Games continue to flow to the regional economy. The State Government Budget papers highlighted a total \$1.5 billion investment to deliver the Commonwealth Games.”

UNIT MARKET

The Gold Coast unit market fell 2.4 per cent, to a June quarter median of \$410,000. Most likely, the increase in supply of 9.2 per cent for the 12 months to May contributed to the fall in quarterly prices.

The annual performance was positive, with the annual median sale price increasing 5.1 per cent, to an annual median of \$415,000 for June. This compares with an annual median of \$357,125 five years ago and a cumulative five-year growth of 16.2 per cent. This growth has positioned the Gold Coast as the third medium-term best performer of all markets included in the QMM report.

The Gold Coast unit market has reported the largest volume of sales in FY2017, reaching about 11,050 sales compared with Brisbane LGA with about 10,360 sales. The most active point for the unit market was the \$350,000 to \$500,000.

Other market trend indicators showed characteristics of an active market. Median days on market fell from 52 days in May 2016 to 47 days in May 2017. Median vendor discounting showed a similar trend with the discount falling to 4.2 per cent for May 2017.

RENTAL MARKET

The rental market remained running at high speed, reporting tight vacancy rates of 1.7 per cent over the June quarter.

Property investor confidence is generally positive due to the upcoming Commonwealth Games and the extensive infrastructure program.

The Gold Coast is now the most-expensive rental market in Queensland for three-bedroom houses and two-bedroom units.

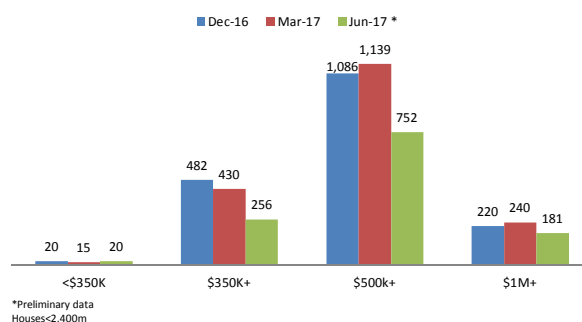
The weekly median rent of three-bedroom houses increased from \$470 in March to \$475 in June. Tenants of three-bedroom houses also had to bear an annual increase in rents of \$15 a week and a five-year increase of about \$70 a week.

The weekly median rent for a two-bedroom unit increased from \$395 in June 2016 to \$420 in June 2017.

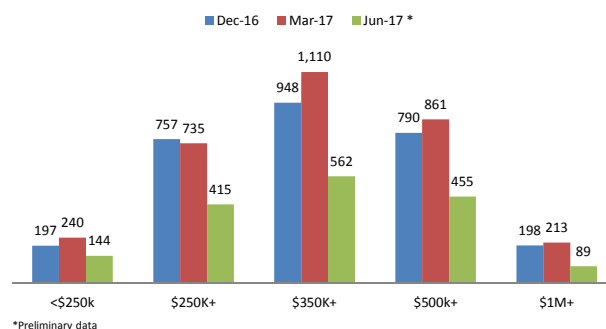
The weekly median rent of three-bedroom townhouses held steady at \$420 for a second consecutive quarter. This market experienced an increase in the weekly median rent of \$20 for the past year and \$55 for the past five years.

In FY2017, rents for three-bedroom houses, three-bedroom townhouses and two-bedroom units increased above the annual inflation, between 3 and 6.5 per cent. This supported the indicative gross rental yields of 4 per cent for houses and 5.3 per cent for units.

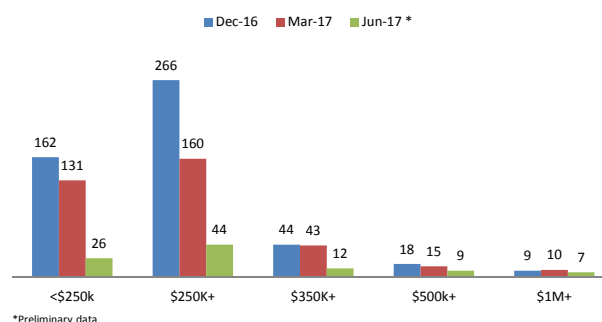
GOLD COAST HOUSE SALES



GOLD COAST UNIT SALES



GOLD COAST LAND SALES



SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GOLD COAST (LGA)	1264	\$620,000	2.1%	\$595,000	6.8%	\$460,000	29.3%
GOLD COAST (LGA) ^	114	\$780,000	-1.3%	\$780,311	4.5%	\$615,000	26.9%
ARUNDEL	28	\$619,000	8.6%	\$570,000	4.1%	\$450,000	26.7%
ASHMORE	31	\$545,500	-11.3%	\$580,000	3.6%	\$430,000	34.9%
BENOWA	27	\$1,025,000	17.8%	\$875,000	12.8%	\$625,000	40.0%
BIGGERA WATERS	11	N/A	N/A	\$624,500	-4.8%	\$625,000	-0.1%
BONOGIN ^	11	N/A	N/A	\$750,000	2.7%	\$577,000	30.0%
BROADBEACH WATERS	38	\$1,105,000	-7.3%	\$1,090,000	10.0%	\$665,000	63.9%
BUNDALL	28	\$1,000,000	-3.9%	\$1,000,000	4.2%	\$700,000	42.9%
BURLEIGH HEADS	21	\$900,000	10.4%	\$782,500	9.1%	\$522,500	49.8%
BURLEIGH WATERS	34	\$815,000	4.5%	\$750,000	9.7%	\$490,000	53.1%
CARRARA	26	\$591,000	5.5%	\$560,000	11.7%	\$395,000	41.8%
CLEAR ISLAND WATERS	11	N/A	N/A	\$1,240,000	24.0%	\$695,000	78.4%
COOLANGATTA	7	N/A	N/A	\$662,500	-16.3%	\$495,000	33.8%
COOMBABAH	31	\$482,000	-2.2%	\$480,000	7.9%	\$382,500	25.5%
COOMERA	21	\$487,000	9.6%	\$478,000	4.1%	\$370,000	29.2%
CURRUMBIN	8	N/A	N/A	\$839,000	12.6%	\$775,000	8.3%
CURRUMBIN VALLEY ^	1	N/A	N/A	N/A	N/A	\$595,000	54.6%
CURRUMBIN WATERS	22	\$660,000	-0.8%	\$645,000	11.2%	\$440,000	46.6%
ELANORA	36	\$647,500	1.0%	\$639,500	8.9%	\$463,750	37.9%
GILSTON	4	N/A	N/A	\$575,500	7.7%	\$417,500	37.8%
HELENSVALE	54	\$577,500	-7.2%	\$580,000	3.6%	\$444,000	30.6%
HIGHLAND PARK	11	N/A	N/A	\$507,000	5.1%	\$377,000	34.5%
HOLLYWELL	7	N/A	N/A	\$620,500	-0.5%	\$510,000	21.7%
HOPE ISLAND	19	N/A	N/A	\$625,000	-1.6%	\$450,000	38.9%
JACOBS WELL	6	N/A	N/A	\$429,000	2.6%	\$389,500	10.1%
LABRADOR	27	\$550,000	5.8%	\$530,000	10.4%	\$385,000	37.7%
LOWER BEECHMONT	4	N/A	N/A	N/A	N/A	\$350,000	25.7%
MAUDSLAND	13	N/A	N/A	\$530,000	12.8%	\$419,000	26.5%
MERMAID BEACH	16	N/A	N/A	\$1,402,500	3.1%	\$1,052,500	33.3%
MERMAID WATERS	45	\$887,500	-2.2%	\$872,000	12.5%	\$597,500	45.9%
MERRIMAC	16	N/A	N/A	\$519,000	10.4%	\$379,000	36.9%
MIAMI	21	\$797,500	2.6%	\$745,000	9.2%	\$450,500	65.4%
MOLENDINAR	20	\$660,000	14.3%	\$580,000	1.8%	\$467,000	24.2%
MUDGEERABA	27	\$547,500	-4.8%	\$552,500	6.3%	\$420,000	31.5%
MUDGEERABA ^	8	N/A	N/A	\$772,500	6.4%	\$587,500	31.5%
NERANG	39	\$450,000	4.4%	\$430,000	5.2%	\$340,000	26.5%
NERANG ^	6	N/A	N/A	\$805,000	1.9%	\$700,000	15.0%
ORMEAU	47	\$463,750	-1.0%	\$460,000	1.6%	\$408,250	12.7%
ORMEAU HILLS	6	N/A	N/A	\$482,000	-0.9%	\$455,365	5.8%
OXENFORD	27	\$459,000	-12.2%	\$503,000	6.5%	\$425,000	18.4%
PACIFIC PINES	53	\$520,000	-4.8%	\$525,000	5.4%	\$442,500	18.6%
PALM BEACH	33	\$827,500	-2.7%	\$743,000	6.9%	\$506,500	46.7%
PARADISE POINT	33	\$790,000	-26.2%	\$1,020,000	13.3%	\$890,000	14.6%
PARKWOOD	25	\$623,000	-0.3%	\$606,000	10.2%	\$435,000	39.3%
PIMPAMA	24	\$459,750	-7.0%	\$490,000	11.4%	\$371,000	32.1%
REEDY CREEK	14	N/A	N/A	\$775,000	5.4%	\$587,500	31.9%
ROBINA	56	\$708,000	2.8%	\$675,500	11.4%	\$509,500	32.6%
RUNAWAY BAY	21	\$860,000	-12.5%	\$960,000	1.1%	\$720,000	33.3%
SOUTHPORT	54	\$580,000	5.2%	\$545,500	1.2%	\$380,000	43.6%
SURFERS PARADISE	26	\$1,125,000	-17.4%	\$1,350,000	1.5%	\$1,250,000	8.0%
TALLAI ^	6	N/A	N/A	\$912,500	3.7%	\$671,000	36.0%
TALLEBUDGERA ^	9	N/A	N/A	\$802,500	-2.7%	\$605,000	32.6%
TALLEBUDGERA VALLEY ^	5	N/A	N/A	\$825,000	8.6%	\$631,000	30.7%
TUGUN	14	N/A	N/A	\$605,000	9.3%	\$420,000	44.0%
UPPER COOMERA	76	\$480,000	-5.5%	\$479,000	8.9%	\$375,000	27.7%
VARSITY LAKES	29	\$625,000	0.8%	\$615,000	9.8%	\$430,000	43.0%
WONGAWALLAN ^	2	N/A	N/A	N/A	N/A	\$714,000	13.1%
WORONGARY	4	N/A	N/A	\$480,000	8.5%	\$356,000	34.8%
WORONGARY ^	5	N/A	N/A	\$755,000	4.1%	\$557,500	35.4%

SALES MARKET - UNITS & TOWNHOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GOLD COAST (LGA)	1710	\$410,000	-2.4%	\$415,000	5.1%	\$357,125	16.2%
ARUNDEL	14	N/A	N/A	\$332,500	-0.5%	\$305,000	9.0%
ASHMORE	26	\$325,000	-2.1%	\$332,000	10.7%	\$275,000	20.7%
BENOWA	20	\$600,000	-9.1%	\$554,000	10.8%	\$678,880	-18.4%
BIGGERA WATERS	51	\$350,000	-17.7%	\$447,500	0.6%	\$305,000	46.7%
BILINGA	10	N/A	N/A	\$520,000	6.1%	\$394,500	31.8%
BROADBEACH	71	\$522,500	-1.0%	\$525,000	19.3%	\$525,000	0.0%
BROADBEACH WATERS	11	N/A	N/A	\$464,500	-3.6%	\$362,500	28.1%
BUNDALL	15	N/A	N/A	\$455,000	21.4%	\$302,000	50.7%
BURLEIGH HEADS	49	\$470,000	0.1%	\$470,000	10.1%	\$366,000	28.4%
BURLEIGH WATERS	23	\$400,000	-10.9%	\$421,000	9.4%	\$318,250	32.3%
CARRARA	27	\$500,000	4.2%	\$470,000	5.6%	\$375,000	25.3%
CLEAR ISLAND WATERS	6	N/A	N/A	\$425,000	8.1%	\$405,000	4.9%
COOLANGATTA	49	\$443,500	-6.6%	\$475,000	1.1%	\$482,500	-1.6%
COOMBABAH	30	\$310,000	-12.7%	\$350,000	3.2%	\$310,000	12.9%
COOMERA	45	\$395,000	9.7%	\$372,500	2.9%	\$352,392	5.7%
CURRUMBIN	10	N/A	N/A	\$550,000	25.0%	\$558,000	-1.4%
CURRUMBIN WATERS	12	N/A	N/A	\$362,500	-0.4%	\$297,000	22.1%
ELANORA	11	N/A	N/A	\$375,000	2.7%	\$285,000	31.6%
HELENSVALE	17	N/A	N/A	\$458,000	11.0%	\$320,000	43.1%
HIGHLAND PARK	2	N/A	N/A	\$302,500	6.9%	\$257,500	17.5%
HOLLYWELL	9	N/A	N/A	\$746,000	9.7%	\$632,000	18.0%
HOPE ISLAND	64	\$645,000	-6.5%	\$635,000	8.6%	\$409,000	55.3%
LABRADOR	106	\$350,000	-0.9%	\$351,500	4.8%	\$295,000	19.2%
MAIN BEACH	27	\$712,500	5.6%	\$670,000	0.2%	\$580,000	15.5%
MERMAID BEACH	67	\$480,000	15.7%	\$425,000	9.7%	\$340,000	25.0%
MERMAID WATERS	29	\$385,000	4.6%	\$372,363	2.6%	\$300,000	24.1%
MERRIMAC	28	\$360,000	4.4%	\$345,000	-7.6%	\$417,000	-17.3%
MIAMI	25	\$573,772	19.9%	\$472,000	12.1%	\$321,000	47.0%
MUDGEERABA	20	\$415,000	2.2%	\$395,750	6.1%	\$317,500	24.6%
NERANG	29	\$314,000	-9.8%	\$317,500	4.1%	\$280,000	13.4%
ORMEAU	6	N/A	N/A	\$355,000	-0.6%	\$341,000	4.1%
OXENFORD	6	N/A	N/A	\$318,000	4.3%	\$283,500	12.2%
PACIFIC PINES	12	N/A	N/A	\$362,500	-0.7%	\$395,000	-8.2%
PALM BEACH	57	\$435,500	-1.5%	\$420,000	12.0%	\$323,500	29.8%
PARADISE POINT	24	\$482,500	-36.9%	\$684,500	14.1%	\$495,000	38.3%
PARKWOOD	1	N/A	N/A	N/A	N/A	\$320,000	8.4%
PIMPAMA	7	N/A	N/A	\$375,000	17.2%	\$372,900	0.6%
REEDY CREEK	27	\$373,000	5.1%	\$345,000	10.6%	\$283,000	21.9%
ROBINA	61	\$430,000	-7.9%	\$445,000	5.5%	\$435,000	2.3%
RUNAWAY BAY	36	\$460,000	-8.0%	\$467,000	-5.7%	\$425,000	9.9%
SOUTHPORT	149	\$376,000	-3.6%	\$394,500	0.6%	\$315,000	25.2%
SURFERS PARADISE	259	\$379,000	-0.3%	\$378,000	4.3%	\$355,000	6.5%
TUGUN	26	\$457,500	0.3%	\$435,000	7.4%	\$343,250	26.7%
UPPER COOMERA	26	\$362,500	-3.9%	\$371,250	10.8%	\$351,500	5.6%
VARSITY LAKES	65	\$424,500	-4.6%	\$445,000	9.9%	\$367,000	21.3%

SALES MARKET - VACANT LAND							
GOLD COAST (LGA)	81	\$263,000	3.1%	\$255,000	6.3%	\$229,625	11.1%
GOLD COAST (LGA) ^	17	N/A	N/A	\$439,900	17.0%	\$407,500	8.0%
COOMERA	9	N/A	N/A	\$249,750	5.0%	\$212,500	17.5%
ELANORA	1	N/A	N/A	N/A	N/A	\$205,000	77.4%
GILSTON	1	N/A	N/A	\$345,000	17.0%	\$223,000	54.7%
HELENSVALE	1	N/A	N/A	\$349,900	-30.0%	\$415,000	-15.7%
HOPE ISLAND	0	N/A	N/A	N/A	N/A	\$281,500	28.8%
MAUDSLAND	4	N/A	N/A	\$269,000	9.3%	\$236,500	13.7%
ORMEAU	5	N/A	N/A	\$235,000	2.2%	\$246,500	-4.7%
ORMEAU HILLS	9	N/A	N/A	\$249,000	10.8%	\$217,000	14.7%
PACIFIC PINES	0	N/A	N/A	N/A	N/A	\$255,950	27.4%
PIMPAMA	38	\$259,000	2.0%	\$253,000	5.2%	\$227,500	11.2%
REEDY CREEK	1	N/A	N/A	N/A	N/A	\$298,500	26.8%
UPPER COOMERA	2	N/A	N/A	\$262,000	7.1%	\$224,750	16.6%

RENTAL MARKET - 3 BED HOUSES							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	GOLD COAST CITY	\$475	906	\$460	900	\$405	1015
4208	GILBERTON/JACOBS WELL/ORMEAU	\$400	22	\$400	18	\$380	28
4209	CANOWINDRA/COOMERA/ PIMPAMA/ WILLOW VALE/ YAWALPAH	\$400	151	\$390	122	\$360	71
4210	OXENFORD/STUDIO VILLAGE/WONGAWALLAN	\$420	16	\$455	11	\$385	19
4211	ADVANCETOWN/BEECHMONT/ BINNA BURRA/ CARRARA/ GAVEN/ NERANG	\$430	95	\$425	91	\$380	126
4212	BOYKAMBIL/HELENSVALE/HOPE ISLAND/ SANCTUARY COVE	\$515	42	\$490	61	\$450	61
4213	AUSTINVILLE/MUDGEERABA/SPRINGBROOK/ TALLA/ WORONGARY	\$510	28	\$470	32	\$410	49
4214	ARUNDEL/ASHMORE/ERNEST/ PARKWOOD	\$460	78	\$450	85	\$400	89
4215	CHIRN PK/SOUTHPORT/LABRADOR/KEEBRA PK	\$450	93	\$430	101	\$380	124
4216	BIGGERA WTRS/ COOMBABAH/HOLLYWELL/ PARADISE PT/ RUNAWAY BAY	\$470	59	\$450	54	\$420	72
4217	BENOWA/BUNDALL/MAIN BCH/ SORRENTO/ SURFERS PARADISE	\$590	43	\$595	47	\$480	45
4218	BROADBEACH/MERMAID BCH/ NOBBY BCH/RIALTO	\$600	41	\$570	43	\$495	72
4220	ANDREWS/BURLEIGH/MIAMI/TALLY VALLEY	\$578	62	\$520	50	\$430	62
4221	ELANORA/PALM BCH	\$590	42	\$520	52	\$430	56
4223	CURRUMBIN/CURRUMBIN VALLEY	\$550	19	\$520	22	\$440	34
4224	TUGUN	\$475	7	\$495	8	\$395	10
4226	KERRYDALE/MERRIMAC/ROBINA	\$530	57	\$490	68	\$440	63
4227	REEDY CK/STEPHENS/VARSITY LAKES	\$500	38	\$480	28	\$440	21
	SCENIC RIM REGIONAL	\$320	112	\$345	115	\$310	141
4270	TAMBORINE/ BIDDADDABA/ BOYLAND/ MUNDOLUN/ WONGLEPONG	\$460	6	N/A	4	\$440	6
4272	MT TAMBORINE	\$465	21	\$430	29	\$380	29
4285	BEAUDESERT/ CEDAR VALE/ INNISPLAIN/ KOORALBYN/ LAMINGTON	\$320	55	\$320	48	\$295	53
4309	ARATULA/ KALBAR	\$300	9	N/A	2	\$275	7
4310	BOONAH/ DUGANDEN/ MT ALFORD	\$280	14	\$280	20	\$250	18

RENTAL MARKET - 2 BED UNITS							
	GOLD COAST CITY	\$420	2366	\$395	2384	\$350	2456
4209	CANOWINDRA/COOMERA/ PIMPAMA/ WILLOW VALE/ YAWALPAH	\$335	8	\$325	14	\$270	7
4210	OXENFORD/STUDIO VILLAGE/WONGAWALLAN	\$330	18	\$320	25	\$290	13
4211	ADVANCETOWN/BEECHMONT/ BINNA BURRA/ CARRARA/ GAVEN/ NERANG	\$370	43	\$315	32	\$300	39
4212	BOYKAMBIL/HELENSVALE/HOPE ISLAND/ SANCTUARY COVE	\$423	28	\$400	37	\$390	54
4214	ARUNDEL/ASHMORE/ERNEST/ PARKWOOD	\$340	17	\$225	22	\$205	25
4215	CHIRN PK/SOUTHPORT/LABRADOR/KEEBRA PK	\$390	542	\$375	539	\$345	499
4216	BIGGERA WTRS/ COOMBABAH/HOLLYWELL/ PARADISE PT/ RUNAWAY BAY	\$400	210	\$380	241	\$330	153
4217	BENOWA/BUNDALL/MAIN BCH/ SORRENTO/ SURFERS PARADISE	\$460	454	\$430	489	\$390	591
4218	BROADBEACH/MERMAID BCH/ NOBBY BCH/RIALTO	\$410	283	\$410	326	\$345	368
4220	ANDREWS/BURLEIGH/MIAMI/TALLY VALLEY	\$430	187	\$420	202	\$350	207
4221	ELANORA/PALM BCH	\$380	132	\$360	133	\$300	140
4223	CURRUMBIN/CURRUMBIN VALLEY	\$410	38	\$415	29	\$340	41
4224	TUGUN	\$405	38	\$360	34	\$295	45
4225	BILINGA/COOLANGATTA/GREENMOUNT/ KIRRA/ RAINBOW BAY	\$380	100	\$385	112	\$320	119
4226	KERRYDALE/MERRIMAC/ROBINA	\$440	93	\$430	55	\$390	54
4227	REEDY CK/STEPHENS/VARSITY LAKES	\$450	170	\$360	86	\$370	93
	SCENIC RIM REGIONAL	\$265	41	\$220	35	\$200	41
4285	BEAUDESERT/ CEDAR VALE/ INNISPLAIN/ KOORALBYN/ LAMINGTON/ ETC	\$233	32	\$220	30	\$190	32

RENTAL MARKET - 3 BED TOWNHOUSES							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	GOLD COAST CITY	\$420	1036	\$400	1083	\$365	1192
4208	GILBERTON/JACOBS WELL/ORMEAU	\$390	11	\$385	11	\$365	13
4209	CANOWINDRA/COOMERA/ PIMPAMA/ WILLOW VALE/ YAWALPAH	\$380	178	\$375	207	\$340	194
4210	OXENFORD/STUDIO VILLAGE/WONGAWALLAN	\$365	12	\$380	13	\$360	23
4211	ADVANCETOWN/BEECHMONT/ BINNA BURRA/ CARRARA/ GAVEN/ NERANG	\$400	180	\$400	173	\$350	181
4212	BOYKAMBIL/HELENSVALE/HOPE ISLAND/ SANCTUARY COVE	\$485	52	\$450	61	\$400	41
4213	AUSTINVILLE/MUDGEERABA/SPRINGBROOK/ TALLA/ WORONGARY	\$413	36	\$390	29	\$350	43
4214	ARUNDEL/ASHMORE/ERNEST/ PARKWOOD	\$400	39	\$395	46	\$360	49
4215	CHIRN PK/SOUTHPORT/LABRADOR/KEEBRA PK	\$420	123	\$420	86	\$360	121
4216	BIGGERA WTRS/ COOMBABAH/HOLLYWELL/ PARADISE PT/ RUNAWAY BAY	\$440	69	\$380	85	\$355	88
4217	BENOWA/BUNDALL/MAIN BCH/ SORRENTO/ SURFERS PARADISE	\$450	43	\$510	42	\$460	60
4218	BROADBEACH/MERMAID BCH/ NOBBY BCH/RIALTO	\$500	24	\$480	21	\$450	24
4220	ANDREWS/BURLEIGH/MIAMI/TALLY VALLEY	\$530	30	\$440	34	\$395	41
4221	ELANORA/PALM BCH	\$550	23	\$420	26	\$360	31
4223	CURRUMBIN/CURRUMBIN VALLEY	\$488	14	\$460	17	\$330	12
4224	TUGUN	\$470	14	\$450	18	\$410	28
4226	KERRYDALE/MERRIMAC/ROBINA	\$490	132	\$465	134	\$430	151
4227	REEDY CK/STEPHENS/VARSITY LAKES	\$465	52	\$440	72	\$390	85

MOST EXPENSIVE SUBURBS - HOUSES		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
MERMAID BEACH	\$1,402,500	3.1%
SURFERS PARADISE	\$1,350,000	1.5%
CLEAR ISLAND WATERS	\$1,240,000	24.0%
BROADBEACH WATERS	\$1,090,000	10.0%
PARADISE POINT	\$1,020,000	13.3%

MOST AFFORDABLE SUBURBS - HOUSES		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
JACOBS WELL	\$429,000	2.6%
NERANG	\$430,000	5.2%
ORMEAU	\$460,000	1.6%
COOMERA	\$478,000	4.1%
UPPER COOMERA	\$479,000	8.9%

MOST EXPENSIVE SUBURBS - UNITS		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
HOLLYWELL	\$746,000	9.7%
PARADISE POINT	\$684,500	14.1%
MAIN BEACH	\$670,000	0.2%
HOPE ISLAND	\$635,000	8.6%
BENOWA	\$554,000	10.8%

MOST AFFORDABLE SUBURBS - UNITS		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
HIGHLAND PARK	\$302,500	6.9%
NERANG	\$317,500	4.1%
OXENFORD	\$318,000	4.3%
ASHMORE	\$332,000	10.7%
ARUNDEL	\$332,500	-0.5%



Toowoomba

Toowoomba has been a consistently steady regional performer and looking at the 12 months to June 2017, this has held relatively true, with an annual median sale price of \$352,000 in June 2017, up from \$350,000 in March.

Looking at the quarterly data, both the house and unit markets fell, by 3.8 per cent and 7.1 per cent respectively.

The unit market's annual figures reveal a moderate fall of 3.2 per cent over the past year, reaching a median sale price of \$300,000.

Over the medium term, Toowoomba remained a strong regional performer with the annual median sale price growing 22.6 per cent for houses and 23.5 per cent for units. This is a good achievement in regional Queensland, considering the medium-term performance of other regional areas.

The construction of the Toowoomba Second Range Crossing (TSRC) has supported the strength of the property market over the past few years. In FY2018, the State Government has budgeted to invest about \$292 million in infrastructure projects and the TSRC is the largest recipient of the funding.

The outlook for the house market is steady and this view is based on economic benefits flowing from the infrastructure projects. However, this quarter the REIQ has moved Toowoomba's unit market from steady to falling, as the data indicates early signs of contraction. (See page 5 for our market classifications charts).

HOUSE MARKET

The quarterly median sale price fell 3.8 per cent, from \$359,750 in March to \$346,000 in June. Despite the fall, the annual median sale price held steady at \$352,000 for the June quarter. This compares with the annual median sale price of \$287,000 in June 2012, which increased a solid 22.6 per cent to date.

Toowoomba was the second-largest regional sale market after Cairns, reaching 2047 sales for the 12 months to June. The volume of sales gained strength over the March quarter, with the number of house sales increasing 7 per cent, from 540 in December to 578 in March. Preliminary June data revealed a reduction to 366 transactions. The trend will be reviewed and updated next quarter.

Listing volumes increased moderately by 5.2 per cent, from 4280 listings in May 2016 to 4501 listings in May 2017. This increase is not a concern as listing volumes have already fallen almost 13 per cent from February to May this year.

The house market trend indicators sit slightly above other regions in the southeast corner and significantly below other regional areas in Queensland.

Median days on market and median vendor discount headed in opposite directions over the past year. The sale of a house in Toowoomba needs about 54 days in May 2017 compared with 49 days a year ago. Median vendor discount tightened slightly from 5 per cent in May 2016 to 4.8 per cent in May 2017.

UNIT MARKET

The unit market fell sharply, by 7.1 per cent this quarter, to a median sale price of \$288,500 compared with a median price of \$310,500 in March. This contributed to the fall in the annual median sale price of 3.2 per cent, from \$310,000 in June 2016 to \$300,000 in June 2017.

Over the medium term, Toowoomba is a solid regional performer with unit prices increasing 23.5 per cent, from \$243,000 in June 2012.

A comparison between the volume of sales in December 2016 and March 2017 reveals an increase in demand of about 17 per cent over the March quarter. Preliminary June quarterly data shows sales volumes contracting from 160 in March to 87 in June. This could explain the price contraction this quarter and will be reviewed in the September Queensland Market Monitor.

The most active price range for units is for transactions between \$250,000 and \$350,000, which aligns with the median sale price range.

Market trend indicators revealed conditions that favour buyers. Median days on market jumped longer than 15 days, from 68 days in May 2016 to 84 days in May 2017.

Similarly, median vendor discounting increased 1.1 percentage points, from 4.2 per cent in May 2016 to 5.1 per cent in May 2017.

Listing volumes also increased for the past 12 months by 12.7 per cent, to 762 annual listed units.

RENTAL MARKET

Toowoomba was one of the few rental markets weakening over the June quarter. Vacancy rates increased for a third consecutive quarter, from 2.9 per cent in March to 3.2 per cent in June.

The nearly 6 per cent expansion of the rental market (measured as the number of rental bonds) for the 12 months to June 2017, has partially explained the weaker vacancy rates for the region.

The weekly median rent for three-bedroom houses and two-bedroom units held steady over the June quarter at \$300 and \$250. The rent for three-bedroom houses also held steady over the past 12 months.

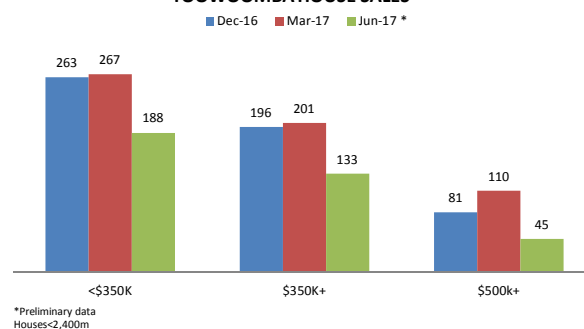
The rent for a two-bedroom unit increased by \$5 a week for the past year, from \$245 to \$250 a week. Two-bedroom units also showed the largest increase in the weekly median rent of \$35 for the past five years.

Three-bedroom townhouses are becoming more affordable for tenants. Their weekly median rent reduced from \$310 in March to \$300 in June. On annual basis, the median rent fell as much as \$40 a week, from \$340 in June 2016.

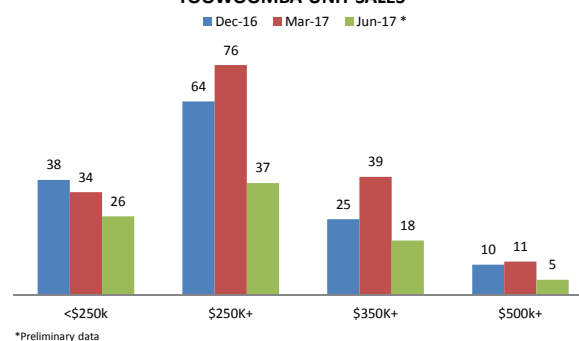
The indicative gross rental yields for houses and units increased in the June quarter due to the fall in the quarterly median sale price of houses and units. The rental yield, for both houses and units, reached 4.5 per cent in the June quarter.

“Toowoomba was the second-largest regional sale market after Cairns, reaching 2047 sales for the 12 months to June.”

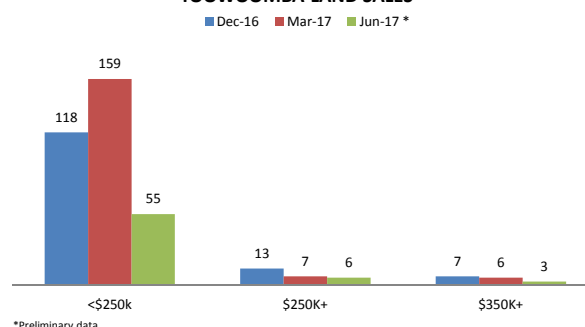
TOOWOOMBA HOUSE SALES



TOOWOOMBA UNIT SALES



TOOWOOMBA LAND SALES



SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOOWOOMBA (LGA)	374	\$346,000	-3.8%	\$352,000	0.0%	\$287,000	22.6%
TOOWOOMBA (LGA) ^	90	\$520,000	7.2%	\$503,000	2.9%	\$419,100	20.0%
CENTENARY HEIGHTS	24	\$382,300	7.4%	\$368,000	0.6%	\$298,000	23.5%
CROWS NEST	6	N/A	N/A	\$263,750	-3.7%	\$226,500	16.4%
DARLING HEIGHTS	8	N/A	N/A	\$332,000	-3.8%	\$289,000	14.9%
EAST TOOWOOMBA	13	N/A	N/A	\$495,000	6.5%	\$396,500	24.8%
GLENVALE	10	N/A	N/A	\$357,750	-0.6%	\$328,500	8.9%
GLENVALE ^	6	N/A	N/A	\$552,000	12.7%	\$457,500	20.7%
HARLAXTON	8	N/A	N/A	\$265,000	-5.2%	\$232,000	14.2%
HARRISTOWN	23	\$322,000	2.6%	\$315,000	-0.6%	\$260,000	21.2%
HIGHFIELDS	4	N/A	N/A	\$462,500	-0.5%	\$419,000	10.4%
HIGHFIELDS ^	22	\$552,000	9.3%	\$527,000	-0.1%	\$452,000	16.6%
KEARNEYS SPRING	25	\$355,000	-5.2%	\$375,000	-0.8%	\$325,000	15.4%
KINGSTHORPE	3	N/A	N/A	\$316,000	-1.3%	\$258,500	22.2%
KLEINTON	10	N/A	N/A	\$520,500	0.1%	\$391,000	33.1%
MERINGANDAN WEST ^	2	N/A	N/A	N/A	N/A	\$329,000	15.5%
MIDDLE RIDGE	19	N/A	N/A	\$518,125	3.4%	\$442,500	17.1%
MOUNT LOFTY	17	N/A	N/A	\$450,000	-1.1%	\$329,000	36.8%
NEWTOWN	39	\$312,500	1.5%	\$315,000	3.3%	\$240,000	31.3%
NORTH TOOWOOMBA	13	N/A	N/A	\$300,000	-5.5%	\$249,000	20.5%
OAKY	12	N/A	N/A	\$220,000	-5.3%	\$220,000	0.0%
PITTSWORTH	10	N/A	N/A	\$302,500	4.3%	\$247,000	22.5%
RANGEVILLE	25	\$469,000	6.5%	\$436,000	3.8%	\$329,750	32.2%
ROCKVILLE	10	N/A	N/A	\$262,500	-6.6%	\$225,000	16.7%
SOUTH TOOWOOMBA	16	N/A	N/A	\$334,500	1.4%	\$260,000	28.7%
TOOWOOMBA CITY	5	N/A	N/A	\$390,000	9.7%	\$262,500	48.6%
WESTBROOK	11	N/A	N/A	\$470,000	5.5%	\$405,000	16.0%
WILSONTON	14	N/A	N/A	\$305,000	-1.6%	\$255,000	19.6%
WILSONTON HEIGHTS	9	N/A	N/A	\$290,000	-1.4%	\$250,000	16.0%
WYREEMA	3	N/A	N/A	\$317,000	-8.1%	\$296,250	7.0%

SURROUNDS							
GOONDIWINDI (LGA)	16	N/A	N/A	\$290,000	30.3%	\$228,500	26.9%
GOONDIWINDI	14	N/A	N/A	\$318,000	18.9%	\$265,000	20.0%
SOUTHERN DOWNS (LGA)	58	\$235,000	-4.1%	\$240,000	-1.0%	\$225,000	6.7%
SOUTHERN DOWNS (LGA) ^	20	\$352,500	-0.7%	\$350,000	7.7%	\$297,500	17.6%
STANTHORPE	13	N/A	N/A	\$236,000	-3.2%	\$210,000	12.4%
WARWICK	30	\$235,000	-4.9%	\$249,000	1.6%	\$233,000	6.9%

WESTERN DOWNS (LGA)	41	\$175,000	-12.5%	\$187,000	-12.6%	\$295,000	-36.6%
WESTERN DOWNS (LGA) ^	21	\$237,500	-32.0%	\$289,500	-14.9%	\$350,000	-17.3%
CHINCHILLA	9	N/A	N/A	\$200,000	-21.6%	\$340,000	-41.2%
DALBY	17	N/A	N/A	\$222,500	-0.5%	\$260,000	-14.4%
DALBY ^	3	N/A	N/A	\$380,000	-2.9%	\$412,500	-7.9%

SALES MARKET - UNITS & TOWNHOUSES							
TOOWOOMBA (LGA)	87	\$288,500	-7.1%	\$300,000	-3.2%	\$243,000	23.5%
CENTENARY HEIGHTS	8	N/A	N/A	\$370,000	12.5%	\$270,000	37.0%
EAST TOOWOOMBA	9	N/A	N/A	\$305,000	-15.3%	\$231,000	32.0%
HARRISTOWN	8	N/A	N/A	\$297,450	2.9%	\$177,500	67.6%
HIGHFIELDS	2	N/A	N/A	N/A	N/A	\$289,500	33.3%
KEARNEYS SPRING	5	N/A	N/A	\$280,000	-11.0%	\$248,000	12.9%
NEWTOWN	12	N/A	N/A	\$272,500	-9.2%	\$245,000	11.2%
RANGEVILLE	2	N/A	N/A	\$379,500	13.3%	\$307,000	23.6%
SOUTH TOOWOOMBA	8	N/A	N/A	\$329,000	-0.7%	\$242,750	35.5%
WILSONTON	4	N/A	N/A	\$283,000	12.3%	\$230,000	23.0%

SALES MARKET - VACANT LAND							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOOWOOMBA (LGA)	49	\$179,500	0.8%	\$179,000	5.3%	\$140,000	27.9%
TOOWOOMBA (LGA) ^	15	N/A	N/A	\$200,000	1.5%	\$149,500	33.8%
CRANLEY	0	N/A	N/A	N/A	N/A	\$136,250	21.8%
GLENVALE	9	N/A	N/A	\$167,500	-4.3%	\$155,000	8.1%
KEARNEYS SPRING	7	N/A	N/A	\$194,500	4.0%	\$164,500	18.2%
KLEINTON	4	N/A	N/A	\$196,250	4.4%	\$138,250	42.0%
MIDDLE RIDGE	3	N/A	N/A	\$259,000	-26.0%	\$194,250	33.3%
WESTBROOK	6	N/A	N/A	\$204,875	10.2%	\$144,250	42.0%
WYREEMA	1	N/A	N/A	N/A	N/A	\$136,900	17.6%

SURROUNDS							
SOUTHERN DOWNS (LGA)	15	N/A	N/A	\$90,000	25.9%	\$90,000	0.0%

RENTAL MARKET - 3 BED HOUSES							
POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	TOOWOOMBA REGIONAL	\$300	600	\$300	618	\$280	601
4350	CENTENARY HEIGHTS/DARLING HEIGHTS/ DRAYTON/GLENVALE/HARLAXTON/HARRISTOWN/ KEARNEY SPRINGS/MIDDLE RIDGE/MOUNT LOFTY/NEWTOWN/RANGEVILLE/ROCKVILLE/ TOOWOOMBA/WESTBROOK/WILSONTON	\$310	483	\$300	492	\$280	436
4352	CABARLAH/GOWRIE JUNCTION/HAMPTON/ HIGHFIELDS/HODGSON VALE/KLEINTON/ MERINGANDAN/RAVENSBOURNE/WITHCOTT/ WYREEMA	\$345	24	\$330	28	\$310	32
4355	CROWS NEST/EMU CREEK	\$265	11	\$255	9	\$225	10
4356	PITTSWORTH/MOUNT TYSON	\$270	15	\$280	15	\$270	23
4357	MILLMERRAN	\$275	7	\$250	7	\$220	13
4361	CLIFTON	\$240	6	N/A	4	\$240	16
4400	KINGSTHORPE	\$290	6	\$290	8	\$230	8
4401	OAKY	\$250	23	\$270	24	\$250	36
	GOONDIWINDI REGIONAL	\$295	55	\$270	35	\$270	31
4390	GOONDIWINDI	\$300	42	\$290	22	\$290	28
	SOUTHERN DOWNS REGIONAL	\$260	120	\$260	157	\$240	153
4362	ALLORA/HENDON/TALGA/BERAT/DEUCHAR	N/A	4	\$280	5	\$240	8
4370	WARWICK/ROSENTHAL HEIGHTS/WOMINA/ FREESTONE/MARYVALE	\$260	67	\$260	99	\$240	81
4380	STANTHORPE/BROADWATER/MOUNT TULLY/ SEVERNLEA/SUGARLOAF/GREENLANDS/PIKEDALE/ EUKEY	\$278	36	\$250	40	\$230	47
	WESTERN DOWNS REGIONAL	\$220	125	\$210	123	\$300	136
4405	DALBY	\$230	73	\$230	55	\$300	68
4413	CHINCHILLA	\$178	30	\$200	41	\$365	33
4415	MILES	\$195	12	\$200	9	\$350	16

RENTAL MARKET - 2 BED UNITS							
	TOOWOOMBA REGIONAL	\$250	461	\$245	385	\$215	286
4350	CENTENARY HEIGHTS/DARLING HEIGHTS/ DRAYTON/GLENVALE/HARLAXTON/HARRISTOWN/ KEARNEY SPRINGS/MIDDLE RIDGE/MOUNT LOFTY/NEWTOWN/RANGEVILLE/ROCKVILLE/ TOOWOOMBA/WESTBROOK/WILSONTON	\$250	435	\$245	355	\$220	261
4352	CABARLAH/GOWRIE JUNCTION/HAMPTON/ HIGHFIELDS/HODGSON VALE/KLEINTON/ MERINGANDAN/RAVENSBOURNE/WITHCOTT/ WYREEMA	\$250	9	\$250	10	N/A	1
4401	OAKY	N/A	4	\$220	9	\$185	10
4614	YARRAMAN	N/A	1	\$130	5	\$0	0
	GOONDIWINDI REGIONAL	\$215	22	\$175	34	\$170	24
4390	GOONDIWINDI	\$215	21	\$175	33	\$170	23
	SOUTHERN DOWNS REGIONAL	\$205	56	\$200	54	\$200	50
4370	WARWICK/ROSENTHAL HEIGHTS/WOMINA/ FREESTONE/MARYVALE	\$210	42	\$210	34	\$200	34
4380	STANTHORPE/BROADWATER/MOUNT TULLY/ SEVERNLEA/SUGARLOAF/GREENLANDS/PIKEDALE/ EUKEY	\$205	11	\$185	16	\$190	13
	WESTERN DOWNS REGIONAL	\$168	66	\$160	61	\$260	65
4405	DALBY	\$185	45	\$165	32	\$210	35
4413	CHINCHILLA	\$140	13	\$160	22	\$295	23

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY*	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	TOOWOOMBA REGIONAL	\$300	34	\$340	32	\$290	17
4350	CENTENARY HEIGHTS/DARLING HEIGHTS/ DRAYTON/GLENVALE/HARLAXTON/HARRISTOWN/ KEARNEY SPRINGS/MIDDLE RIDGE/MOUNT LOFTY/NEWTOWN/RANGEVILLE/ROCKVILLE/ TOOWOOMBA/WESTBROOK/WILSONTON	\$300	34	\$330	28	\$275	12
	SOUTHERN DOWNS REGIONAL	\$280	8	\$280	7	N/A	2
4370	WARWICK/ROSENTHAL HEIGHTS/WOMINA/ FREESTONE/MARYVALE	\$280	7	N/A	4	N/A	1
	WESTERN DOWNS REGIONAL	\$200	13	\$210	18	\$550	5
4405	DALBY	N/A	2	\$0	0	N/A	1
4413	CHINCHILLA	\$190	11	\$210	15	N/A	4

“Over the medium term, Toowoomba remained a strong regional performer with the annual median sale price growing 22.6 per cent for houses and 23.5 per cent for units. This is a good achievement in regional Queensland, considering the medium-term performance of other regional areas.”



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Sunshine Coast SD

The Sunshine Coast statistical division (SD) (incorporating the Sunshine Coast LGA and Noosa) house market slipped a small 0.3 per cent over the June quarter, from \$561,500 in March to \$560,000 in June.

The unit market also contracted in the June quarter, falling 4.9 per cent, from \$410,000 in March to \$390,000 in June.

Despite the quarterly contractions, the Sunshine Coast SD is one of the top performers in the Queensland market for the past year and the past five years.

Noosa continued leading the residential property market in the Sunshine Coast SD. Based on the annual median sale price, Noosa has become the second-most expensive house and land market (after Brisbane LGA) and the most expensive unit market in Queensland. The annual median house and unit prices were \$645,000 and \$479,000 in the 12 months to June 2017.

According to the State Budget Regional Plan for the Sunshine Coast SD, the allocated funding for infrastructure projects is about \$240 million for FY2018. About half of the investment will fund the Bruce Highway Upgrade – Caloundra Road to Sunshine Motorway project.

Acknowledging the expansion of the region, the State Government has committed \$10 million funding assistance to the private sector to construct a sewer pump station, rising main and trunk gravity main to connect the Palmview development area to the Kawana sewerage treatment plant. This will facilitate development of dwellings and increase housing supply in the region.

Building Queensland is currently assessing the viability of three large infrastructure projects:

- The \$780 million Beerburrumbidgee to Nambour Rail upgrade is ready for government investment consideration. It is expected to deliver a more integrated transport system with increased capacity and travel time savings for freight and passenger services.
- The \$80 million Lake Macdonald Dam Safety upgrade is currently under detailed business case analysis and has the goal to upgrade the dam to meet modern standards and improve performance.
- The \$430 million Sunshine Motorway – Mooloolah River Interchange is currently under preliminary business case analysis. It has the goal to deliver improved safety and capacity in the vicinity of the Mooloolah River Interchange at the Sunshine Motorway.

The implementation of these projects will potentially inject nearly \$1.3 billion into the economy over the coming years. This investment is a response to the increasing population in the region. According to the ABS, Noosa and Sunshine Coast LGA added more than 72,680 residents for the past decade to June 2016.

The rental market is the strongest in Queensland with high demand of rental properties and very low vacancy rates.

Similarly, the outlook of the sales market is positive and supported by economic fundamentals such as population growth.

Prospects for the Sunshine Coast's residential property market are positive and supported by a broad plank of infrastructure and development projects. The job market in the Sunshine Coast S4 region is also performing reasonably well with unemployment dropping to 5 per cent in June, below the state average of 6.5 per cent and the national average of 5.6 per cent.

HOUSE MARKET

The annual median house price for the Sunshine Coast SD grew 6.2 per cent, from \$518,000 to \$550,000 in the 12 months to June. This compares with the five-year growth in the median sale price of 27.9 per cent, from \$430,000 in June 2012.

The median sale price of the Sunshine Coast LGA and Noosa increased 5.9 per cent and 12.2 per cent over the past 12 months. This increase positioned Noosa as the top-performing market in the Queensland Market Monitor.

Noosa was also the best-performer for the past five years, with the median sale price increasing 34.4 per cent, from \$480,000 in June 2012 to \$645,000 in June 2017.

Based on the annual median sale price, the three most expensive suburbs were:

- Sunshine Beach (\$1,200,000)
- Alexandra Headland (\$960,000)
- Noosa Heads (\$925,000).

The three most affordable suburbs were:

- Nambour (\$370,000)
- Landsborough (\$381,500)
- Coes Creek (\$405,000)

The volume of sales over the March quarter fell in the Sunshine Coast LGA and Noosa. Preliminary data for June also shows a fall in the volume of sales. This trend will be reviewed in the September 2017 QMM.

The most popular sale price for houses throughout the Sunshine Coast SD sat between \$500,000 and \$750,000.

Market trend indicators for the Sunshine Coast SD showed characteristics of a market favouring vendors, with falling supply and increasing demand.

The Sunshine Coast LGA is one of the only four LGAs reporting a fall in listings volumes for the 12 months to May 2017. It also reported the second-smallest vendor discount (3.7 per cent) of the areas analysed in the Queensland Market Monitor.

A house in the Sunshine Coast SD needed about 46 days to reach a sale in May 2017 compared with 54 days in May last year. Medium vendor discounting showed a similar trend, with the discount falling from 4.4 per cent to 3.9 per cent for the 12 months to May.

UNIT MARKET

Similar to other regions in Queensland, the unit market throughout the Sunshine Coast SD fell over the June quarter by 4.9 per cent, from \$410,000 in March to \$390,000 in June.

The quarterly median sale price in Noosa also fell 15 per cent, from \$499,900 in March to \$425,000 in June. Despite the fall, the annual median sale price increased 3 per cent, to \$479,000, becoming the most expensive unit market in the QMM.

Over the medium term, the Noosa annual median unit price increased 17.8 per cent, from \$406,500 in June 2012. This positioned Noosa as the best performer in the unit market over the past five years.

The annual median unit price in the Sunshine Coast LGA also increased over the medium term from \$335,000 in June 2012 to \$387,500 in June 2017.

The most expensive suburbs for units were:

- Sunshine Beach (\$640,000)
- Noosa Heads (\$630,000)
- Twin Waters (\$567,000)

Similar to the house market, unit sales contracted over the March quarter in both locations, the Sunshine Coast LGA and Noosa. The volume of sales fell from 1206 in December to 1109 in March. Preliminary data for June revealed a continuation of the downward trend. However, it will be reassessed in the September quarter.

The supply of units in the Sunshine Coast SD increased 6.4 for the 12 months to May 2017. This is not a concern as listing volumes for the Sunshine Coast SD fell 12.9 per cent from February to May this year, revealing a seasonal supply increase rather than a sustainable increase.

Similar to the house market, the market trend indicators showed characteristics of increasing demand. Days on market fell from 68 to 59 days for the 12 months to May 2017. Vendor discounting reduced 0.7 percentage points, to 3.9 per cent in May 2017.

The Sunshine Coast LGA has the shortest days on market in the statistical division, with 57 and the smallest discounting of 3.9 per cent.

RENTAL MARKET

Over the past 4 ½ years, the Sunshine Coast SD rental market has outperformed the rest of Queensland, with vacancy rates below 2.5 per cent.

The Sunshine Coast SD's vacancy rates tightened over the June quarter, from 2 per cent in March to 1.5 per cent in June.

For a third consecutive quarter, Maroochydore was the tightest rental market in Queensland, reaching a vacancy rate of 1 per cent for June 2017. Local agents highlighted the lack of rental listings in the region as a contributor to low vacancies.

The weekly median rent in the Sunshine Coast LGA held steady for three-bedroom houses and three-bedroom townhouses at \$440 and \$420 over the June quarter. On an annual basis, the weekly median rent for three-bedroom houses, two-bedroom units and three-bedroom townhouses increased from 2 to 6 percent. The rent for two-bedroom units achieved the largest increase of \$20 a week or 5.9 per cent for the past 12 months.

Noosa vacancies returned to the healthy range this quarter, reducing 1 percentage point from 4 per cent in March to 3 per cent in June.

Noosa remained as the most-expensive region for three-bedroom townhouses in Queensland. The weekly median rent for this type of dwelling increased 10 per cent for the past 12 months, from \$500 a week in June 2016 to \$550 a week in June 2017.



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“Based on the annual median sale price, Noosa has become the second-most expensive house and land market (after Brisbane LGA) and the most expensive unit market in Queensland.”

MOST EXPENSIVE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
SUNSHINE BEACH	\$1,200,000	23.1%
ALEXANDRA HEADLAND	\$960,000	0.5%
NOOSA HEADS	\$925,000	19.1%
NOOSAVILLE	\$925,000	10.5%
MINYAMA	\$898,750	-2.0%

MOST AFFORDABLE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
NAMBOUR	\$370,000	5.7%
LANDSBOROUGH	\$381,500	1.7%
COES CREEK	\$405,000	10.4%
YANDINA	\$408,250	6.5%
POMONA	\$415,000	-4.8%

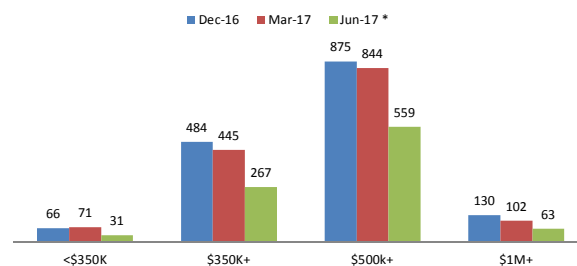
MOST EXPENSIVE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
SUNSHINE BEACH	\$640,000	14.3%
NOOSA HEADS	\$630,000	-3.1%
TWIN WATERS	\$567,000	-0.1%
BIRTINYA	\$510,000	2.2%
BUDDINA	\$500,000	19.1%

MOST AFFORDABLE SUBURBS - UNITS

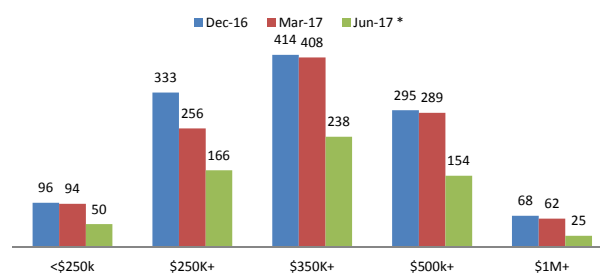
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
BATTERY HILL	\$265,000	7.1%
NAMBOUR	\$285,000	3.6%
TEWANTIN	\$318,500	-3.5%
WARANA	\$335,000	-6.9%
MINYAMA	\$340,500	8.1%

SUNSHINE COAST & NOOSA HOUSE SALES



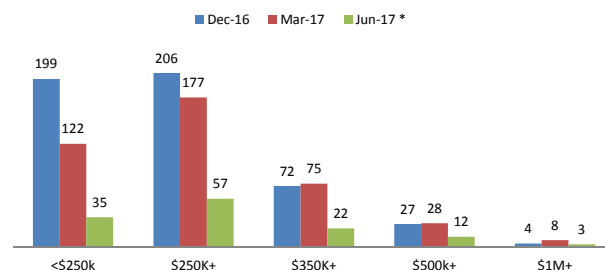
*Preliminary data
Houses<2,400m

SUNSHINE COAST & NOOSA UNIT SALES



*Preliminary data

SUNSHINE COAST & NOOSA LAND SALES



*Preliminary data



SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
SUNSHINE COAST (SD)	963	\$560,000	-0.3%	\$550,000	6.2%	\$430,000	27.9%
SUNSHINE COAST (SD) ^	209	\$641,000	-1.4%	\$632,500	2.9%	\$540,000	17.1%
SUNSHINE COAST (LGA)	808	\$550,000	-0.5%	\$540,000	5.9%	\$427,500	26.3%
SUNSHINE COAST (LGA) ^	149	\$643,500	-1.4%	\$640,000	3.2%	\$550,000	16.4%
ALEXANDRA HEADLAND	9	N/A	N/A	\$960,000	0.5%	\$532,500	80.3%
ARONA	11	N/A	N/A	\$536,250	11.7%	\$423,000	26.8%
BATTERY HILL	4	N/A	N/A	\$505,750	6.7%	\$360,000	40.5%
BEERWAH	25	\$445,000	5.3%	\$427,500	5.6%	\$368,750	15.9%
BIRTINYA	8	N/A	N/A	\$604,000	-1.3%	\$639,995	-5.6%
BLI BLI	31	\$482,750	-10.6%	\$492,000	4.9%	\$372,500	32.1%
BOKARINA	3	N/A	N/A	N/A	N/A	\$472,500	61.9%
BUDDINA	12	N/A	N/A	\$720,000	15.6%	\$630,000	14.3%
BUDERIM	91	\$635,000	0.8%	\$612,000	6.8%	\$470,000	30.2%
BUDERIM ^	16	N/A	N/A	\$1,000,000	4.7%	\$728,000	37.4%
BURNSIDE	8	N/A	N/A	\$420,000	-1.5%	\$351,000	19.7%
CALOUNDRA WEST	38	\$450,000	-4.2%	\$458,500	0.3%	\$380,000	20.7%
COES CREEK	8	N/A	N/A	\$405,000	10.4%	\$390,000	3.8%
COOLUM BEACH	34	\$661,000	6.8%	\$607,000	10.4%	\$435,000	39.5%
CURRIMUNDI	19	N/A	N/A	\$490,000	0.8%	\$383,750	27.7%
DICKY BEACH	6	N/A	N/A	\$704,250	-1.5%	\$555,000	26.9%
EUMUNDI	4	N/A	N/A	\$540,000	12.5%	\$405,750	33.1%
EUMUNDI ^	0	N/A	N/A	\$774,230	0.4%	\$612,500	26.4%
GLASS HOUSE MOUNTAINS	17	N/A	N/A	\$465,500	7.0%	\$402,500	15.7%
GLASS HOUSE MOUNTAINS ^	1	N/A	N/A	\$531,000	-0.3%	\$426,500	24.5%
GOLDEN BEACH	16	N/A	N/A	\$569,250	13.9%	\$380,834	49.5%
KULUIN	9	N/A	N/A	\$469,000	4.2%	\$355,000	32.1%
LANDSBOUROUGH	11	N/A	N/A	\$381,500	1.7%	\$335,000	13.9%
LITTLE MOUNTAIN	28	\$567,500	6.7%	\$535,000	0.9%	\$420,000	27.4%
MALENY	16	N/A	N/A	\$520,000	8.3%	\$400,000	30.0%
MALENY ^	6	N/A	N/A	\$690,000	11.3%	\$576,900	19.6%
MARCOOLA	10	N/A	N/A	\$555,000	6.0%	\$432,500	28.3%
MAROOCHYDORE	34	\$565,500	-2.5%	\$574,000	6.9%	\$423,938	35.4%
MERIDAN PLAINS	6	N/A	N/A	\$529,500	15.2%	\$390,500	35.6%
MINYAMA	7	N/A	N/A	\$898,750	-2.0%	\$750,000	19.8%
MOFFAT BEACH	4	N/A	N/A	\$745,000	12.9%	\$550,000	35.5%
MOOLOOLABA	15	N/A	N/A	\$677,500	1.1%	\$520,000	30.3%
MOOLOOLAH VALLEY	6	N/A	N/A	\$440,000	4.8%	\$377,000	16.7%
MOOLOOLAH VALLEY ^	9	N/A	N/A	\$585,000	0.6%	\$510,000	14.7%
MOUNT COOLUM	14	N/A	N/A	\$549,500	-5.3%	\$459,000	19.7%
MOUNTAIN CREEK	35	\$548,762	-4.2%	\$550,000	1.9%	\$455,000	20.9%
MUDJIMBA	6	N/A	N/A	\$665,000	9.0%	\$481,500	38.1%
NAMBOUR	29	\$370,000	-1.8%	\$370,000	5.7%	\$312,250	18.5%
NINDERRY ^	4	N/A	N/A	\$670,000	13.9%	\$450,000	48.9%
PACIFIC PARADISE	8	N/A	N/A	\$420,000	-1.2%	\$357,500	17.5%
PALMWOODS	17	N/A	N/A	\$495,000	10.0%	\$390,000	26.9%
PARREARRA	15	N/A	N/A	\$669,000	11.2%	\$530,000	26.2%
PELICAN WATERS	36	\$677,500	2.7%	\$667,500	1.1%	\$564,500	18.2%
PEREGIAN SPRINGS	22	\$640,000	-0.4%	\$640,000	10.6%	\$515,000	24.3%
SIPPY DOWNS	36	\$470,000	-3.1%	\$480,000	3.2%	\$400,000	20.0%
TANAWHA ^	7	N/A	N/A	\$780,000	-13.3%	\$770,000	1.3%
TWIN WATERS	9	N/A	N/A	\$712,500	-3.4%	\$645,000	10.5%
WARANA	9	N/A	N/A	\$627,500	10.1%	\$490,000	28.1%
WOOMBYE	10	N/A	N/A	\$455,000	6.6%	\$377,500	20.5%
WURTULLA	25	\$589,000	6.1%	\$533,000	-1.3%	\$406,500	31.1%
YANDINA	2	N/A	N/A	\$408,250	6.5%	\$352,500	15.8%
YAROOMBA	5	N/A	N/A	\$632,000	4.5%	\$515,000	22.7%

SURROUNDS							
NOOSA (LGA)	155	\$653,000	1.6%	\$645,000	12.2%	\$480,000	34.4%
NOOSA (LGA) ^	60	\$625,000	0.8%	\$620,000	5.1%	\$520,000	19.2%
BLACK MOUNTAIN ^	4	N/A	N/A	\$575,000	4.5%	\$520,000	10.6%
COORAN ^	2	N/A	N/A	\$446,500	-0.2%	\$353,750	26.2%
COOROIBAH ^	9	N/A	N/A	\$650,000	8.3%	\$535,000	21.5%
COOROY	6	N/A	N/A	\$460,000	4.6%	\$380,000	21.1%
DOONAN ^	15	N/A	N/A	\$785,000	10.6%	\$620,000	26.6%
NOOSA HEADS	15	N/A	N/A	\$925,000	19.1%	\$775,000	19.4%
NOOSAVILLE	31	\$878,750	-1.8%	\$925,000	10.5%	\$722,500	28.0%

SALES MARKET - HOUSES (CONT'D)							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
PEREGIAN BEACH	19	N/A	N/A	\$750,000	-1.6%	\$495,000	51.5%
POMONA	4	N/A	N/A	\$415,000	-4.8%	\$348,000	19.3%
POMONA ^	2	N/A	N/A	\$530,000	2.9%	\$467,500	13.4%
SUNRISE BEACH	14	N/A	N/A	\$735,000	8.9%	\$573,000	28.3%
SUNSHINE BEACH	7	N/A	N/A	\$1,200,000	23.1%	\$900,000	33.3%
TEWANTIN	45	\$550,000	10.1%	\$510,000	8.5%	\$383,500	33.0%

SALES MARKET - UNITS & TOWNHOUSES							
SUNSHINE COAST (SD)	659	\$390,000	-4.9%	\$399,800	3.3%	\$345,000	15.9%
SUNSHINE COAST (LGA)	504	\$385,000	-3.6%	\$387,500	3.3%	\$335,000	15.7%
ALEXANDRA HEADLAND	32	\$375,000	-5.2%	\$375,000	0.7%	\$311,000	20.6%
BATTERY HILL	4	N/A	N/A	\$265,000	7.1%	\$220,000	20.5%
BIRTINYA	1	N/A	N/A	\$510,000	2.2%	\$470,000	8.5%
BUDDINA	6	N/A	N/A	\$500,000	19.1%	\$450,000	11.1%
BUDERIM	30	\$396,000	-0.6%	\$399,500	3.2%	\$345,000	15.8%
CALOUNDRA	28	\$425,000	2.4%	\$400,000	8.8%	\$380,000	5.3%
CALOUNDRA WEST	10	N/A	N/A	\$375,000	-2.3%	\$299,000	25.4%
COOLUM BEACH	27	\$385,000	0.0%	\$375,000	5.3%	\$327,500	14.5%
CURRIMUNDI	4	N/A	N/A	\$405,500	4.2%	\$312,000	30.0%
GOLDEN BEACH	22	\$348,500	-15.0%	\$395,000	-1.3%	\$300,000	31.7%
KINGS BEACH	24	\$448,500	12.1%	\$390,000	2.6%	\$350,000	11.4%
LITTLE MOUNTAIN	6	N/A	N/A	\$343,000	-11.5%	\$305,500	12.3%
MARCOOLA	14	N/A	N/A	\$345,000	12.8%	\$335,000	3.0%
MAROOCHYDORE	77	\$407,500	-3.1%	\$408,000	10.3%	\$338,800	20.4%
MINYAMA	7	N/A	N/A	\$340,500	8.1%	\$287,500	18.4%
MOFFAT BEACH	1	N/A	N/A	N/A	N/A	\$375,000	20.3%
MOOLOOLABA	51	\$380,000	-10.6%	\$420,000	7.7%	\$340,000	23.5%
MOUNT COOLUM	16	N/A	N/A	\$370,000	-6.3%	\$349,000	6.0%
MOUNTAIN CREEK	12	N/A	N/A	\$390,000	4.3%	\$375,000	4.0%
NAMBOUR	16	N/A	N/A	\$285,000	3.6%	\$247,500	15.2%
PARREARRA	13	N/A	N/A	\$495,000	13.8%	\$395,000	25.3%
PELICAN WATERS	8	N/A	N/A	\$460,000	-5.6%	\$371,000	24.0%
PEREGIAN SPRINGS	27	\$353,000	13.0%	\$350,000	7.7%	\$398,900	-12.3%
TWIN WATERS	9	N/A	N/A	\$567,000	-0.1%	\$543,500	4.3%
WARANA	8	N/A	N/A	\$335,000	-6.9%	\$293,750	14.0%
WURTULLA	5	N/A	N/A	\$350,000	-8.9%	\$280,250	24.9%

SURROUNDS							
NOOSA (LGA)	155	\$425,000	-15.0%	\$479,000	3.0%	\$406,500	17.8%
COOROY	3	N/A	N/A	N/A	N/A	\$275,000	12.7%
NOOSA HEADS	42	\$607,500	3.9%	\$630,000	-3.1%	\$560,000	12.5%
NOOSAVILLE	55	\$395,000	-6.0%	\$400,000	0.0%	\$340,000	17.6%
PEREGIAN BEACH	10	N/A	N/A	\$445,000	6.0%	\$378,750	17.5%
SUNRISE BEACH	12	N/A	N/A	\$430,000	7.5%	\$336,250	27.9%
SUNSHINE BEACH	16	N/A	N/A	\$640,000	14.3%	\$475,000	34.7%
TEWANTIN	14	N/A	N/A	\$318,500	-3.5%	\$292,500	8.9%

SALES MARKET - VACANT LAND							
SUNSHINE COAST (SD)	94	\$280,000	0.9%	\$258,000	2.3%	\$235,000	9.8%
SUNSHINE COAST (SD) ^	35	\$390,000	13.9%	\$355,000	7.6%	\$290,000	22.4%
SUNSHINE COAST (LGA)	76	\$271,250	3.5%	\$249,000	0.4%	\$235,000	6.0%
SUNSHINE COAST (LGA) ^	31	\$390,000	14.7%	\$355,000	7.5%	\$300,000	18.3%
BEERWAH	4	N/A	N/A	\$233,650	8.7%	\$191,000	22.3%
BIRTINYA	9	N/A	N/A	\$268,000	-12.1%	\$302,250	-11.3%
BLI BLI	22	\$315,500	5.3%	\$280,000	5.8%	\$215,000	30.2%
CALOUNDRA WEST	5	N/A	N/A	\$239,950	8.9%	\$166,545	44.1%
FOREST GLEN	0	N/A	N/A	N/A	N/A	\$230,000	38.0%
GLASS HOUSE MOUNTAINS	0	N/A	N/A	\$229,000	10.4%	\$173,000	32.4%
LITTLE MOUNTAIN	0	N/A	N/A	N/A	N/A	\$227,000	7.9%
MALENY	0	N/A	N/A	N/A	N/A	\$203,000	19.5%
MAROOCHYDORE	3	N/A	N/A	\$200,000	-14.9%	\$256,200	-21.9%
MERIDAN PLAINS	0	N/A	N/A	N/A	N/A	\$222,500	-8.3%
MOUNTAIN CREEK	2	N/A	N/A	\$401,500	22.0%	\$262,500	53.0%
NAMBOUR	3	N/A	N/A	\$250,000	30.2%	\$157,000	59.2%

SALES MARKET - VACANT LAND (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
PELICAN WATERS	0	N/A	N/A	\$295,000	3.9%	\$297,000	-0.7%
PEREGIAN SPRINGS	1	N/A	N/A	N/A	N/A	\$215,000	97.7%
SIPPY DOWNS	0	N/A	N/A	N/A	N/A	\$232,625	4.1%
YAROOMBA	0	N/A	N/A	N/A	N/A	\$370,000	-10.8%

SURROUNDS

NOOSA (LGA)	18	N/A	N/A	\$285,000	0.0%	\$244,000	16.8%
NOOSAVILLE	1	N/A	N/A	N/A	N/A	\$270,000	296.3%
PEREGIAN BEACH	12	N/A	N/A	\$295,000	9.7%	\$377,500	-21.9%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$440	822	\$430	757	\$370	964
4518	GLASS HOUSE MOUNTAINS	\$375	10	\$360	10	\$320	10
4519	BEERWAH/ PEACHESTER	\$378	26	\$385	21	\$300	24
4550	LANDSBOROUGH/ MT MELLUM	\$375	10	\$400	5	\$320	11
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$435	171	\$430	178	\$370	134
4552	BALD KNOB/ BAROON POCKET/ BOOROOBIN/ CONONDALE/ MALENY/ MOUNTAIN VIEW/ REESVILLE/ WITTA	\$410	12	\$400	19	\$350	31
4553	GLENVIEW/ MOOLOOLAH/ MOOLOOLAH VALLEY/ PALMVIEW	\$435	8	\$440	7	\$350	13
4555	CHEVALLUM/ HUNCHY/ LANDERS SHOOT/ PALMWOODS	\$390	8	N/A	4	\$370	14
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$450	76	\$440	98	\$380	92
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$463	58	\$460	35	\$400	49
4558	COTTON TREE/ KULUIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$450	65	\$430	45	\$380	49
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$393	78	\$380	75	\$340	93
4561	BRIDGES/ MAROOCHY RIVER/ NINDERRY/ NTH ARM/ VALDORA/ YANDINA/ YANDINA CK	\$400	15	\$390	7	\$360	20
4562	BELLI PK/ DOONAN/ EERWAH VALE/ EUMUNDI/ VERRIERDALE/ WEBB DOWNS	\$430	17	\$420	13	\$380	13
4564	MARCOOLA/ MUJIMBA/ PACIFIC PARADISE	\$450	41	\$400	28	\$400	37
4572	ALEXANDRA HEADLAND	\$585	10	\$450	5	\$380	5
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$460	90	\$450	92	\$400	94
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$455	102	\$450	89	\$390	109
	NOOSA SHIRE	\$470	94	\$445	114	\$390	107
4563	BLACK MOUNTAIN/ CARTERS RIDGE/ COOROY/ TINBEERWAH	\$430	15	\$420	18	\$330	20
4565	BOREEN PT/ COOTHARABA/ LAKE COOTHARABA/ NOOSA PARKLANDS/ TEEWAH/ TEWANTIN	\$470	24	\$430	39	\$365	50
4566	MUNNA PT/ NOOSAVILLE	\$543	24	\$480	11	\$410	18
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$583	20	\$495	31	\$420	39
4568	POMONA	\$413	8	\$400	9	N/A	4
4569	COORAN	N/A	3	N/A	3	\$300	12

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$360	780	\$340	838	\$300	937
4519	BEERWAH/ PEACHESTER	\$320	14	\$310	11	N/A	4
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$350	158	\$340	157	\$290	176
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$360	62	\$340	68	\$300	50
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$360	90	\$340	101	\$295	105
4558	COTTON TREE/ KULUIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$360	156	\$360	174	\$310	154
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$283	42	\$280	37	\$250	47
4564	MARCOOLA/ MUJIMBA/ PACIFIC PARADISE	\$410	37	\$360	61	\$300	47
4572	ALEXANDRA HEADLAND	\$360	46	\$380	47	\$310	65
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$350	57	\$340	69	\$295	76
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$420	99	\$390	91	\$360	63
	NOOSA SHIRE	\$385	105	\$390	88	\$320	118
4565	BOREEN PT/ COOTHARABA/ LAKE COOTHARABA/ NOOSA PARKLANDS/ TEEWAH/ TEWANTIN	\$373	8	\$320	6	N/A	3
4566	MUNNA PT/ NOOSAVILLE	\$380	38	\$400	26	\$315	41
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$420	49	\$430	51	\$320	74

RENTAL MARKET - 3 BED TOWNHOUSES

	SUNSHINE COAST REGIONAL	\$420	254	\$410	205	\$370	214
4519	BEERWAH/ PEACHESTER	\$340	7	\$325	6	\$295	8
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$420	22	\$410	25	\$360	25
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$410	56	\$410	40	\$380	36
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$450	25	\$430	39	\$400	18
4558	COTTON TREE/ KULUIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$435	42	\$415	24	\$330	20
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$395	26	\$380	12	\$350	20
4564	MARCOOLA/ MUJIMBA/ PACIFIC PARADISE	\$415	13	\$395	13	\$370	16
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$450	53	\$450	36	\$370	24
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$460	7	\$425	7	\$350	13
	NOOSA SHIRE	\$550	23	\$500	22	\$450	27
4566	MUNNA PT/ NOOSAVILLE	\$525	5	\$460	7	\$410	11
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$550	14	\$510	11	\$470	14

Fraser Coast

The Fraser Coast demonstrated some unique conditions this quarter, with the largest quarterly house price fall in Queensland, and being one of only three markets in the state to grow its median unit price.

The quarterly median house price fell 7.4 per cent to \$293,000 and this contraction represent the largest quarterly median price fall of all QMM markets for the June quarter.

The June quarter median unit price increased 1.2 per cent to \$245,000, and this is one of only three markets (along with Rockhampton and Townsville) to record unit price growth this quarter.

The Fraser Coast market also has the largest percentage of total houses (11.8 per cent) and units (16.8 per cent) listed for sale for the 12 months to May 2017.

But despite increased supply, the house market is showing resilience with the annual median house price growing 1.6 per cent, to \$310,000 for the past year. Units, on the other hand, have shown a small dip of 0.8 per cent over the same period.

The job market remained challenging with March unemployment figures reaching 10.5 per cent compared with 6.4 per cent in Queensland and 5.9 per cent in Australia.

According to the State Budget Regional Action Plan, the FY2018 infrastructure investment would be in the vicinity of \$61 million. The largest infrastructure projects are the \$38 million Bruce Highway Tinana Interchange, the \$43 million Hervey Bay Hospital Emergency Department expansion and the \$41 million redevelopment of the Maryborough Ergon site.

We are seeing more investment injected into the region, which is good news, but more is needed to support long-term employment and economic development.



“The outlook for the region and the property sector could be upgraded if Rheinmetall Defence Australia wins the \$5 billion contract. The REIQ hopes Fraser Coast scores the win when the decision is announced in 2018.”

A game-changer could be winning the \$5 billion Land 400 Phase 2 defence contract. The partnership between Rheinmetall Defence Australia and Maryborough-based company Global Manufacturing Group is in the running to win this contract. If they succeed, the Military Vehicle Centre of Excellence will be based in Queensland. This contract will potentially create 450 jobs and inject \$1 billion into the Queensland economy for the next decade. This type of investment is exactly what is needed to accelerate jobs growth in the region.

The rental market fundamentals are improving, with vacancies moving to the healthy range over the June quarter and the weekly median rent increasing moderately or holding steady for the past year.

The outlook for the region and the property sector could be upgraded if Rheinmetall Defence Australia wins the \$5 billion contract. The REIQ hopes Fraser Coast scores the win when the decision is announced in 2018.

HOUSE MARKET

The annual median house price held steady, increasing an encouraging 1.6 per cent, to \$310,000 in June. This compares with the median sale price of \$285,000 five years ago.

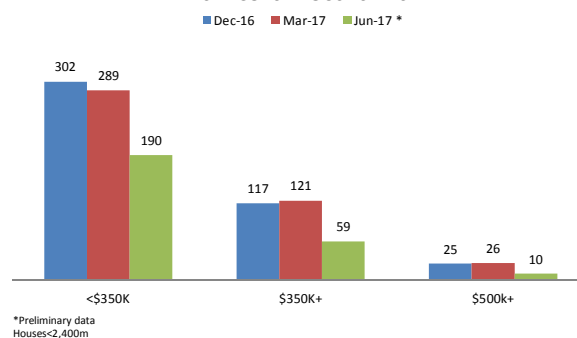
No change on the busiest price range, which continues to be for transactions below \$350,000. The volume of sales showed a small slip of less than 2 per cent from the December to the March quarter. Preliminary data reveals a reduction in the number of sales over the June quarter. This will be reassessed in the next quarter when the data is finalised.

Listings increased 18.9 per cent over the past year, from 3737 in May 2016 to 4444 in May 2017. Comparing this data with the March 2017 Queensland Market Monitor, we see a 13 per cent reduction in listings from February to May this year. This demonstrates that the significant increase in supply was a one-off event and supply is slowly returning to more typical levels.

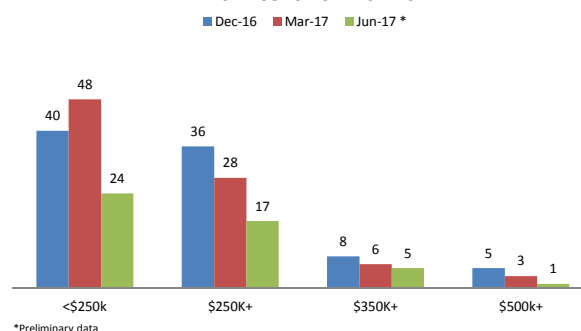
Stock on market, at 11.8 per cent, remained as the largest in the state of all the areas analysed in the Queensland Market Monitor. However, it has not put downward pressure on prices and the market is showing resilience with regard to the increasing supply.

Median days on market and median vendor discounting continued following a downward path and showing signs of a sustainable market with increasing demand. A house takes about 77 days to sell with a discount of 5.5 per cent for the 12 months to May 2017.

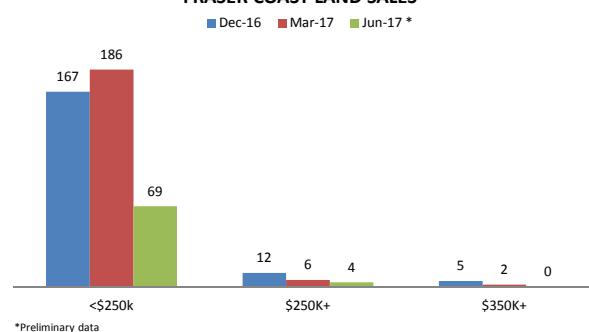
FRASER COAST HOUSE SALES



FRASER COAST UNIT SALES



FRASER COAST LAND SALES





“Fraser Coast vacancies continued the up-and-down trajectory this quarter. However, news for investors is good this time as vacancy rates tightened from 3.9 per cent in March to 2.6 per cent in June.”

UNIT MARKET

Over the past year and the past five years, the unit market underperformed compared to the house market. The annual median sale price fell 0.8 per cent, to \$248,000 in June 2017. This compares with a much higher median sale price of \$274,950 five years ago.

The increasing supply and the excess of land in the region are the underlying causes for the downward trend in unit prices. Listings volumes increased 41.9 per cent, from 540 in May 2016 to 766 in May 2017. No significant changes were seen in the volume of demand as the December and March number of sales held relatively steady between 85 and 89 sales a quarter.

Median days on market and median vendor discounting fell moderately over the past 12 months, reaching 88 days and 5.5 per cent in May 2017. (See page 69 for additional On The Market graphs and tables).

RENTAL MARKET

Fraser Coast vacancies continued the up-and-down trajectory this quarter. However, news for investors is good this time as vacancy rates tightened from 3.9 per cent in March to 2.6 per cent in June.

The rental supply increased 1.9 per cent for the past year, from 10,119 bonds in June 2016 to 10,313 bonds in June 2017. Despite the increasing supply, the weekly median rent of three-bedroom houses and two-bedroom units increased \$5 for the past 12 months, reaching \$295 and \$250 a week.

Three-bedroom townhouses are the most expensive dwelling for tenants. Rental costs for this type of dwelling held steady for the past year, at \$320 a week.

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
FRASER COAST (LGA)	268	\$293,000	-7.4%	\$310,000	1.6%	\$285,000	8.8%
FRASER COAST (LGA) ^	70	\$366,000	-9.6%	\$400,000	5.3%	\$354,000	13.0%
BORRAL ^	4	N/A	N/A	\$435,000	13.0%	\$352,500	23.4%
BURRUM HEADS	5	N/A	N/A	\$375,000	7.1%	\$313,500	19.6%
DUNDOWRAN BEACH ^	8	N/A	N/A	\$512,500	-4.9%	\$520,000	-1.4%
ELI WATERS	9	N/A	N/A	\$323,000	-0.6%	\$308,500	4.7%
GLENWOOD ^	13	N/A	N/A	\$215,000	0.0%	\$209,000	2.9%
GRANVILLE	8	N/A	N/A	\$215,000	2.9%	\$230,000	-6.5%
KAWUNGAN	14	N/A	N/A	\$339,000	2.1%	\$322,000	5.3%
MARYBOROUGH	61	\$190,000	-4.0%	\$200,000	5.3%	\$212,000	-5.7%
PIALBA	8	N/A	N/A	\$289,500	-0.1%	\$275,000	5.3%
POINT VERNON	13	N/A	N/A	\$310,000	1.6%	\$295,000	5.1%
RIVER HEADS	6	N/A	N/A	\$335,000	12.6%	\$285,000	17.5%
SCARNESS	12	N/A	N/A	\$289,500	7.2%	\$264,500	9.5%
TINANA	9	N/A	N/A	\$272,500	-12.1%	\$286,000	-4.7%
TOOGOOM	16	N/A	N/A	\$315,500	1.8%	\$285,000	10.7%
TORQUAY	11	N/A	N/A	\$320,000	-1.5%	\$298,000	7.4%
URANGAN	36	\$310,000	-1.6%	\$310,000	-1.6%	\$302,000	2.6%
URRAWEEEN	23	\$347,500	-4.5%	\$365,000	2.8%	\$328,000	11.3%

SURROUNDS

GYMPIE (LGA)	101	\$283,250	2.3%	\$277,000	2.6%	\$255,000	8.6%
GYMPIE (LGA) ^	64	\$321,250	-10.8%	\$350,000	-1.4%	\$315,000	11.1%
CHATSWORTH ^	1	N/A	N/A	N/A	N/A	\$308,500	19.9%
COOLOOLA COVE	12	N/A	N/A	\$282,750	-1.5%	\$290,000	-2.5%
CURRA ^	8	N/A	N/A	\$269,500	1.7%	\$270,000	-0.2%
GYMPIE	44	\$265,000	6.0%	\$251,000	5.2%	\$235,000	6.8%
SOUTHSIDE	16	N/A	N/A	\$319,000	-3.3%	\$315,000	1.3%
TIN CAN BAY	11	N/A	N/A	\$321,250	8.4%	\$341,000	-5.8%

SOUTH BURNETT (LGA)	34	\$203,000	2.1%	\$195,000	2.6%	\$209,000	-6.7%
SOUTH BURNETT (LGA) ^	27	\$265,000	6.4%	\$255,000	4.1%	\$287,500	-11.3%
KINGAROY	21	\$230,000	7.0%	\$225,000	-2.2%	\$249,750	-9.9%
KINGAROY ^	4	N/A	N/A	\$362,500	15.1%	\$414,750	-12.6%
MURGON	3	N/A	N/A	\$162,500	26.0%	\$159,900	1.6%
NANANGO	4	N/A	N/A	\$191,250	9.3%	\$205,000	-6.7%

SALES MARKET - UNITS & TOWNHOUSES

FRASER COAST (LGA)	49	\$245,000	1.2%	\$248,000	-0.8%	\$274,950	-9.8%
PIALBA	6	N/A	N/A	\$250,000	-15.8%	\$320,000	-21.9%
SCARNESS	8	N/A	N/A	\$269,000	2.3%	\$236,500	13.7%
TORQUAY	3	N/A	N/A	\$216,500	-7.1%	\$235,000	-7.9%
URANGAN	19	N/A	N/A	\$247,500	-4.8%	\$280,900	-11.9%

SURROUNDS

GYMPIE (LGA)	12	N/A	N/A	\$257,500	1.0%	\$195,000	32.1%
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SALES MARKET - VACANT LAND

FRASER COAST (LGA)	46	\$163,750	12.9%	\$150,000	-1.3%	\$150,000	0.0%
FRASER COAST (LGA) ^	27	\$75,000	-5.1%	\$85,500	17.1%	\$87,625	-2.4%
BURRUM HEADS	2	N/A	N/A	\$110,000	4.8%	\$130,000	-15.4%
GLENWOOD ^	15	N/A	N/A	\$67,000	3.1%	\$75,000	-10.7%
RIVER HEADS	11	N/A	N/A	\$105,000	-8.7%	\$110,000	-4.5%
TOOGOOM	2	N/A	N/A	\$150,000	25.0%	\$120,001	25.0%
WONDUNNA	1	N/A	N/A	\$155,500	1.0%	\$175,000	-11.1%

SURROUNDS

GYMPIE (LGA)	30	\$110,000	-1.8%	\$115,000	-8.7%	\$130,000	-11.5%
GYMPIE (LGA) ^	11	N/A	N/A	\$125,000	0.0%	\$133,000	-6.0%
GYMPIE	4	N/A	N/A	\$114,500	-15.8%	\$130,000	-11.9%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY:	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	FRASER COAST REGIONAL	\$295	334	\$290	321	\$260	341
4650	MARYBOROUGH REGION	\$265	127	\$260	120	\$250	117
4655	HERVEY BAY/PIALBA/SCARNESS/URANGAN	\$310	188	\$310	186	\$270	201
4659	BURRUM/BURRUM HEADS/HOWARD	\$300	17	\$265	14	\$250	19
	GYMPIE REGIONAL	\$280	142	\$270	172	\$250	209
4570	GYMPIE/AMAMOOOR/CURRA/IMBIL/KANDANGA/MONKLAND/SOUTHSIDE/VICTORY HEIGHTS	\$280	117	\$270	129	\$250	169
4580	COOLOOLA/TIN CAN BAY	\$295	14	\$290	28	\$245	29
	SOUTH BURNETT REGIONAL	\$250	106	\$245	140	\$240	133
4605	BARLIL	\$200	21	\$210	28	\$180	17
4606	MP CREEK	\$258	6	\$225	10	\$200	14
4610	ALICE CREEK	\$260	54	\$255	63	\$250	67
4615	BARKER CREEK FLAT	\$250	17	\$230	33	\$230	32

RENTAL MARKET - 2 BED UNITS

	FRASER COAST REGIONAL	\$250	175	\$245	152	\$220	180
4650	ALDERSHOT	\$200	54	\$190	42	\$175	44
4655	HERVEY BAY/PIALBA/SCARNESS/URANGAN	\$260	119	\$260	109	\$230	136
	GYMPIE REGIONAL	\$225	47	\$215	47	\$190	52
4570	GYMPIE/AMAMOOOR/CURRA/IMBIL/KANDANGA/MONKLAND/SOUTHSIDE/VICTORY HEIGHTS	\$220	34	\$210	32	\$195	39
4581	RAINBOW BEACH/INSKIP	\$260	6	\$250	7	\$185	8
	SOUTH BURNETT REGIONAL	\$190	49	\$185	53	\$190	56
4605	BARLIL	\$165	5	N/A	4	\$130	6
4610	ALICE CREEK	\$190	38	\$190	47	\$195	41

RENTAL MARKET - 3 BED TOWNHOUSES

	FRASER COAST REGIONAL	\$320	40	\$320	46	\$300	45
4655	HERVEY BAY/PIALBA/SCARNESS/URANGAN	\$320	40	\$320	45	\$295	42
	GYMPIE REGIONAL	\$283	8	\$275	9	N/A	3
4570	GYMPIE/AMAMOOOR/CURRA/IMBIL/KANDANGA/MONKLAND/SOUTHSIDE/VICTORY HEIGHTS	\$283	6	\$275	8	N/A	3

Bundaberg

Bundaberg is experiencing some volatility at the moment, with a mix of positive and negative economic indicators present in the region. The quarterly price fluctuation has positioned Bundaberg as the second-most-affordable market for houses and units in June 2017.

The June quarter median house price fell 0.9 per cent, to \$277,500 and the median unit price fell 21 per cent (the second-largest fall in the quarter) to \$199,000.

The annual median data showed a moderate increase of 1.5 per cent in the house market compared with a fall of 8.5 per cent in the unit market.

According to the State Budget Regional Action Plan, Bundaberg will receive about \$30 million in infrastructure funding in FY2018, with the main project being the Bruce Highway widening and rehabilitation between Hebbards Road and North South Road.

The region needs additional state funding for major projects, such as the Primary and Secondary Spillway Improvement projects at Paradise Dam. Both are currently under preliminary business case assessment by Building Queensland. If the projects are approved and receive funding, they could potentially inject investment in the vicinity of \$420 million.

Business investment has driven economic development over the past few years. The recently completed expansion of the Knauf plasterboard factory is now contributing to employment creation with the first delivery of gypsum in July. Other industries, such as ginger beer and macadamia production have also boosted investment.

The rental market fundamentals are showing signs of recovery with vacancy rates slowly approaching the healthy range (currently at 3.6 per cent in June) and demand for rentals increasing cautiously.

Despite the increasing supply and the quarterly fall in demand, the house market is showing resilience and is classed as steady. The unit market, on the other hand, is falling. The prognosis of the market is generally stable. Although, the unit market may continue struggling if supply continues to come to market, exceeding demand.

We see potential for the property sector to edge forward from a steady or falling position over the medium term. However, larger state and local government infrastructure projects will help to materialise the benefits from the business investment made over the past few years.

“In good news for investors, the Bundaberg unit market has the second-largest rental yield of all the areas analysed in the Queensland Market Monitor.”

HOUSE MARKET

Bundaberg's house market is steady, with the annual median sale price up 1.5 per cent, from \$276,000 in June 2016 to \$280,000 in June 2017. This compares with the June 2012 median price of \$275,250, which is similar to the median price reached in June 2016.

Similar to other regional areas, most house sales activity occurs below \$350,000.

As opposed to the December quarter, the March quarter saw a fall in the volume of sales of 6.7 per cent, from 300 transactions in December last year to 280 in March this year. This is a reflection of the quarterly volatility in prices and also volume of sales. Preliminary June quarterly data shows a halt in sales to 145 transactions. (This preliminary data will be reassessed in the September Queensland Market Monitor).

Listing volumes increased 24.8 per cent, from 2851 in May 2016 to 3557 in May 2017. Despite the large annual increase, this jump appears to be in the process of correction as the volume of listings fell 13.3 per cent, from 4102 listings in February this year.

Median days on market and median vendor discount followed opposite directions for the past 12 months. Median days on market increased slightly from 67 days in May 2016 to 70 days in May 2017. The good news is that the median vendor discount fell from 6.8 per cent to 6 per cent for the 12 months to May 2017.

UNIT MARKET

The increasing unit supply continues to put pressure on prices with the annual median unit price falling 8.5 per cent, from \$275,000 in June 2016 to \$251,700 in June 2017. This compares with the median sale price of \$269,000 five years ago.

The annual increase in listing volumes of 30.5 per cent means Bundaberg has the second-highest level of stock on the market of 14.1 per cent in May 2017.

Bundaberg is the slowest unit market in Queensland, taking about 125 days to negotiate a sale in May 2017 compared with 91 days in May 2016.

The median vendor discount has edged up to 6.7 per cent compared with 6.4 per cent discount in May 2016.

RENTAL MARKET

Bundaberg's vacancy rates tightened over the quarter from 4.6 per cent in March to 3.6 per cent in June. Local agents have noted medical professionals and construction workers relocating into the area for work. This seems to be boosting demand of rentals.

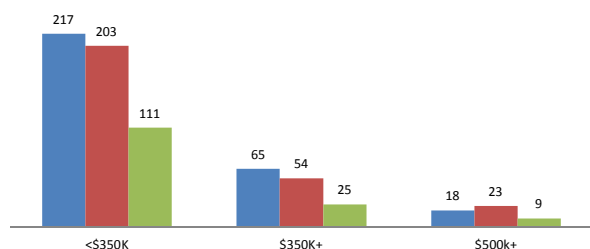
Rents have been up and down over the past few quarters. The median rent for three-bedroom houses and three-bedroom townhouses increased by \$5 over the past year, reaching \$285 and \$290 in June. Rents for two-bedroom units held steady over the past 12 months, at \$230.

The indicative gross rental yields for houses held steady over the quarter. However, the yields for units increased sharply from 5.2 per cent in March to 6 per cent in June. The increase is attributed to the reduction in the quarterly median unit price.

In good news for investors, the Bundaberg unit market has the second-largest rental yield of all the areas analysed in the Queensland Market Monitor.

BUNDABERG HOUSE SALES

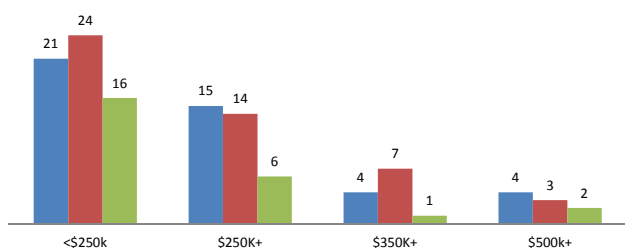
■ Dec-16 ■ Mar-17 ■ Jun-17 *



*Preliminary data
Houses<2,400m

BUNDABERG UNIT SALES

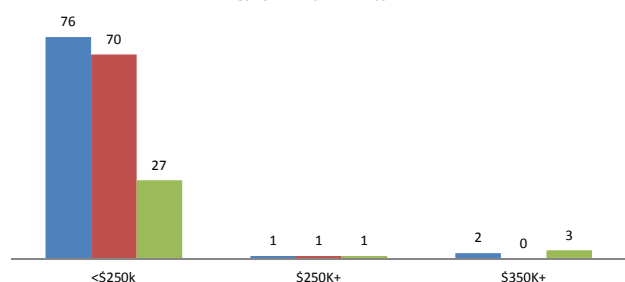
■ Dec-16 ■ Mar-17 ■ Jun-17 *



*Preliminary data

BUNDABERG LAND SALES

■ Dec-16 ■ Mar-17 ■ Jun-17 *



*Preliminary data

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
BUNDABERG (LGA)	154	\$277,500	-0.9%	\$280,000	1.5%	\$275,250	1.7%
BUNDABERG (LGA) ^	42	\$350,000	4.5%	\$342,500	1.8%	\$335,000	2.2%
AVENELL HEIGHTS	8	N/A	N/A	\$267,000	-1.1%	\$260,000	2.7%
AVOCA	13	N/A	N/A	\$307,000	4.1%	\$302,500	1.5%
BARGARA	15	N/A	N/A	\$360,500	-6.0%	\$356,000	1.3%
BRANYAN ^	8	N/A	N/A	\$411,000	20.9%	\$340,750	20.6%
BUNDABERG EAST	6	N/A	N/A	\$278,000	4.9%	\$278,000	0.0%
BUNDABERG NORTH	7	N/A	N/A	\$208,000	-5.5%	\$235,000	-11.5%
BUNDABERG SOUTH	5	N/A	N/A	\$226,000	-7.4%	\$225,000	0.4%
BUNDABERG WEST	4	N/A	N/A	N/A	N/A	\$240,000	10.4%
BURNETT HEADS	7	N/A	N/A	\$275,000	-1.8%	\$278,750	-1.3%
CORAL COVE	4	N/A	N/A	\$403,250	-6.9%	\$415,000	-2.8%
KALKIE	9	N/A	N/A	\$345,000	-4.2%	\$345,000	0.0%
KEPNOCK	12	N/A	N/A	\$260,000	-1.1%	\$255,500	1.8%
MILLBANK	3	N/A	N/A	\$238,500	-0.6%	\$240,000	-0.6%
NORVILLE	9	N/A	N/A	\$227,250	3.8%	\$243,000	-6.5%
SVENSSON HEIGHTS	6	N/A	N/A	\$240,000	-1.3%	\$245,000	-2.0%
THABEBAN	7	N/A	N/A	\$246,250	-2.0%	\$268,000	-8.1%
WALKERVALE	6	N/A	N/A	\$213,000	-5.3%	\$225,000	-5.3%
WOODGATE	7	N/A	N/A	\$358,500	-9.2%	\$427,250	-16.1%

SURROUNDS

NORTH BURNETT (LGA)	14	N/A	N/A	\$128,000	-8.6%	\$149,000	-14.1%
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SALES MARKET - UNITS & TOWNHOUSES

BUNDABERG (LGA)	26	\$199,000	-21.0%	\$251,700	-8.5%	\$269,000	-6.4%
AVENELL HEIGHTS	0	N/A	N/A	N/A	N/A	\$220,000	11.9%
BARGARA	6	N/A	N/A	\$350,000	12.0%	\$350,000	0.0%

SALES MARKET - VACANT LAND

BUNDABERG (LGA)	21	\$140,000	-3.5%	\$148,000	0.7%	\$144,000	2.8%
BUNDABERG (LGA) ^	10	N/A	N/A	\$145,000	-5.8%	\$132,500	9.4%
BRANYAN	1	N/A	N/A	N/A	N/A	\$136,000	6.6%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY*	JUN-17 \$/ WEEK	NEW BONDS	JUN-16 \$/ WEEK	NEW BONDS	JUN-12 \$/ WEEK	NEW BONDS
BUNDABERG REGIONAL		\$285	346	\$280	373	\$270	370
4660	APPLE TREE CREEK/CHILDERS/WOODGATE	\$283	22	\$280	31	\$260	25
4670	BUNDABERG/AVOCA/BARGARA/BURNETT HEADS/INNES PARK/KEPNOCK/MILLBANK/THABEBAN	\$285	308	\$285	319	\$275	327
4671	GIN GIN/MOUNT PERRY	\$255	15	\$250	22	\$250	17
NORTH BURNETT REGIONAL		\$240	41	\$250	54	\$265	250
4625	ARANBANGA	\$250	18	\$250	18	\$220	13
4626	BEERON	\$275	10	\$270	23	\$200	11
4630	BANCROFT	\$190	10	\$180	8	\$160	12

RENTAL MARKET - 2 BED UNITS

BUNDABERG REGIONAL		\$230	155	\$230	186	\$210	184
4670	BUNDABERG, AVOCA, BARGARA, BURNETT HEADS, INNES PARK, KEPNOCK, MILLBANK, THABEBAN	\$230	151	\$230	182	\$210	178

RENTAL MARKET - 3 BED TOWNHOUSES

BUNDABERG REGIONAL		\$290	9	\$285	11	\$270	6
4670	BUNDABERG/AVOCA/BARGARA/BURNETT HEADS/INNES PARK/KEPNOCK/MILLBANK/THABEBAN	\$290	9	\$280	10	N/A	3

Gladstone

Gladstone has been one of the most significantly affected areas following the mining downturn and this has impacted population growth, and house and unit sales. According to the ABS, about 1310 residents left Gladstone in FY2016.

In light of the population challenges and the weak economic environment, the housing market has performed poorly over the past five years. The 12-month and five-year performance of the house and unit markets have been the weakest of all markets featured in the Queensland Market Monitor. House prices fell by 37 per cent and unit prices halved over the past five years.

However, evidence is emerging that perhaps the bottom has been met. Or, at the very least, the decline is slowing. The June quarter median house price increased 2.6 per cent, from \$285,000 in March to \$292,500 in June. Despite the price recovery, the annual median sale price fell 15 per cent to June 2017.

The unit market has been quiet in the 12 months to June 2017, with only 123 sales. The Gladstone unit market has become the most affordable of all markets featured in this report, with an annual median sale price of \$218,750 in June 2017.

With 594 sales in the year to June, Gladstone is the smallest residential sales market of all markets featured in the Queensland Market Monitor. The fall in building approvals of 39.6 per cent, from 169 approvals in June 2016 to 102 approvals in June 2017 suggests new-home construction is falling and with less supply coming to market conditions are favourable to putting upward pressure on prices in the future.

The State Government Regional Action Plan has allocated about \$68 million in infrastructure projects in FY2018. The economic development strategy is focussing on supporting industrial expansion throughout:

- the improvement of the Port of Gladstone infrastructure, and
- the creation of the Gladstone State Development Area and the Clinton Industrial Estate Development Area.

The proposed Clinton Vessel Interaction project (proposed channel deepening and/or widening) at the Port of Gladstone, with an estimated cost of \$65 to \$80 million, has progressed from the preliminary to the detailed business case and it is currently under assessment by Building Queensland. The implementation of this project will also promote industrial expansion in the region.

The rental market fundamentals are weak with high vacancy rates, falling weekly median rent and low rental yields not supporting the recovery of the property sector.

However, mining investment is tentatively returning to the region. This along with the modest infrastructure program, could support a medium to long-term recovery of the regional economy and the property sector. In the meantime, the Gladstone's house and unit markets are classed as falling.

HOUSE MARKET

In positive news, the June quarterly median house price increased 2.6 per cent, from \$285,000 in March 2017 to \$292,500 in June 2017.

Over the past 12 months, the annual median sale price fell 15 per cent, from \$347,000 in June 2016 to \$295,000 in June 2017. Over the medium term, the performance of the house market deteriorated by 37 per cent, from \$468,000 in June 2012.

The volume of quarterly sales reduced from 144 sales in the December quarter to 100 in March quarter, showing signs that demand is not yet stabilising.

Market trend indicators showed characteristics of a market with increasing stock on market and falling demand.

Listing volumes increased 20.6 per cent, from 1489 in May 2016 to 1795 in May 2017. This triggered an increase in the stock on market to 8 per cent.

Days on market and vendor discounting trends are in favour of buyers. Days on market increased from 78 days in May 2016 to 94 days in May 2017. Similarly, vendor discounting increased from 9.6 per cent in May 2016 to 10.3 per cent in May 2017.

As a result, the house market remained the most-challenged market with the longest days on market and highest vendor discounting of all markets featured in the Queensland Market Monitor.

UNIT MARKET

Gladstone remained one of the smallest and most affordable unit market in the QMM.

The median unit price fell for a third consecutive time over the June quarter, dropping 35.4 per cent, from \$231,500 in March to \$149,458 in June.

Compared to 12 months ago, the annual median sale price slipped 25.2 per cent, from \$292,500 in June 2016 to \$218,750 in June 2017. This compares with a 50.3 per cent fall over the past five years, from a June 2012 median sale price of \$439,900.

The most active price range remains for transactions below \$250,000. The volume of unit sales reduced from 38 in the December quarter to 34 in March.

Buyers are holding the negotiation power for unit sale transactions. Units took about 112 days to reach a sale and required a discount of 12.8 per cent in May 2017.

Gladstone has the second-highest vendor discounting (of 12.8 per cent) in Queensland for units.

RENTAL MARKET

Gladstone is the most affordable rental market of all areas analysed in the Queensland Market Monitor. Rents reduced sharply over the past five years due to the departure of residents to other regions looking for job opportunities.

The rent for three-bedroom houses was \$500 in June 2012 compared to \$190 this quarter. This represents a fall of 62 per cent in five years.

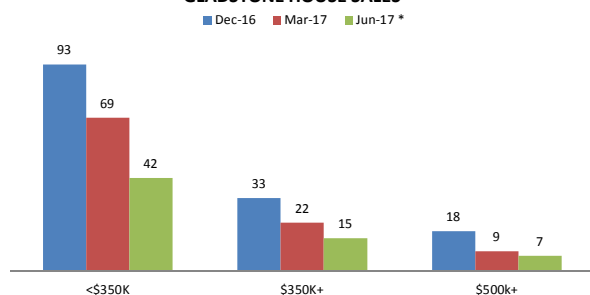
The rent for two-bedroom units and three-bedroom townhouses followed a similar downward trend, falling more than 65 per cent in five years. The median rent for two-bedroom units and three-bedroom townhouses was \$130 and \$200 a week for the June quarter.

Vacancies reached 6.5 per cent in June 2017 compared to 2 per cent five years ago.

This market continues facing significant challenges. However, investment from mining companies is cautiously bumping up and could support the start of a new direction within the cycle.

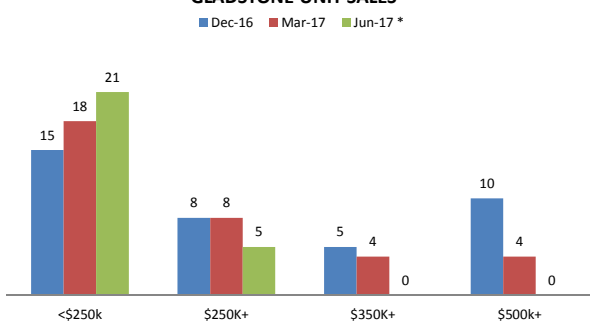
The indicative gross rental yields are one of the lowest in regional Queensland, sitting at 3.4 per cent for houses and 4.5 per cent for units.

GLADSTONE HOUSE SALES



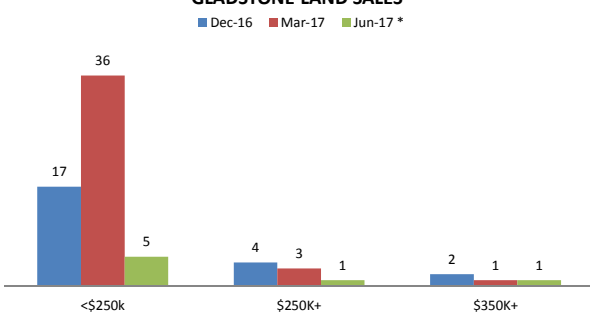
*Preliminary data
Houses < 2,400m

GLADSTONE UNIT SALES



*Preliminary data

GLADSTONE LAND SALES



*Preliminary data

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GLADSTONE (LGA)	68	\$292,500	2.6%	\$295,000	-15.0%	\$468,000	-37.0%
GLADSTONE (LGA) ^	23	\$360,000	-0.7%	\$355,000	-1.4%	\$494,500	-28.2%
AGNES WATER ^	5	N/A	N/A	\$375,000	23.0%	\$335,000	11.9%
BOYNE ISLAND	3	N/A	N/A	\$312,000	-17.9%	\$489,000	-36.2%
CALLIOPE	5	N/A	N/A	\$261,000	-23.2%	\$470,000	-44.5%
CLINTON	10	N/A	N/A	\$292,000	-12.5%	\$480,000	-39.2%
GLEN EDEN	5	N/A	N/A	\$335,000	0.0%	\$475,000	-29.5%
KIN KORA	4	N/A	N/A	\$295,000	-10.6%	\$459,000	-35.7%
KIRKWOOD	3	N/A	N/A	\$322,500	-22.3%	\$591,250	-45.5%
NEW AUCKLAND	5	N/A	N/A	\$326,000	-9.1%	\$490,000	-33.5%
SOUTH GLADSTONE	1	N/A	N/A	\$272,500	-23.2%	\$440,000	-38.1%
TANNUM SANDS	7	N/A	N/A	\$362,500	-13.7%	\$509,000	-28.8%
TELINA	1	N/A	N/A	N/A	N/A	\$497,500	-43.7%
WEST GLADSTONE	7	N/A	N/A	\$219,000	-12.4%	\$430,000	-49.1%

SURROUNDS

BANANA (LGA)	15	N/A	N/A	\$160,000	-20.0%	\$265,000	-39.6%
BILOELA	6	N/A	N/A	\$228,500	-11.3%	\$284,000	-19.5%

SALES MARKET - UNITS & TOWNHOUSES

GLADSTONE (LGA)	27	\$149,458	-35.4%	\$218,750	-25.2%	\$439,900	-50.3%
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SALES MARKET - VACANT LAND

GLADSTONE (LGA)	4	N/A	N/A	\$160,000	-13.5%	\$246,000	-35.0%
KIRKWOOD	0	N/A	N/A	N/A	N/A	\$253,000	-52.6%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	JUN-17 \$/ WEEK	NEW BONDS	JUN-16 \$/ WEEK	NEW BONDS	JUN-12 \$/ WEEK	NEW BONDS
	GLADSTONE REGIONAL	\$190	279	\$220	254	\$500	235
4677	AGNES WATER/MIRIAM VALE	\$300	17	\$320	16	\$300	20
4680	GLADSTONE/BOYNE ISLAND/CLINTON/NEW AUCKLAND/KIN KORA/ TANNUM SANDS	\$180	257	\$210	227	\$520	204
	BANANA SHIRE	\$300	50	\$275	32	\$330	56
4715	BILOELA	\$300	37	\$300	14	\$330	30
4718	BAUHINIA	\$210	10	\$200	16	\$330	22

RENTAL MARKET - 2 BED UNITS

	GLADSTONE REGIONAL	\$130	208	\$160	210	\$400	181
4677	AGNES WATER/MIRIAM VALE	N/A	4	N/A	4	\$280	7
4680	GLADSTONE/BOYNE ISLAND/CLINTON/NEW AUCKLAND/KIN KORA/ TANNUM SANDS	\$130	204	\$160	206	\$420	173
	BANANA SHIRE	\$230	16	\$250	11	\$230	18
4715	BILOELA	\$245	14	\$250	9	\$230	13

RENTAL MARKET - 3 BED TOWNHOUSES

	GLADSTONE REGIONAL	\$200	88	\$215	91	\$580	43
4680	GLADSTONE/BOYNE ISLAND/CLINTON/NEW AUCKLAND/KIN KORA/ TANNUM SANDS	\$200	85	\$210	88	\$580	43

Rockhampton

In a climate of declining unit demand and prices statewide, it's perhaps remarkable that the Rockhampton unit market outperformed its house market over the past 12 months and five years.

Unit median prices remained more expensive than house prices in Rockhampton. This is an atypical performance and reveals the unsteady characteristics of the property market. Rockhampton house prices are facing relentless downward pressures.

The house market delivered a weak performance for the June quarter, as well as for the past year and the past five years. As a result, the Rockhampton house market is the most affordable in the QMM report.

The unit market is also the smallest in the QMM, with fewer than 100 transactions for the year to June 2017.

The unit market achieved surprising results this quarter, with the quarterly median sale price increasing 17.4 per cent, to \$317,000 in June 2017 from \$270,000 in March 2017.

Considering the high level of unemployment reaching 8.3 per cent in March this year, the State Government has allocated \$1.3 million for training in Rockhampton and the Capricorn Coast. This initiative is expected to raise the skills of almost 400 residents.

Rockhampton is in need of infrastructure investment. The State Government has committed about \$117 million in FY2018 for infrastructure funding, according to the State Budget Regional Action Plan. The Stanwell Power Station upgrade supports nearly half of the proposed funding. This is unlikely to be sufficient to promote regional economic development.

The South Rockhampton Flood Levee and the Rockhampton Northern Access Upgrade projects will inject more than \$180 million into the economy. Both projects have been approved and should reach construction stage over the coming few years. Funding commitment from the local government is still required to secure the construction of the flood levee.

Local residents have stressed the need for large infrastructure projects to flow into the region. The construction of the proposed Gap Dam would not only solve the drought challenges, but would also create jobs and an economic multiplier effect. Regional businesses and residents support this project.

The August 2017 Herron White Residential report classifies the house and unit markets as approaching the bottom of the cycle.

The outlook of the residential property market in Rockhampton remains challenged. The REIQ does not yet see clear signs supporting a change of direction in the cycle over the coming months.

HOUSE MARKET

Rockhampton is the most affordable house market in the QMM report, with a quarterly median sale price of \$261,750 and an annual median sale price of \$270,500 in June 2017.

Over the medium term, the annual median house price fell 9.8 per cent, from \$300,000 in June 2012. This is equivalent to an annual fall of 2 per cent.

The most active price bracket was for transactions below \$350,000. The volume of sales fell 4.9 per cent, from 224 to 213 over the March quarter. Preliminary data shows a fall to 125 sales in June, which will be reassessed in the September quarter.

Market trend indicators revealed falling demand and increasing supply, which classifies it as a buyer's market.

Listing volumes have risen 9.1 per cent, from 2208 in May 2016 to 2408 in May 2017. This caused an increase in the stock on market to 8.6 per cent in May 2017.

Median days on market and median vendor discounting lifted largely for the 12 months to May 2017. A house in Rockhampton takes 77 days to sell compared with 69 days in the past year.

Vendors offer a 9.1 per cent discount in May 2017 compared with a lower discount of 8.1 per cent in May 2016.

UNIT MARKET

Rocky is the smallest market for units with fewer than 100 transactions in the 12 months to June 2017. The market is primarily driven by sales in Rockhampton city.

The annual median sale price increased 2 per cent in the year to June 2017 to reach similar levels of five years ago in June 2012 (\$305,000).

Market trend indicators show a market driven by buyers with listing volumes increasing heavily by 42.5 per cent, from 179 in May 2016 to 255 in May 2017.

Days on market and vendor discounting also increased substantially, to 95 days and 7.5 per cent discount in May 2017.

RENTAL MARKET

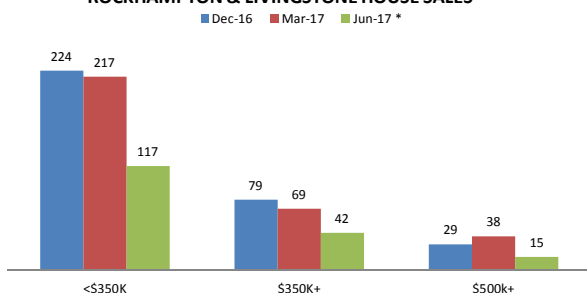
Vacancy rates tightened over the June quarter, from 8.6 per cent in March to 7.2 per cent in June. However, they remained within the weak range and showed high vacancies typical of a market experiencing an excess of rental supply.

Rockhampton is the smallest regional rental market, recording 7091 bonds for the June quarter compared with 12,445 bonds in Mackay and 23,921 in Townsville. Local agents are noting increasing rental supply from community housing organisations.

Only about 100 three-bedroom townhouses were rented in the region for the June quarter. This demonstrates that the three-bedroom townhouse market is very small and irrelevant to measure the performance of the rental market.

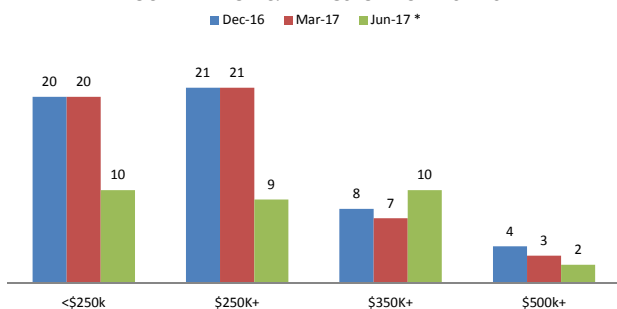
Rents for three-bedroom houses and two-bedroom units fell over the quarter, the past year and the past five years. The five-year fall fluctuated from 20 to 25 per cent. The median rent of three-bedroom houses and two-bedroom units fell to \$270 and \$195 a week in June.

ROCKHAMPTON & LIVINGSTONE HOUSE SALES



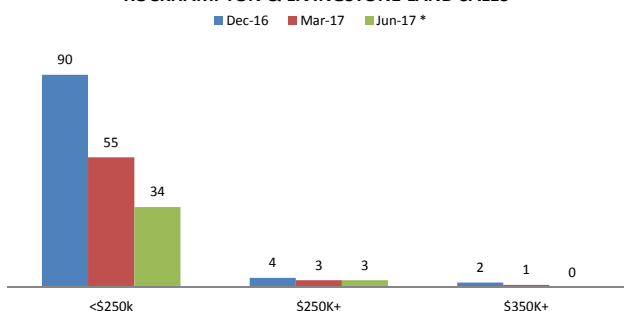
*Preliminary data
Houses<2,400m

ROCKHAMPTON & LIVINGSTONE UNIT SALES



*Preliminary data

ROCKHAMPTON & LIVINGSTONE LAND SALES



*Preliminary data

“Rocky is the smallest market for units with fewer than 100 transactions in the 12 months to June 2017. The market is primarily driven by sales in Rockhampton city.”



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SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
ROCKHAMPTON (LGA)	125	\$261,750	-1.2%	\$270,500	-1.6%	\$300,000	-9.8%
ROCKHAMPTON (LGA) ^	5	N/A	N/A	\$393,000	1.8%	\$435,000	-9.7%
ALLENSTOWN	5	N/A	N/A	\$260,500	2.6%	\$297,500	-12.4%
BERSERKER	15	N/A	N/A	\$192,250	-12.6%	\$240,000	-19.9%
FRENCHVILLE	15	N/A	N/A	\$326,000	1.9%	\$337,500	-3.4%
GRACEMERE	10	N/A	N/A	\$282,250	-4.3%	\$338,750	-16.7%
KAWANA	6	N/A	N/A	\$275,000	-7.6%	\$310,000	-11.3%
KOONGAL	6	N/A	N/A	\$230,000	-3.5%	\$258,500	-11.0%
MOUNT MORGAN	2	N/A	N/A	\$95,000	-5.0%	\$135,000	-29.6%
NORMAN GARDENS	25	\$405,750	-8.6%	\$399,000	10.8%	\$423,500	-5.8%
PARK AVENUE	12	N/A	N/A	\$205,000	-10.0%	\$275,000	-25.5%
THE RANGE	8	N/A	N/A	\$331,500	-6.4%	\$335,000	-1.0%
WANDAL	7	N/A	N/A	\$237,000	-18.3%	\$290,000	-18.3%

SURROUNDS

CENTRAL HIGHLANDS (LGA)	43	\$126,500	-11.5%	\$160,000	-5.9%	\$410,000	-61.0%
BLACKWATER	16	N/A	N/A	\$38,000	-69.8%	\$400,000	-90.5%
EMERALD	19	N/A	N/A	\$240,000	4.4%	\$435,000	-44.8%

LIVINGSTONE (LGA)	55	\$344,500	-1.6%	\$360,000	-3.2%	\$390,000	-7.7%
LIVINGSTONE (LGA) ^	32	\$435,000	-8.1%	\$473,500	-3.4%	\$475,000	-0.3%
EMU PARK	10	N/A	N/A	\$295,000	-5.6%	\$355,000	-16.9%
LAMMERMOOR	5	N/A	N/A	\$417,000	-10.3%	\$407,500	2.3%
YEPPON	20	\$360,000	1.4%	\$358,500	0.3%	\$396,500	-9.6%
ZILZIE	3	N/A	N/A	\$345,750	-6.6%	\$375,000	-7.8%

SALES MARKET - UNITS & TOWNHOUSES

ROCKHAMPTON (LGA)	20	\$317,000	17.4%	\$305,000	2.0%	\$305,000	0.0%
ROCKHAMPTON CITY	7	N/A	N/A	N/A	N/A	\$325,000	13.1%

SURROUNDS

LIVINGSTONE (LGA)	11	N/A	N/A	\$259,500	-23.9%	\$299,500	-13.4%
YEPPON	3	N/A	N/A	\$257,500	-24.3%	\$342,000	-24.7%

SALES MARKET - VACANT LAND

ROCKHAMPTON (LGA)	16	N/A	N/A	\$143,000	-10.6%	\$140,000	2.1%
GRACEMERE	6	N/A	N/A	\$140,500	-5.4%	\$140,000	0.4%
NORMAN GARDENS	3	N/A	N/A	\$167,900	-2.4%	\$150,000	11.9%

SURROUNDS

LIVINGSTONE (LGA)	19	N/A	N/A	\$172,000	1.2%	\$165,000	4.2%
HIDDEN VALLEY	1	N/A	N/A	\$175,000	0.6%	\$300,000	-41.7%
PARKHURST	7	N/A	N/A	\$174,400	5.7%	\$198,000	-11.9%
ZILZIE	3	N/A	N/A	N/A	N/A	\$180,000	-20.0%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY:	JUN-17 \$/ WEEK	NEW BONDS	JUN-16 \$/ WEEK	NEW BONDS	JUN-12 \$/ WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$270	285	\$280	249	\$340	417
4700	ALLENSTOWN/DEPOT HILL/GREAT KEPPEL IS/ ROCKHAMPTON/WANDAL	\$260	99	\$270	87	\$320	94
4701	CENTRAL QLD UNI/ FRENCHVILLE/ KALKA/ KOONGAL/ LAKES CK/ NERIMBERA/ NTH ROCKHAMPTON/ OASIS GARDENS/ PK AVENUE PO/ROCKHAMPTON	\$280	173	\$295	153	\$335	153
	LIVINGSTONE SHIRE	\$280	154	\$300	165	N/A	N/A
4702	AMBROSE/BANANA/BARALABA/GINDIE/ GRACEMERE/JERICO/KEPPEL SANDS/ SAPHIRESTANWELL/RUBYVALE/WESTWOOD/ WOORABINDA/WOWAN/YARAKA	\$260	69	\$270	68	\$350	61
4703	BAYFIELD/BUNGUNDARRA/BYFIELD/COOEE BAY/FARNBOROUGH/KEMP BCH/KINKA BCH/ LAMMERMOOR BCH/STATUTE BAY/TARANGANBA/ WOODBURY/YEPPON	\$305	55	\$330	72	\$350	70
4710	EMU PARK/ZILZIE	\$280	29	\$280	25	\$350	20
4714	MOUNT MORGAN	\$195	13	\$220	9	\$210	16
	CENTRAL HIGHLANDS REGIONAL	\$210	126	\$200	118	\$700	126
4717	BLACKWATER	\$190	48	\$200	61	\$800	44
4720	EMERALD	\$225	66	\$215	47	\$650	71

RENTAL MARKET - 2 BED UNITS

	ROCKHAMPTON REGIONAL	\$195	158	\$200	192	\$260	245
4700	ALLENSTOWN/DEPOT HILL/GREAT KEPPEL IS/ ROCKHAMPTON/WANDAL	\$200	30	\$200	57	\$260	47
4701	CENTRAL QLD UNI/ FRENCHVILLE/ KALKA/ KOONGAL/ LAKES CK/ NERIMBERA/ NTH ROCKHAMPTON/ OASIS GARDENS/ PK AVENUE PO/ROCKHAMPTON	\$195	126	\$200	133	\$240	126
	LIVINGSTONE SHIRE	\$250	61	\$260	63	N/A	N/A
4702	AMBROSE/BANANA/BARALABA/GINDIE/ GRACEMERE/JERICO/KEPPEL SANDS/ SAPHIRESTANWELL/RUBYVALE/WESTWOOD/ WOORABINDA/WOWAN/YARAKA	\$220	7	N/A	2	N/A	3
4703	BAYFIELD/BUNGUNDARRA/BYFIELD/COOEE BAY/FARNBOROUGH/KEMP BCH/KINKA BCH/ LAMMERMOOR BCH/STATUTE BAY/TARANGANBA/ WOODBURY/YEPPON	\$255	54	\$260	57	\$300	67
	CENTRAL HIGHLANDS REGIONAL	\$165	75	\$180	52	\$400	34
4720	EMERALD	\$165	67	\$190	45	\$420	29

RENTAL MARKET - 3 BED TOWNHOUSES

	ROCKHAMPTON REGIONAL	\$290	6	\$340	5	N/A	4
	LIVINGSTONE SHIRE	\$370	11	\$340	7	N/A	N/A
4702	AMBROSE/BANANA/BARALABA/GINDIE/ GRACEMERE/JERICO/KEPPEL SANDS/ SAPHIRESTANWELL/RUBYVALE/WESTWOOD/ WOORABINDA/WOWAN/YARAKA	\$360	6	\$340	5	\$0	0
	CENTRAL HIGHLANDS REGIONAL	N/A	3	\$250	10	\$750	18
4720	EMERALD	N/A	2	\$230	6	\$600	14

Mackay

Local real estate agents have stressed a recent improvement in business confidence as the key factor supporting an upcoming recovery of the housing sector.

The ABS Labour Force survey has revealed a significant increase in the Mackay SA4 region employment. The survey showed total employment by industry increased nearly 10 per cent for the 12 months to May 2017, from 93,100 for May 2016 to 102,100 for May 2017. The largest employment increase was seen in retail trade, agriculture, forestry and fishing sectors.

In light of the apparent business confidence improvement, quarterly June data revealed an increase in the median house price of 7.4 per cent, from \$312,000 in March to \$335,000 in June. While this is a positive indicator, there is not yet certainty the house market has turned around from the falling trend.

Similar to most other regions, the house market outperformed the unit market. The quarterly median unit price fell 3.3 per cent, from \$227,500 in March to \$220,000 in June.

According to the State Budget Regional Action Plan, the infrastructure investment in the region is forecast to be about \$110 million in FY2018 with a total forecast expenditure of about \$590 million.

The Mackay Ring Road is the largest project, representing about 60 per cent of the funding in FY2018. The implementation of this project is already injecting investment into the regional economy. Roebuck Civil based in the Whitsunday region has won the second contract to relocate the water mains on the construction site.

The rental market is also showing early signs that demand and supply are stabilising, with rents generally holding steady or increasing slightly for the past year. Vacancies have also reduced largely over the June quarter.

The outlook of the house and unit sale markets remains challenging with both markets classed as falling. However, the improvement of some market trend indicators may be revealing early signs that the house market could be turning around from the falling cycle over the months ahead. This improvement has been partially driven by the prospects of the Adani mine, which is expected to commence construction works in October this year.

HOUSE MARKET

Despite the quarterly price recovery, the annual median sale price fell 5.6 per cent, from \$339,000 to \$320,000 in the year to June 2017.

Over the medium term, the house market performance has not been strong, with the annual median sale price falling 23.8 per cent or the equivalent to annual falls of 5.3 per cent. This was the second-largest five-year median price fall in the QMM report.

The most active price range for houses is for transactions below \$350,000. Following a lift of sales volumes over the December quarter, the volume of sales fell 17.9 per cent over the March quarter. June volumes data will be reviewed next quarter to understand the demand trend.

Market trend indicators reveal a market with growing demand and potentially a market where expectations from buyers and vendors are getting closer.

Median days on market fell 14 days, to 66 days in May 2017 and it currently sits within the lower part of the range in regional Queensland.

Median vendor discounting fell 1.5 percentage points, to 9.5 per cent in May 2017. Despite the improvement, Mackay house vendors offer the second-largest discount in the QMM.

Listing volumes rose 6.5 per cent for the 12 months to May 2017. While this still has a downward impact on prices, we have seen a fall in supply of 16.7 per cent from February to May this year.

UNIT MARKET

Units performed more poorly than houses, with the annual median sale price falling 10 per cent from \$250,000 in March to \$225,000 in June.

Over the past five years, the annual median unit price fell 31.8 per cent, which, similar to the house market, is also the second-largest medium-term fall in the QMM.

The most active price range for units is for transactions below \$250,000.

Based on recent data, some market trend indicators showed slight improvement. Median vendor discount fell from 15.3 per cent in May 2016 to 13.2 per cent in May 2017. However, this is still the largest discount for units in the QMM.

Listings increased 21.7 per cent, from 437 in May 2016 to 532 in May 2017. In light of the listings volume fall of 18.4 per cent from February to May this year, the unit supply trend has to be revisited next quarter.

RENTAL MARKET

The rental market in Mackay remained weak, however vacancy rates fell for a second consecutive quarter to 4.5 per cent in June.

Rents are also showing signs that demand and supply are stabilising. The median rent for three-bedroom houses and two-bedroom units increased slightly or held steady over the past quarter and the past year.

Over the medium term, tenants have benefited from lower rental costs. The weekly median rent fell 39 per cent, 44 per cent and 47 per cent for three-bedroom houses, two-bedroom units and three-bedroom townhouses for the five-years to June 2017.

Local agents have noted a recent increase on rental demand, which supports the vacancy rates fall and the steady rents.



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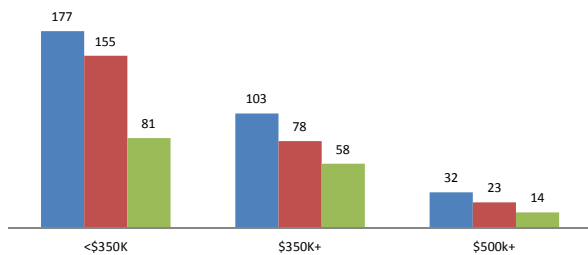


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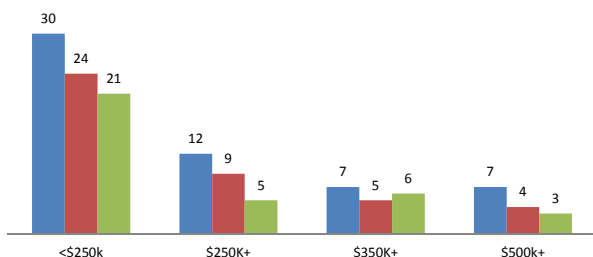
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MACKAY HOUSE SALES

■ Dec-16 ■ Mar-17 ■ Jun-17 *

*Preliminary data
Houses<2,400m**MACKAY UNIT SALES**

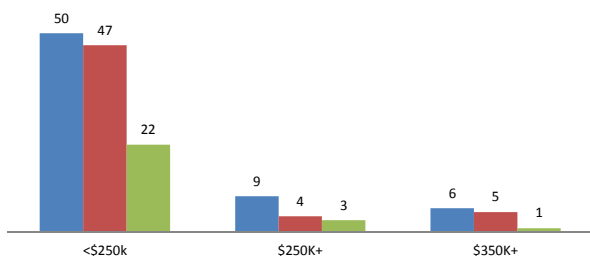
■ Dec-16 ■ Mar-17 ■ Jun-17 *



*Preliminary data

MACKAY LAND SALES

■ Dec-16 ■ Mar-17 ■ Jun-17 *



*Preliminary data

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
MACKAY (LGA)	158	\$335,000	7.4%	\$320,000	-5.6%	\$420,000	-23.8%
MACKAY (LGA) ^	27	\$395,000	-2.4%	\$415,000	-4.7%	\$482,500	-14.0%
AUNDERGROVE	17	N/A	N/A	\$315,000	3.3%	\$410,000	-23.2%
BEACONSFIELD	5	N/A	N/A	\$334,500	-1.8%	\$410,000	-18.4%
BLACKS BEACH	8	N/A	N/A	\$340,000	-2.2%	\$504,000	-32.5%
BUCASIA	9	N/A	N/A	\$317,500	0.8%	\$465,000	-31.7%
EAST MACKAY	3	N/A	N/A	\$340,000	-9.9%	\$418,000	-18.7%
EIMEO	0	N/A	N/A	\$335,000	-4.3%	\$450,000	-25.6%
GLENELLA	8	N/A	N/A	\$445,000	3.5%	\$530,000	-16.0%
MARIAN	8	N/A	N/A	\$400,000	-3.6%	\$460,000	-13.0%
MOUNT PLEASANT	7	N/A	N/A	\$345,000	-2.8%	\$432,500	-20.2%
NORTH MACKAY	13	N/A	N/A	\$237,000	-8.1%	\$365,000	-35.1%
ODRALEA	2	N/A	N/A	\$428,500	7.1%	\$482,000	-11.1%
RURAL VIEW	10	N/A	N/A	\$383,000	6.5%	\$482,000	-20.5%
SARINA	3	N/A	N/A	\$245,000	-4.9%	\$341,000	-28.2%
SLADE POINT	2	N/A	N/A	\$277,350	-13.3%	\$375,000	-26.0%
SOUTH MACKAY	6	N/A	N/A	\$270,000	0.6%	\$370,000	-27.0%
WALKERSTON	9	N/A	N/A	\$367,500	5.0%	\$435,000	-15.5%
WEST MACKAY	13	N/A	N/A	\$290,000	-4.9%	\$380,000	-23.7%

SURROUNDS

ISAAC (LGA)	30	\$160,000	0.0%	\$155,000	19.2%	\$590,000	-73.7%
MORANBAH	18	N/A	N/A	\$165,000	1.5%	\$710,000	-76.8%

WHITSUNDAY (LGA)	29	\$272,500	-23.2%	\$315,000	-10.0%	\$328,000	-4.0%
WHITSUNDAY (LGA) ^	7	N/A	N/A	\$437,500	3.6%	\$493,000	-11.3%
BOWEN	12	N/A	N/A	\$265,000	-1.9%	\$340,000	-22.1%
CANNONVALE	6	N/A	N/A	\$430,000	0.7%	\$430,000	0.0%
PROSERPINE	1	N/A	N/A	\$290,000	10.5%	\$287,000	1.0%

SALES MARKET - UNITS & TOWNHOUSES

MACKAY (LGA)	37	\$220,000	-3.3%	\$225,000	-10.0%	\$330,000	-31.8%
MACKAY	6	N/A	N/A	\$280,000	-4.3%	\$290,000	-3.4%

SURROUNDS

WHITSUNDAY (LGA)	15	N/A	N/A	\$250,000	-13.1%	\$270,000	-7.4%
AIRLIE BEACH	7	N/A	N/A	\$335,000	-4.3%	\$248,000	35.1%
CANNONVALE	4	N/A	N/A	\$230,000	-17.9%	\$266,000	-13.5%

SALES MARKET - VACANT LAND

MACKAY (LGA)	20	\$155,000	-10.8%	\$165,000	-0.6%	\$189,000	-12.7%
RURAL VIEW	4	N/A	N/A	\$135,000	-8.2%	\$207,000	-34.8%

SURROUNDS

WHITSUNDAY (LGA)	7	N/A	N/A	\$137,750	-16.5%	\$142,500	-3.3%
CANNONVALE	1	N/A	N/A	\$140,000	-17.7%	\$140,000	0.0%

RENTAL MARKET - 3 BED HOUSES							
POST CODE	LOCALITY*	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	MACKAY REGIONAL	\$283	344	\$280	402	\$460	338
4737	SARINA/SARINA BEACH/ARMSTRONG BEACH	\$260	32	\$280	33	\$400	28
4740	MACKAY	\$290	261	\$280	298	\$460	261
4741	VARIOUS ISLANDS/CLAIRVIEW/ETON/FARLEIGH/FLAGGY ROCK/GARGETT/MT CHRISTIAN/MT OSSA/OAKENDEN/PINNACLE/PLEYSTOWE/SEAFORTH/YALBOROO	\$240	6	\$260	10	\$450	9
4750	BUCASIA/SEAVIEW HEIGHTS/SOAL PT	\$300	17	\$280	29	\$500	15
4751	PALMYRA/WALKERSTON	\$295	13	\$270	11	\$480	8
	ISAAC REGIONAL	\$200	138	\$200	170	\$1,000	81
4721	CLERMONT	\$230	11	\$230	9	\$500	13
4742	NEBO	\$200	5	\$200	5	N/A	2
4744	MORANBAH	\$205	85	\$230	105	\$1,100	49
4745	DYSART	\$150	23	\$150	38	\$1,400	11
	WHITSUNDAY REGIONAL	\$325	170	\$290	190	\$350	170
4800	CANNON VALLEY/CONWAY/DINGO BCH/ERLANDO BCH/MT JULIAN/MT MARLOW/NTH GREGORY/PROSERPINE/RIORDANVALE/STRATHDICKIE/WILSON BCH	\$325	38	\$300	29	\$330	26
4802	AIRLIE BCH/CANNONVALE/JUBILEE/SHUTE HARBOUR/SHUTEHAVEN/WHITSUNDAY	\$400	45	\$360	53	\$420	43
4804	COLLINSVILLE	\$190	14	\$150	12	\$350	16
4805	BOWEN	\$290	73	\$270	96	\$340	85

RENTAL MARKET - 2 BED UNITS							
MACKAY REGIONAL		\$200	341	\$200	262	\$360	213
4737	SARINA/SARINA BEACH/ARMSTRONG BEACH	\$170	11	\$160	10	\$270	12
4740	MACKAY	\$200	309	\$200	236	\$360	191
4750	BUCASIA/SEAVIEW HEIGHTS/SOAL PT	\$120	5	\$150	8	N/A	4
ISAAC REGIONAL		\$180	32	\$230	31	\$350	21
4721	CLERMONT	\$140	5	N/A	4	N/A	2
4744	MORANBAH	\$220	12	\$350	15	\$600	17
4746	MIDDLEMOUNT	\$200	7	\$230	10	N/A	1
WHITSUNDAY REGIONAL		\$250	172	\$260	206	\$280	190
4800	CANNON VALLEY/CONWAY/DINGO BCH/ERLANDO BCH/MT JULIAN/MT MARLOW/NTH GREGORY/PROSERPINE/RIORDANVALE/STRATHDICKIE/WILSON BCH	\$200	17	\$190	17	\$200	18
4802	AIRLIE BCH/CANNONVALE/JUBILEE/SHUTE HARBOUR/SHUTEHAVEN/WHITSUNDAY	\$310	90	\$280	122	\$300	106
4805	BOWEN	\$220	63	\$210	63	\$280	55

RENTAL MARKET - 3 BED TOWNHOUSES							
MACKAY REGIONAL		\$280	39	\$290	32	\$530	23
4740	MACKAY	\$280	33	\$290	28	\$540	19
ISAAC REGIONAL		\$240	27	\$250	32	N/A	4
4744	MORANBAH	\$260	17	\$280	17	N/A	4
WHITSUNDAY REGIONAL		\$350	31	\$300	36	\$390	29
4802	AIRLIE BCH/CANNONVALE/JUBILEE/SHUTE HARBOUR/SHUTEHAVEN/WHITSUNDAY	\$380	14	\$320	16	\$390	24
4805	BOWEN	\$330	15	\$300	16	\$350	5





Townsville

The Townsville house and unit markets have faced challenges as a consequence of the weak economy and limited employment opportunities in the second quarter of 2017. However, while the second quarter results do not reflect an uptick in the housing market, our expectation is that Q3 will reveal promising indicators that a more positive outlook is on the horizon.

The house market edged downward in the June quarter, with the quarterly median falling 4.6 per cent to \$315,000. The annual median house price followed a similar trend.

Looking at quarterly median sale price data is more volatile and not ideal for trend-spotting. Accordingly, the June quarter median unit price jumped 14 per cent, from \$235,000 in March to \$268,000 in June, most likely due to the recovery of unit prices of established stock. The annual median unit price fell 10.5 per cent in FY 2017.

Good news came as the jobless figures fell, from 11.3 per cent in March to 9.7 per cent in June. However, Townsville remains a region with one of the highest unemployment rates.

More good news on the horizon with investment in mining projects up in 2017. Conservative coal price forecasts are supporting stability in the mining sector over the coming few years. Adani's decision to headquarter in Townsville is a key driver for economic recovery in the region. Mine construction works will commence in October this year.

According to the State Budget Regional Action Plan, the infrastructure funding allocation for FY 2018 is about \$125 million with a total investment commitment of \$859 million.

The North Queensland Stadium is the largest project under way, with construction beginning in August. The Port of Townsville channel capacity upgrade has also received partial funding allocation in the FY 2018 budget.

Building Queensland is currently undertaking a detailed business case analysis of the Townsville Eastern Access Rail Corridor. The estimated investment is between \$500 million and \$700 million and the project goal is to enhance regional development by increasing export freight volumes.

The increasing public sector investment is supporting business confidence improvement.

- Queensland Investment Corporation has recently announced the \$6 million expansion of the Domain Central shopping centre.
- Sealink has also recently submitted a \$56 million market-led-proposal to the State Government to boost the ferry terminal and add two new passenger ferries. This is also an indicator that the tourism industry in Townsville is on the private sector radar as a profitable investment.

These are real examples of economic prosperity flowing into the region.

According to Hotspotting founder Terry Ryder, the residential property market in Townsville is about to start increasing steadily. The REIQ has classed the house and unit markets as falling markets because our classification is based on short-term data, as opposed to a medium to long-term forecast.

Considering the strong infrastructure program, and the recovery of some of the economic indicators (such as unemployment and vacancy rates), the REIQ remains positive about the future of the Townsville housing market.

HOUSE MARKET

The housing market slipped over the June quarter, falling 4.6 per cent, from \$330,000 in March to \$315,000 in June.

The annual data also revealed a dip of 3 per cent, from \$341,250 in June 2016 to \$331,000 in June 2017. This compares with a cumulative five-year fall of 9.3 per cent, which is equivalent to a yearly fall of 1.9 per cent.

The most active price bracket is for sales below \$350,000. The volume of transactions held relatively steady between December and March, at about 575 sales a quarter. This is good news for the house market as it reveals demand may be stabilising.

Market trend indicators also support a demand-stabilising conclusion. Median days on market fell slightly, from 70 days in May 2016 to 68 days in May 2017. Median vendor discounting also fell from 8.3 per cent to 8.1 per cent over the same period.

Listing volumes revealed an increase in supply of 5.3 per cent for the 12 months to May 2017. This is not a matter of concern as it seems to be a cyclical increase, which has already commenced a correction path. Listing volumes fell 14.7 per cent from 5139 in February to 4384 in May this year.

UNIT MARKET

The house market outperformed the unit market in FY 2017. The annual median unit price slipped 10.5 per cent, from \$285,000 to \$255,000 in FY 2017. This compares with a five-year fall of 20.3 per cent, from \$320,000 in June 2012.

Townsville's weak medium-term performance positions it as the third-largest five-year median price fall in this quarter's QMM report.

The most active price range is for sales below \$250,000. Similar to the house market the volume of sales held relatively steady from January to March.

Market trend indicators revealed some characteristics of a market with increasing supply and falling demand. (Please turn to page 69 for On The Market tables and graphs).

Listings jumped 11 per cent, from 1097 in May 2016 to 1218 in May 2017. The good news is that listing volumes have already reduced from 1500 in February 2017.

Median days on market jumped up sharply by 20, to 98 in May 2017. Vendor discounting similarly increased by 1.3 percentage points to 9.3 per cent. This means that a vendor can expect a discount in the advertised sale price by nearly 10 per cent.

RENTAL MARKET

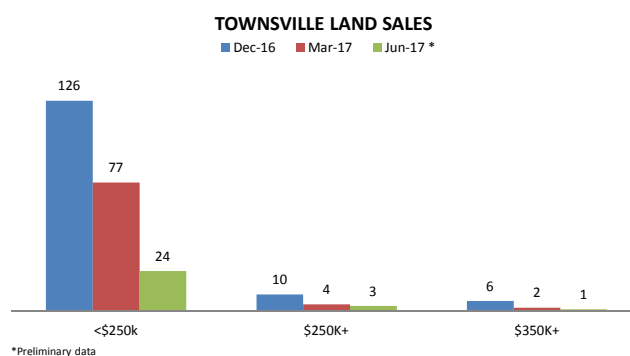
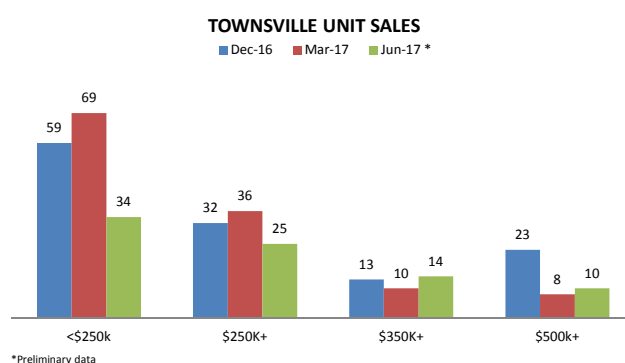
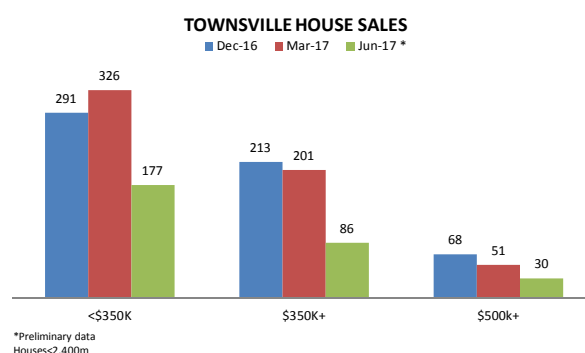
Good news in the rental sector as vacancies fell for a second consecutive quarter to 5 per cent, which is especially good news considering rising rental supply (measured as the number of bonds lodged to the RTA) of 2.2 per cent over the past year.

Although the market is officially classified as weak a fall in vacancies is a positive sign for investors.

Rents for three-bedroom houses and two-bedroom units fell over the quarter and the past 12 months.

A medium-term fall was also seen across three-bedroom houses, two-bedroom units and three-bedroom townhouses and fluctuated between 14 and 21 per cent.

A typical three-bedroom house in Townsville achieves a rental income of \$285 a week. Three-bedroom townhouses are dearer than three-bedroom houses with a weekly median rent of \$300.



SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOWNSVILLE (LGA)	335	\$315,000	-4.6%	\$331,000	-3.0%	\$365,000	-9.3%
TOWNSVILLE (LGA) ^	33	\$380,000	-4.4%	\$415,000	0.0%	\$425,000	-2.4%
AITKENVALE	12	N/A	N/A	\$295,000	-7.8%	\$320,000	-7.8%
ALICE RIVER ^	7	N/A	N/A	\$425,000	-9.6%	\$449,500	-5.5%
ANNANDALE	16	N/A	N/A	\$381,000	-7.1%	\$424,000	-10.1%
BOHLE PLAINS	8	N/A	N/A	\$395,000	-7.1%	\$420,000	-6.0%
BURDELL	13	N/A	N/A	\$365,000	-12.1%	\$415,000	-12.0%
BUSHLAND BEACH	11	N/A	N/A	\$380,000	1.3%	\$410,000	-7.3%
CONDON	5	N/A	N/A	\$250,000	-16.5%	\$300,000	-16.7%
CRANBROOK	13	N/A	N/A	\$258,000	-8.0%	\$310,000	-16.8%
CURRAJONG	4	N/A	N/A	\$282,000	8.5%	\$294,500	-4.2%
DEERAGUN	9	N/A	N/A	\$275,000	-3.5%	\$377,450	-27.1%
DOUGLAS	14	N/A	N/A	\$362,500	-7.1%	\$380,000	-4.6%
GULLIVER	6	N/A	N/A	\$267,000	-4.6%	\$295,000	-9.5%
HEATLEY	7	N/A	N/A	\$239,500	-2.8%	\$280,000	-14.5%
HERMIT PARK	5	N/A	N/A	\$340,000	-0.6%	\$350,000	-2.9%
HYDE PARK	1	N/A	N/A	N/A	N/A	\$387,500	7.1%
IDALIA	13	N/A	N/A	\$405,000	-14.7%	\$470,000	-13.8%
KELSO	13	N/A	N/A	\$254,000	-0.4%	\$307,500	-17.4%
KIRWAN	53	\$320,000	1.6%	\$315,000	-5.3%	\$350,500	-10.1%
MOUNT LOUISA	21	\$350,000	-7.9%	\$380,000	-2.6%	\$398,750	-4.7%
MUNDINGBURRA	12	N/A	N/A	\$320,000	-4.4%	\$370,000	-13.5%
NORTH WARD	7	N/A	N/A	\$500,000	-26.5%	\$555,000	-9.9%
OONoonBA	6	N/A	N/A	\$280,000	23.6%	\$283,500	-1.2%
RAILWAY ESTATE	9	N/A	N/A	\$282,000	-11.3%	\$316,000	-10.8%
RANGEWOOD ^	1	N/A	N/A	N/A	N/A	\$410,000	12.8%
RASMUSSEN	16	N/A	N/A	\$287,398	-26.3%	\$305,000	-5.8%
SOUTH TOWNSVILLE	2	N/A	N/A	\$334,500	2.3%	\$325,000	2.9%
THURINGOWA CENTRAL	1	N/A	N/A	N/A	N/A	\$312,500	-20.0%
VINCENT	7	N/A	N/A	\$243,000	-2.8%	\$275,000	-11.6%
WEST END	6	N/A	N/A	\$318,000	-12.8%	\$362,500	-12.3%
WULGURU	7	N/A	N/A	\$262,000	-8.1%	\$295,000	-11.2%

SURROUNDS

BURDEKIN (LGA)	22	\$210,000	7.7%	\$172,500	-4.2%	\$210,000	-17.9%
AYR	10	N/A	N/A	\$203,750	-0.6%	\$245,000	-16.8%

CHARTERS TOWERS (LGA)	14	N/A	N/A	\$165,000	-5.7%	\$225,000	-26.7%
CHARTERS TOWERS CITY	6	N/A	N/A	\$125,000	-18.0%	\$205,000	-39.0%

HINCHINBROOK (LGA)	11	N/A	N/A	\$205,000	-6.8%	\$255,000	-19.6%
INGHAM	3	N/A	N/A	\$180,000	-10.0%	\$230,000	-21.7%

SALES MARKET - UNITS & TOWNHOUSES

TOWNSVILLE (LGA)	92	\$268,000	14.0%	\$255,000	-10.5%	\$320,000	-20.3%
BELGIAN GARDENS	0	N/A	N/A	N/A	N/A	\$365,000	-12.3%
DOUGLAS	1	N/A	N/A	N/A	N/A	\$340,000	-27.2%
NORTH WARD	16	N/A	N/A	\$240,000	-23.8%	\$330,000	-27.3%
PIMLICO	1	N/A	N/A	N/A	N/A	\$208,000	-1.4%
SOUTH TOWNSVILLE	4	N/A	N/A	\$317,600	-19.1%	\$363,400	-12.6%
TOWNSVILLE CITY	24	\$410,000	26.2%	\$400,000	9.1%	\$382,500	4.6%
WEST END	3	N/A	N/A	\$195,000	18.2%	\$260,000	-25.0%

SALES MARKET - VACANT LAND

TOWNSVILLE (LGA)	27	\$148,000	-4.2%	\$155,000	-2.5%	\$161,000	-3.7%
TOWNSVILLE (LGA) ^	1	N/A	N/A	\$199,500	-2.7%	\$197,500	1.0%
BOHLE PLAINS	2	N/A	N/A	\$163,500	0.9%	\$161,500	1.2%
BURDELL	2	N/A	N/A	\$152,800	3.4%	\$161,525	-5.4%
BUSHLAND BEACH	1	N/A	N/A	\$155,000	-1.9%	\$159,000	-2.5%
KELSO	0	N/A	N/A	N/A	N/A	\$149,900	-23.3%
MOUNT LOUISA	2	N/A	N/A	N/A	N/A	\$180,000	-9.7%
MOUNT LOW	5	N/A	N/A	\$149,000	-6.6%	\$157,000	-5.1%
OONoonBA	0	N/A	N/A	N/A	N/A	\$193,000	-17.1%
SHAW	1	N/A	N/A	N/A	N/A	\$151,875	8.3%



RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	TOWNSVILLE CITY	\$285	733	\$300	719	\$345	718
4810	BELGIAN GARDENS/CAPE CLEVELAND/CASTLE HILL/ NTH WARD/PALLARENDA/RAILWAY ESTATE/ROWES BAY/TOWNSVILLE/WEST END/YARRAWONGA	\$315	51	\$330	65	\$350	67
4811	CLUDEN/IDALIA/JAMES COOK UNI/MT STUART/ OAK VALLEY/OONOOBA/PARTINGTON/ ROSENEATH/SERENE VALLEY/STUART/WULGURU	\$280	43	\$320	44	\$330	32
4812	CURRAJONG/GULLIVER/HERMIT PK/HYDE PK/HYDE PK CASTLETOWN/MUNDINGBURRA/MYSTERTON/ PILMICO/RISING SUN/ROSSLEA	\$280	75	\$300	56	\$340	79
4814	AITKENVALE/CRANBROOK/DOUGLAS, GARBUTT/ HEATLEY/MT ELLIOT/MT LOUISA/MURRAY/ VINCENT	\$290	188	\$300	197	\$350	200
4815	CONDON/KELSO/PINNACLES/RASMUSSEN	\$250	133	\$275	126	\$320	116
4816	ALLIGATOR CK/DUNK IS/GREENVALE/HIDDEN VALLEY/HOMESTEAD/JULAGO/MACROSSAN/ MAJORS CK/MINGELA/MUTARNEE/NELIA/ NOME/PALM IS/PALUMA/PENTLAND/PRAIRE/ RAVENSWOOD/ROLLINGSTONE/SELLHEIM/ TOOMPAN/TORRENS CK/WOODSTOCK	\$270	7	\$270	17	\$290	14
4817	ALICE RIVER/BOHLE PLNS/KIRWAN/RANGEWOOD/ RUPERTSWOOD/STABLEFORD/THURINGOWA CENTRAL	\$300	102	\$300	111	\$350	109
4818	BEACH HOLM/BLACK RIVER/BLUE HILLS/ BLUEWATER/BOHLE/BURDELL/BUSHLAND BCH/ CARINYA/CORDELLA/DEERAGUN/INNES/JENSEN/ LYNAM/MT LOW/PURONO PK/SAUNDERS BCH/ SHAW/TOOLAKEA/YABULU	\$290	121	\$310	89	\$340	90
4819	ARCADIA/ARCADIA BAY/HORSESHOE BAY/ MAGNETIC IS/NELLY BAY/PICNIS BAY	\$320	13	\$310	14	\$275	11
	BURDEKIN SHIRE	\$243	40	\$250	52	\$270	71
4806	ARKEDEITH	\$240	6	\$260	8	\$240	16
4807	AIRVILLE	\$250	32	\$250	32	\$280	49
	CHARTERS TOWERS REGIONAL	\$250	46	\$230	46	\$270	45
4820	RICHMOND HILL	\$250	46	\$230	46	\$270	45
	HINCHINBROOK SHIRE	\$250	23	\$230	24	\$260	31
4850	ABERGOWRIE	\$250	23	\$230	24	\$260	31

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	TOWNSVILLE CITY	\$240	731	\$250	721	\$280	753
4810	BELGIAN GARDENS/CAPE CLEVELAND/CASTLE HILL/ NTH WARD/PALLARENDA/RAILWAY ESTATE/ROWES BAY/TOWNSVILLE/WEST END/YARRAWONGA	\$250	338	\$260	346	\$304	367
4811	CLUDEN/IDALIA/JAMES COOK UNI/MT STUART/ OAK VALLEY/OONOOBA/PARTINGTON/ ROSENEATH/SERENE VALLEY/STUART/WULGURU	\$300	64	\$320	48	\$360	32
4812	CURRAJONG/GULLIVER/HERMIT PK/HYDE PK/HYDE PK CASTLETOWN/MUNDINGBURRA/MYSTERTON/ PILMICO/RISING SUN/ROSSLEA	\$200	165	\$210	154	\$250	188
4814	AITKENVALE/CRANBROOK/DOUGLAS, GARBUTT/ HEATLEY/MT ELLIOT/MT LOUISA/MURRAY/ VINCENT	\$240	86	\$250	87	\$280	84
4815	CONDON/KELSO/PINNACLES/RASMUSSEN	\$230	16	\$200	22	\$288	38
4817	ALICE RIVER/BOHLE PLNS/KIRWAN/RANGEWOOD/ RUPERTSWOOD/STABLEFORD/THURINGOWA CENTRAL	\$240	38	\$235	37	\$275	37
4818	BEACH HOLM/BLACK RIVER/BLUE HILLS/ BLUEWATER/BOHLE/BURDELL/BUSHLAND BCH/ CARINYA/CORDELLA/DEERAGUN/INNES/JENSEN/ LYNAM/MT LOW/PURONO PK/SAUNDERS BCH/ SHAW/TOOLAKEA/YABULU	\$222	6	\$220	11	\$0	0
4819	ARCADIA/ARCADIA BAY/HORSESHOE BAY/ MAGNETIC IS/NELLY BAY/PICNIS BAY	\$250	18	\$320	16	\$325	7
	BURDEKIN SHIRE	\$200	55	\$215	37	\$200	53
4807	AIRVILLE	\$213	44	\$220	32	\$200	47
	CHARTERS TOWERS REGIONAL	\$205	8	\$180	17	\$200	12
4820	RICHMOND HILL	\$205	8	\$180	17	\$200	12
	HINCHINBROOK SHIRE	\$169	24	\$180	16	\$170	26
4850	ABERGOWRIE	\$169	24	\$180	16	\$170	26

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	TOWNSVILLE CITY	\$300	26	\$300	38	\$380	26
4810	BELGIAN GARDENS/CAPE CLEVELAND/CASTLE HILL/ NTH WARD/PALLARENDA/RAILWAY ESTATE/ROWES BAY/TOWNSVILLE/WEST END/YARRAWONGA	\$325	6	\$450	7	\$380	7
4812	CURRAJONG/GULLIVER/HERMIT PK/HYDE PK/HYDE PK CASTLETOWN/MUNDINGBURRA/MYSTERTON/ PILMICO/RISING SUN/ROSSLEA	\$270	7	\$270	7	\$340	9
4817	ALICE RIVER/BOHLE PLNS/KIRWAN/RANGEWOOD/ RUPERTSWOOD/STABLEFORD/THURINGOWA CENTRAL	N/A	4	\$320	6	\$380	6
4818	BEACH HOLM/BLACK RIVER/BLUE HILLS/ BLUEWATER/BOHLE/BURDELL/BUSHLAND BCH/ CARINYA/CORDELLA/DEERAGUN/INNES/JENSEN/ LYNAM/MT LOW/PURONO PK/SAUNDERS BCH/ SHAW/TOOLAKEA/YABULU	N/A	4	\$300	5	\$0	0

66 Building Queensland is currently undertaking a detailed business case analysis of the Townsville Eastern Access Rail Corridor. The estimated investment is between \$500 million and \$700 million and the project goal is to enhance regional development by increasing export freight volumes.

Cairns

The Cairns residential property market, both houses and units, fell slightly over the June quarter due to the increasing unit supply and the falling number of house sales.

The median house price contracted 1.8 per cent, from \$410,000 in March to \$402,500 in June. Similarly, the quarterly median unit price dipped 1.2 per cent, from \$227,750 in March to \$225,000 in June.

On the positive side, the annual median house price increased (a fraction) by 0.7 per cent, to \$402,750. The annual median unit price held steady at \$235,000 for the past year.

Public sector investment in infrastructure is flowing at a moderate pace. According to the State Budget Regional Action Plan, about \$53 million of FY2018 funding has been allocated to infrastructure projects. The key projects highlighted in the Budget are the Cairns Hospital Redevelopment, the construction of the Cairns Performing Arts Centre and the Bruce Highway widening project.

The construction of the \$152 million bypass road at Smithfield reached funding certainty post-Budget season in July 2017. As a result, the infrastructure investment in the region has increased to more than \$790 million.

The construction and extension of the Cairns Innovation Centre and the Cairns Convention Centre along with the Port of Cairns Shipping development project have a forecast investment of about \$325 million. These projects are all still subject to business-case assessment.

According to the ABS Labour Force Survey, the unemployment for Cairns S4 tightened from 7.3 per cent in March to 6.3 per cent in June, sitting below the state's unemployment of 6.5 per cent for the June quarter. This provides grounds for a future improvement of the regional economy, which will eventually support further property sector growth.

According to the Cairns economic profile, published by ID The Population Experts, the accommodation and food services industry is the third-largest employer in the region. This demonstrates the relevance of the tourism industry, which has continued strengthening following the commencement of direct China Southern Airlines flights from Guangzhou and Hainan Airlines flight from Shenzhen in the second half of 2017.

These direct flights have also opened opportunities for further foreign investment.

The State Government has secured Cairns the hosting rights to the 2019 Amway China Leadership Conference, which will inject \$50 million into the local economy when 8000 of Amway China's top sales-people attend the four-day event.

Cairns is classed as steady for houses and units (see overview graphs on page 5). This market's outlook is optimistic considering the pipeline of infrastructure investment and falling unemployment, which is establishing good fundamentals for future economic growth.

The house and unit rental market is solid. The market is experiencing low vacancy rates and high rental yields, particularly for units.

HOUSE MARKET

Cairns is the most expensive and largest regional market outside the southeast corner, with an annual median sale price of \$402,750 and about 2120 sales for the past year.

Over the medium term, it has outperformed other large regional markets outside the southeast corner, reaching a five-year growth of 16 per cent, when the annual median sale price was \$347,250 in June 2012.

Similar to the March 2017 QMM findings and looking at the historical data, the volume of sales has continued to fall, from 588 in December last year to 563 in March this year. Preliminary June data revealed 368 sales for the quarter.

No change was noted in the busiest price range for houses, which is from \$350,000 to \$500,000.

The 22 per cent listings jump reported in the previous Queensland Market Monitor appears to be a one-off event, with the annual listings increasing only 3.4 per cent, to about 3900 listings for the 12 months to May. This offsets a potential large increase in supply, which could affect the equilibrium between demand and supply and ultimately put downward pressure on prices.

Market trend indicators reveal a slowing market with median days on market lengthening from 52 days in May 2016 to 59 days in May 2017. Similarly, median vendor discounting increased slightly, from 5.5 per cent in May 2016 to 5.6 per cent in May 2017. No changes were revealed compared with the previous quarter. (See page 68 for further On The Market tables and graphs).

UNIT MARKET

The unit market held steady, with the annual median sale price sitting at \$235,000 for the past 12 months.

Apart from Toowoomba, Cairns is the only regional market recording a medium-term unit price growth of all the areas featured in the Queensland Market Monitor. The five-year median unit price increased 9.3 per cent, from an annual median sale price of \$215,000 in June 2012.

Similar to the house market, the unit market is the largest regional market outside the southeast corner. However, it remains generally more affordable than Toowoomba, Rockhampton, Townsville and Fraser Coast and in some instances, than Bundaberg.

As opposed to the house market, the March quarter volume of sales increased about 2 per cent compared to the previous quarter, reaching 376 sales in March. Preliminary data for June reveals a fall in the volume of sales to 231. This will be reassessed over the September 2017 quarter.

Similar to the previous quarter, listings continued increasing sharply, by 22 per cent, for the 12 months to May 2017. This increased the stock on market, from 9.2 per cent in May 2016 to 11.3 per cent in May 2017.

Days on market lengthened for longer than a week, from 66 days in May 2016 to 74 days in May 2017. The increasing listings also put upward pressure on the vendor discount, which jumped, from 5.5 per cent in May 2016 to 6.4 per cent in May 2017.

RENTAL MARKET

The Cairns rental market has generally been tight over the past five years. Vacancies held steady at 1.8 per cent over the June quarter, which makes this market very attractive for investors.

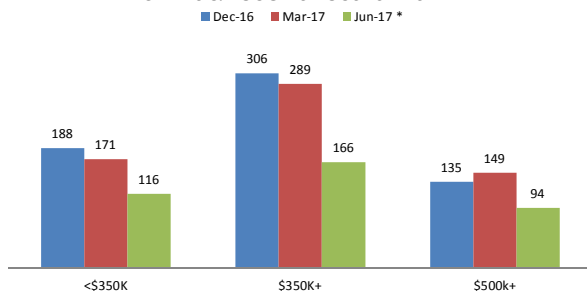
The unit rental market continues to give investors the highest indicative rental yield of all markets included in the Queensland Market Monitor.

Indicative gross rental yields for units fell over the June quarter, from 7.5 per cent to 6.8 per cent due to the \$5 fall in the weekly median rent of two-bedroom units.

Local agents highlighted an increase in rental demand of houses compared to units. This is supporting the increase in the weekly median rent of three-bedroom houses from \$370 in March to \$375 in June. In contrast, two-bedroom units and three-bedroom townhouses recorded a fall in the median rent of \$5 and \$45 a week.

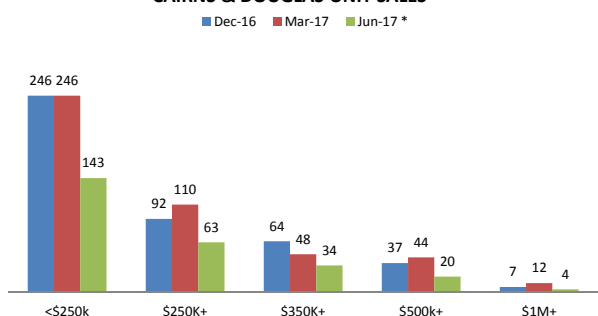
On an annual basis, the median rent of three-bedroom houses, two-bedroom units and three-bedroom townhouses rose from 3 to 5 per cent. This increase exceeded the annual CPI of 2.1 per cent (to March 2017), which is good news for investors.

CAIRNS & DOUGLAS HOUSE SALES



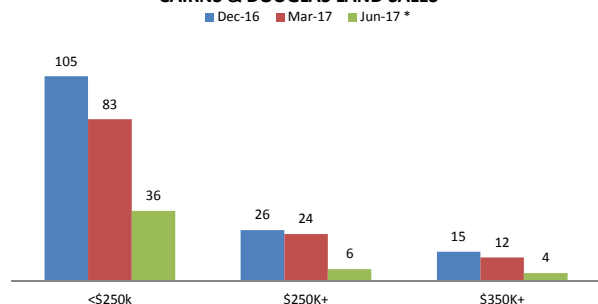
*Preliminary data
Houses < 2,400m

CAIRNS & DOUGLAS UNIT SALES



*Preliminary data

CAIRNS & DOUGLAS LAND SALES



*Preliminary data

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
CAIRNS (LGA)	368	\$402,500	-1.8%	\$402,750	0.7%	\$347,250	16.0%
CAIRNS (LGA) ^	25	\$655,000	5.2%	\$650,000	0.0%	\$592,500	9.7%
BAYVIEW HEIGHTS	11	N/A	N/A	\$377,500	-1.2%	\$350,000	7.9%
BENTLEY PARK	15	N/A	N/A	\$335,000	-7.5%	\$330,000	1.5%
BRINSMEAD	11	N/A	N/A	\$440,000	-4.4%	\$390,000	12.8%
BUNGALOW	4	N/A	N/A	N/A	N/A	\$270,000	27.8%
CARAVONICA	5	N/A	N/A	\$410,000	10.4%	\$315,000	30.2%
CLIFTON BEACH	8	N/A	N/A	\$485,000	-4.9%	\$415,000	16.9%
EARLVILLE	12	N/A	N/A	\$360,000	-5.3%	\$313,500	14.8%
EDGE HILL	12	N/A	N/A	\$485,000	1.0%	\$387,000	25.3%
EDMONTON	24	\$352,500	1.0%	\$350,000	1.5%	\$317,000	10.4%
FRESHWATER	4	N/A	N/A	\$523,750	3.7%	\$455,000	15.1%
GOLDSBOROUGH ^	2	N/A	N/A	N/A	N/A	\$465,000	7.5%
GORDONVALE	20	\$311,250	2.1%	\$315,000	1.6%	\$256,500	22.8%
GORDONVALE ^	3	N/A	N/A	N/A	N/A	\$498,000	19.5%
HOLLOWAYS BEACH	3	N/A	N/A	\$382,500	-4.9%	\$340,000	12.5%
KANIMBLA	8	N/A	N/A	\$485,001	-4.9%	\$425,000	14.1%
KEWARRA BEACH	21	\$420,000	-4.6%	\$442,500	2.9%	\$385,000	14.9%
MANOORA	6	N/A	N/A	\$327,500	6.3%	\$240,000	36.5%
MANUNDA	3	N/A	N/A	\$349,000	10.8%	\$275,000	26.9%
MOOROOBOL	21	\$450,000	38.5%	\$356,250	-3.7%	\$336,750	5.8%
MOUNT SHERIDAN	25	\$381,250	-6.6%	\$370,500	0.6%	\$325,000	14.0%
PALM COVE	9	N/A	N/A	\$525,000	-16.1%	\$485,000	8.2%
PARRAMATTA PARK	6	N/A	N/A	\$470,000	6.0%	\$395,000	19.0%
REDLYNCH	26	\$490,000	2.1%	\$455,000	-3.7%	\$389,000	17.0%
SMITHFIELD	22	\$454,250	2.1%	\$425,000	2.4%	\$335,000	26.9%
TRINITY BEACH	25	\$450,500	-7.9%	\$471,250	-3.3%	\$360,000	30.9%
TRINITY PARK	9	N/A	N/A	\$440,000	2.8%	\$380,000	15.8%
WESTCOURT	8	N/A	N/A	\$350,000	0.0%	\$297,500	17.6%
WHITE ROCK	10	N/A	N/A	\$294,263	-9.5%	\$292,500	0.6%
WHITFIELD	5	N/A	N/A	\$480,000	-1.8%	\$420,000	14.3%
WOREE	6	N/A	N/A	\$315,000	-10.0%	\$285,000	10.5%

SURROUNDS

CASSOWARY COAST (LGA)	41	\$195,000	-15.2%	\$220,000	-8.3%	\$220,000	0.0%
CASSOWARY COAST (LGA) ^	6	N/A	N/A	\$350,000	6.1%	\$268,500	30.4%
DOUGLAS (LGA)	28	\$438,000	3.1%	\$422,500	-2.9%	\$385,000	9.7%
PORT DOUGLAS	12	N/A	N/A	\$600,000	18.8%	\$465,000	29.0%
MAREEBA (LGA)	24	\$311,250	19.7%	\$268,000	-2.6%	\$260,000	3.1%
MAREEBA (LGA) ^	23	\$446,250	-3.0%	\$450,000	-1.1%	\$399,500	12.6%
KURANDA ^	5	N/A	N/A	\$460,000	-2.1%	\$362,500	26.9%
MAREEBA	20	\$313,750	20.0%	\$285,000	3.3%	\$265,000	7.5%
TABLELANDS (LGA)	39	\$296,500	-6.2%	\$300,000	0.0%	\$260,000	15.4%
TABLELANDS (LGA) ^	21	\$370,500	-3.8%	\$392,500	0.1%	\$372,500	5.4%
ATHERTON	19	N/A	N/A	\$320,000	4.9%	\$265,500	20.5%
TOLGA ^	3	N/A	N/A	\$465,000	10.7%	\$442,625	5.1%

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
CAIRNS (LGA)	231	\$225,000	-1.2%	\$235,000	0.0%	\$215,000	9.3%
BUNGALOW	7	N/A	N/A	\$155,000	-29.6%	\$141,000	9.9%
CAIRNS CITY	20	\$280,000	-23.1%	\$309,000	-17.8%	\$353,500	-13.6%
CAIRNS NORTH	27	\$255,000	11.5%	\$230,000	-4.2%	\$215,000	7.0%
EARLVILLE	1	N/A	N/A	\$176,000	-18.9%	\$233,000	-24.5%
EDGE HILL	12	N/A	N/A	\$160,000	-13.5%	\$149,500	7.0%
EDMONTON	3	N/A	N/A	N/A	N/A	\$180,500	-3.0%
FRESHWATER	2	N/A	N/A	N/A	N/A	\$225,250	24.3%
MANOORA	16	N/A	N/A	\$156,500	-2.8%	\$165,000	-5.2%
MANUNDA	19	N/A	N/A	\$179,500	28.2%	\$173,750	3.3%
MOOROOBOOL	9	N/A	N/A	\$222,000	11.0%	\$181,000	22.7%
PALM COVE	15	N/A	N/A	\$285,000	-8.8%	\$250,000	14.0%
PARRAMATTA PARK	5	N/A	N/A	\$245,000	-2.3%	\$183,250	33.7%
TRINITY BEACH	19	N/A	N/A	\$265,000	-3.6%	\$246,500	7.5%
WESTCOURT	11	N/A	N/A	\$212,250	-3.5%	\$182,000	16.6%
WOREE	10	N/A	N/A	\$153,250	15.2%	\$127,250	20.4%
YORKEYS KNOB	10	N/A	N/A	\$229,750	8.4%	\$190,000	20.9%

SURROUNDS

DOUGLAS (LGA)	40	\$272,500	7.7%	\$253,000	14.0%	\$230,000	10.0%
PORT DOUGLAS	39	\$275,000	14.9%	\$252,500	14.8%	\$218,000	15.8%
ATHERTON	2	N/A	N/A	\$220,000	-3.9%	\$230,000	-4.3%

SALES MARKET - VACANT LAND

CAIRNS (LGA)	43	\$192,500	-9.3%	\$210,000	-1.3%	\$172,000	22.1%
EDMONTON	3	N/A	N/A	\$192,500	18.8%	\$100,000	92.5%
GORDONVALE	3	N/A	N/A	\$145,000	2.1%	\$91,000	59.3%
KANIMBLA	1	N/A	N/A	N/A	N/A	\$215,000	32.3%
KEWARRA BEACH	2	N/A	N/A	N/A	N/A	\$186,500	45.8%
REDLYNCH	4	N/A	N/A	\$242,750	-0.7%	\$183,750	32.1%
SMITHFIELD	0	N/A	N/A	\$215,000	0.0%	\$160,750	33.7%
TRINITY PARK	5	N/A	N/A	\$210,000	-2.3%	\$189,000	11.1%

SURROUNDS

CASSOWARY COAST (LGA)	13	N/A	N/A	\$89,000	-10.3%	\$100,000	-11.0%
MISSION BEACH	3	N/A	N/A	N/A	N/A	\$118,000	-24.6%

DOUGLAS (LGA)	2	N/A	N/A	\$180,500	14.3%	\$123,000	46.7%
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MAREEBA (LGA)	3	N/A	N/A	\$102,000	1.5%	\$85,000	20.0%
MAREEBA	3	N/A	N/A	\$102,000	2.0%	\$87,500	16.6%

TABLELANDS (LGA)	5	N/A	N/A	\$105,000	-1.9%	\$105,000	0.0%
ATHERTON	2	N/A	N/A	N/A	N/A	\$105,500	2.4%

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Apart from Toowoomba, Cairns is the only regional market recording a medium-term unit price growth of all the areas featured in the Queensland Market Monitor.

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RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY:	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
CAIRNS REGIONAL		\$375	433	\$360	425	\$320	488
4865	GORDONVALE	\$348	14	\$340	16	\$285	21
4868	MT SHERIDAN/BAYVIEW HTS/TARRAWARRA/WHITE ROCK/WOREE	\$355	86	\$340	80	\$310	91
4869	CENTENARY HTS/CENTENARY PK/EDMONTON/TAMARIND GARDENS	\$345	51	\$335	51	\$300	63
4870	CAIRNS & SUBURBS OF CAIRNS	\$385	162	\$365	147	\$340	158
4878	CARAVONICA/HOLLOWAYS BCH/LAKE PLACID/MACHANS BCH/MCGREGOR/SMITHFIELD/SMITHFIELD HTS/YORKEYS KNOB	\$385	46	\$390	55	\$325	44
4879	BUCHAN PT/CLIFTON BCH/ELLIS BCH/KEWARRA BCH/PALM COVE/TRINITY BCH/TRINITY PK	\$400	68	\$400	73	\$350	62
DOUGLAS SHIRE		\$350	41	\$330	42	N/A	N/A
4873	MOSSMAN/COOYA BEACH/COW BAY/MIALLO/NEWELL/WONGA	\$335	32	\$310	31	\$280	31
4877	PORT DOUGLAS/CRAIGLIE/MOWBRAY/OAK BEACH	\$480	9	\$425	11	\$380	13
CASSOWARY COAST REGIONAL		\$280	98	\$290	99	\$300	121
4849	CARDWELL	\$265	10	\$290	7	\$350	20
4852	BINGIL BAY	\$318	18	\$320	26	\$340	26
4854	BILYANA	\$265	17	\$260	14	\$330	19
4860	BAMBOO CREEK	\$270	41	\$280	36	\$280	43
TABLELANDS REGIONAL		\$300	91	\$290	95	\$280	140
4872	DIMBULAH/KAIRI/MT GARNETT/TINAROO/WALKAMIN	\$305	10	\$310	8	\$280	9
4883	ATHERTON/UPPER BARON	\$320	32	\$300	44	\$290	43
4884	YUNGABURRA/LAKE EACHAM	\$310	5	N/A	3	\$290	9
4885	MALANDA/TARZALL/JAGGAN	\$295	13	\$280	9	\$260	11
4888	RAVENSHOE/EVELYN/MILLSTREAM	\$270	14	\$260	11	\$250	7
MAREEBA SHIRE		\$320	50	\$330	47	N/A	N/A
4880	MAREEBA/BIBOOLRA	\$310	37	\$330	39	\$290	47
4881	KURANDA/KOAH/SPEEWAH	\$400	13	\$350	8	\$365	6

RENTAL MARKET - 2 BED UNITS

	CAIRNS REGIONAL	\$295	785	\$285	756	\$260	988
4868	MT SHERIDAN/BAYVIEW HTS/TARRAWARRA/ WHITE ROCK/WOREE	\$280	77	\$250	62	\$210	79
4869	CENTENARY HTS/CENTENARY PK/EDMONTON/ TAMARIND GARDENS	\$250	17	\$250	14	\$210	16
4870	CAIRNS & SUBURBS OF CAIRNS	\$290	486	\$280	501	\$250	571
4878	CARAVONICA/HOLLOWAYS BCH/LAKE PLACID/ MACHANS BCH/MCGREGOR/SMITHFIELD/ SMITHFIELD HTS/YORKEYS KNOB	\$285	81	\$285	60	\$240	58
4879	BUCHAN PT/CLIFTON BCH/ELLIS BCH/KEWARRA BCH/PALM COVE/TRINITY BCH/TRINITY PK	\$315	114	\$300	109	\$285	126
	DOUGLAS SHIRE	\$310	79	\$290	110	N/A	N/A
4873	MOSSMAN/COOYA BEACH/COW BAY/MIALLO/ NEWELL/WONGA	\$230	16	\$220	30	\$185	12
4877	PORT DOUGLAS/CRAIGLIE/MOWBRAY/OAK BEACH	\$330	63	\$300	80	\$270	121
	CASSOWARY COAST REGIONAL	\$230	82	\$200	111	\$225	86
4849	CARDWELL	\$233	8	\$210	10	\$290	16
4852	BINGIL BAY	\$243	30	\$250	28	\$260	22
4854	BILYANA	\$225	13	\$145	40	\$250	9
4860	BAMBOO CREEK	\$200	29	\$200	31	\$185	35
	TABLELANDS REGIONAL	\$230	34	\$220	37	\$220	45
4883	ATHERTON/UPPER BARON	\$240	26	\$220	31	\$220	19
	MAREEBA SHIRE	\$253	34	\$260	36	N/A	N/A
4880	MAREEBA/BIBOOLRA	\$250	32	\$250	31	\$185	16

RENTAL MARKET - 3 BED TOWNHOUSES

	CAIRNS REGIONAL	\$345	10	\$330	22	\$320	49
4870	CAIRNS & SUBURBS OF CAIRNS	\$330	8	\$300	18	\$300	16
4861	BABINDA, BARTLE FRERE			\$0	0	\$0	0
	DOUGLAS SHIRE	\$450	9	\$395	14	N/A	N/A
4877	PORT DOUGLAS/CRAIGLIE/MOWBRAY/OAK BEACH	\$450	9	\$395	14	\$375	19

Other Regional

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
SOUTH-WEST							
MARANOA (LGA)	9	N/A	N/A	\$191,500	-16.7%	\$280,000	-31.6%
ROMA	8	N/A	N/A	\$215,500	-13.3%	\$307,500	-29.9%
CHARLEVILLE	4	N/A	N/A	\$124,000	-1.8%	\$145,000	-14.5%
NORTH-WEST							
MOUNT ISA (LGA)	14	N/A	N/A	\$275,000	-14.1%	\$350,000	-21.4%
COOKTOWN	0	N/A	N/A	N/A	N/A	\$270,000	1.4%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ^a	JUN-17		JUN-16		JUN-12	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
SOUTH WEST							
4487	BALONNE SHIRE	\$250	17	\$250	16	\$250	10
	ST GEORGE	\$250	14	\$250	16	\$250	9
	MARANOA REGIONAL	\$200	47	\$250	59	\$500	62
4455	ROMA	\$210	36	\$250	51	\$500	53
	MURWEH SHIRE	\$230	24	\$200	26	\$230	13
4470	CHARLEVILLE	\$230	24	\$200	24	\$230	11
CENTRAL WEST							
4730	LONGREACH REGIONAL	\$250	17	\$250	25	\$290	13
	BRIXTON	\$260	15	\$250	25	\$310	11
NORTH WEST							
4824	CLONCURRY SHIRE	\$250	13	\$250	13	\$400	12
	CLONCURRY	\$250	13	\$250	13	\$400	12
	MOUNT ISA CITY	\$350	92	\$350	108	\$540	88
4825	ALEXANDRIA	\$350	92	\$350	108	\$540	88
FAR NORTH							
4871	COOK SHIRE	\$320	19	\$260	32	\$290	24
	ALMADEN	\$250	10	\$250	17	\$290	19
	BLOOMFIELD	\$350	9	\$300	15	\$300	5

RENTAL MARKET - 2 BED UNITS

SOUTH WEST							
	BALONNE SHIRE	\$190	5	\$140	6	\$170	7
4487	ST GEORGE	\$190	5	N/A	2	\$170	6
	MARANOA REGIONAL	\$150	15	\$170	25	\$300	20
4455	ROMA	\$150	14	\$170	24	\$350	19
CENTRAL WEST							
NORTH WEST							
	CLONCURRY SHIRE	\$250	8	\$250	12	\$275	14
4824	CLONCURRY	\$250	8	\$250	12	\$275	14
	MOUNT ISA CITY	\$200	70	\$230	71	\$360	70
4825	ALEXANDRIA	\$200	70	\$230	71	\$360	70
FAR NORTH							
	COOK SHIRE	\$209	11	\$200	10	\$250	9
4895	BLOOMFIELD	\$189	6	\$200	5	\$250	8

On The Market Indicators

LGA / REGION	HOUSES								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	2017*	2016	2017*	2016	2017*	2016	2017*	2016	% PTS	% PTS		% PTS
QUEENSLAND	117,947	109,399	8.4%	7.8%	44	44	-4.8%	-5.0%	7.8%	0.6%	0	-0.2%
GREATER BRISBANE	46,644	46,475	7.2%	7.2%	35	34	-4.0%	-4.1%	0.4%	0.0%	1	-0.1%
BRISBANE LGA	19,799	20,085	6.5%	6.6%	30	28	-4.0%	-4.1%	-1.4%	-0.1%	2	-0.1%
IPSWICH	5,017	4,755	7.7%	7.3%	41	46	-4.6%	-4.7%	5.5%	0.4%	-5	-0.1%
LOGAN	7,118	6,990	7.8%	7.7%	38	36	-4.2%	-4.0%	1.8%	0.1%	2	0.1%
MORETON BAY	10,248	10,401	7.7%	7.8%	36	39	-3.6%	-4.0%	-1.5%	-0.1%	-3	-0.3%
REDLAND	4,462	4,244	8.8%	8.3%	42	42	-4.1%	-4.1%	5.1%	0.4%	0	0.0%
GOLD COAST	10,357	10,638	7.9%	8.1%	35	35	-4.2%	-4.2%	-2.6%	-0.2%	0	0.0%
SUNSHINE COAST SD	9,336	9,461	8.9%	9.0%	46	54	-3.9%	-4.4%	-1.3%	-0.1%	-8	-0.5%
SUNSHINE COAST	7,363	7,522	8.6%	8.8%	43	49	-3.7%	-4.1%	-2.1%	-0.2%	-6	-0.4%
NOOSA	1,973	1,939	10.0%	9.8%	54	74	-4.3%	-5.4%	1.8%	0.2%	-20	-1.1%
FRASER COAST	4,444	3,737	11.8%	9.9%	77	87	-5.5%	-6.6%	18.9%	1.9%	-10	-1.1%
CAIRNS	3,894	3,767	8.5%	8.2%	59	52	-5.6%	-5.5%	3.4%	0.3%	7	0.1%
BUNDABERG	3,557	2,851	10.6%	8.5%	70	67	-6.0%	-6.8%	24.8%	2.1%	3	-0.7%
GLADSTONE	1,795	1,489	8.0%	6.7%	94	78	-10.3%	-9.6%	20.6%	1.4%	16	0.8%
MACKAY	2,776	2,606	7.2%	6.7%	66	80	-9.5%	-11.0%	6.5%	0.4%	-14	-1.6%
ROCKHAMPTON	2,408	2,208	8.6%	7.9%	77	69	-9.1%	-8.1%	9.1%	0.7%	8	1.0%
TOOWOOMBA	4,501	4,280	8.9%	8.5%	54	49	-4.8%	-5.0%	5.2%	0.4%	5	-0.2%
TOWNSVILLE	4,384	4,164	7.1%	6.8%	68	70	-8.1%	-8.3%	5.3%	0.4%	-2	-0.2%

* Figures are preliminary

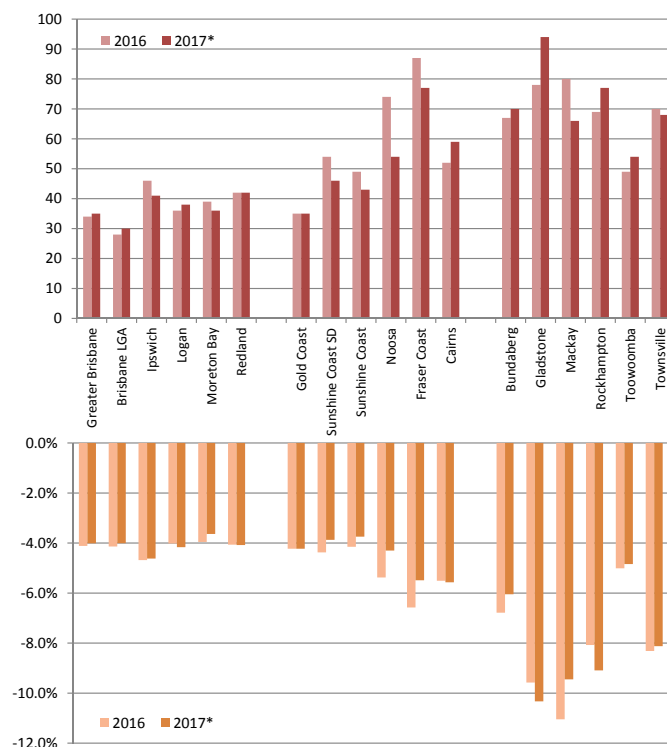
** Days on Market and Vendor Discount calculation methodology changed from a average calculation to a median calculation

Source: REIQ. Data supplied by CoreLogic RP Data Market Trends

Median Days On Market - HOUSES

*12mths to the end of May

Source: REIQ, data supplied by CoreLogic RP Data



Median Vendor Discounting - HOUSES

LGA / REGION	UNITS & TOWNHOUSES								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	2017*	2016	2017*	2016	2017*	2016	2017*	2016	% PTS	% PTS		% PTS
QUEENSLAND	45,374	39,506	10.2%	8.8%	58	54	-4.6%	-4.4%	14.9%	1.3%	4	0.2%
GREATER BRISBANE	17,852	15,384	9.1%	7.9%	61	47	-4.6%	-4.0%	16.0%	1.3%	14	0.7%
BRISBANE LGA	12,439	10,509	8.4%	7.1%	58	42	-4.7%	-3.9%	18.4%	1.3%	16	0.9%
IPSWICH	552	534	12.3%	11.9%	83	76	-5.7%	-5.1%	3.4%	0.4%	7	0.5%
LOGAN	1,574	1,474	11.3%	10.6%	68	56	-4.8%	-4.1%	6.8%	0.7%	12	0.7%
MORETON BAY	2,439	2,111	11.0%	9.5%	72	70	-4.2%	-4.1%	15.5%	1.5%	2	0.1%
REDLAND	848	756	12.1%	10.8%	57	58	-4.1%	-4.4%	12.2%	1.3%	-1	-0.3%
GOLD COAST	12,903	11,816	10.9%	9.9%	47	52	-4.2%	-4.4%	9.2%	0.9%	-5	-0.2%
SUNSHINE COAST SD	5,162	4,853	10.7%	10.0%	59	68	-3.9%	-4.6%	6.4%	0.6%	-9	-0.7%
SUNSHINE COAST	4,042	3,785	10.6%	10.0%	57	65	-3.9%	-4.5%	6.8%	0.7%	-8	-0.6%
NOOSA	1,120	1,068	10.8%	10.3%	65	83	-4.0%	-5.0%	4.9%	0.5%	-18	-1.0%
FRASER COAST	766	540	16.8%	11.8%	88	96	-5.5%	-6.1%	41.9%	4.9%	-8	-0.6%
CAIRNS	2,417	1,981	11.3%	9.2%	74	66	-6.4%	-5.5%	22.0%	2.0%	8	0.9%
BUNDABERG	513	393	14.1%	10.8%	125	91	-6.7%	-6.4%	30.5%	3.3%	34	0.3%
GLADSTONE	354	228	9.3%	6.0%	112	108	-12.8%	-8.1%	55.3%	3.3%	4	4.7%
MACKAY	532	437	8.5%	7.0%	120	119	-13.2%	-15.3%	21.7%	1.5%	1	-2.1%
ROCKHAMPTON	255	179	10.6%	7.4%	95	79	-7.5%	-5.1%	42.5%	3.2%	16	2.3%
TOOWOOMBA	762	676	9.6%	8.6%	84	68	-5.1%	-4.2%	12.7%	1.1%	16	0.9%
TOWNSVILLE	1,218	1,097	9.9%	8.9%	98	78	-9.3%	-8.0%	11.0%	1.0%	20	1.3%

* Figures are preliminary

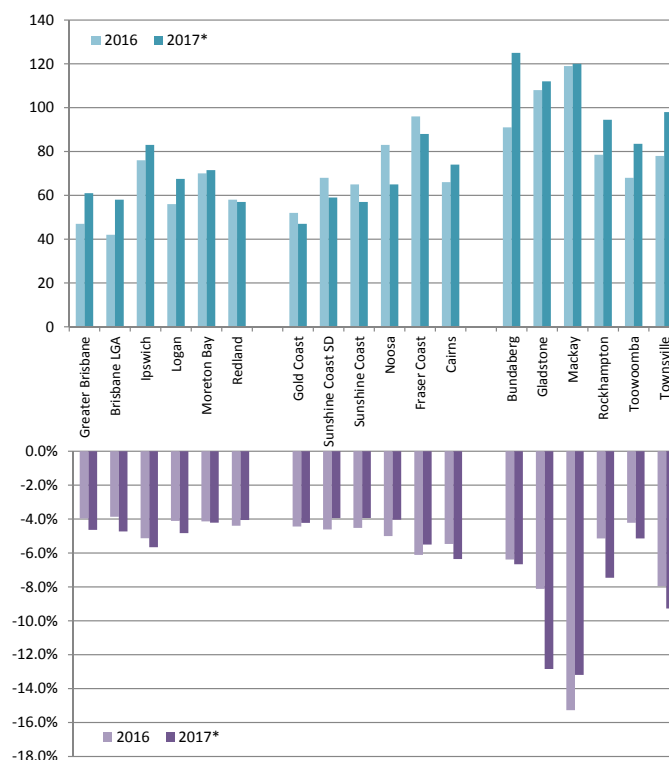
** Days on Market and Vendor Discount calculation methodology changed from an average calculation to a median calculation

Source: REIQ. Data supplied by CoreLogic RP Data Market Trends

Median Days On Market - UNITS

*12mths to the end of May

Source: REIQ, data supplied by CoreLogic RP Data



Median Vendor Discounting - UNITS

Rental Market Indicators

GROSS YIELDS	HOUSES ¹		UNITS ²	
LOCAL GOVERNMENT AREA	JUN-17	MAR-17	JUN-17	MAR-17
GREATER BRISBANE				
BRISBANE LGA	3.3%	3.6%	4.8%	5.1%
IPSWICH	4.8%	4.7%	4.7%	6.0%
LOGAN	4.7%	4.8%	6.0%	5.9%
MORETON BAY	4.3%	4.2%	4.6%	4.8%
REDLAND	4.0%	4.1%	4.6%	4.8%
TOURISM CENTRES				
GOLD COAST	4.0%	4.0%	5.3%	5.3%
SUNSHINE COAST	4.2%	4.1%	4.9%	4.7%
NOOSA	3.7%	4.0%	4.7%	4.0%
FRASER COAST	5.2%	4.9%	5.3%	5.8%
CAIRNS	4.8%	4.7%	6.8%	7.5%
REGIONAL/RESOURCE AREAS				
BUNDABERG	5.3%	5.3%	6.0%	5.2%
GLADSTONE	3.4%	3.4%	4.5%	3.4%
MACKAY	4.4%	4.9%	4.7%	4.8%
ROCKHAMPTON	5.4%	5.6%	3.2%	3.8%
TOOWOOMBA	4.5%	4.4%	4.5%	4.2%
TOWNSVILLE	4.7%	4.7%	4.7%	5.8%
OTHER REGIONAL AREAS				
BURDEKIN	6.0%	8.8%	N/A	N/A
CASSOWARY COAST	7.5%	7.2%	N/A	N/A
CENTRAL HIGHLANDS	8.6%	6.5%	N/A	N/A
DOUGLAS	4.2%	4.6%	5.9%	6.9%
GYMPIE	5.1%	5.3%	N/A	N/A
ISAAC	6.5%	6.9%	N/A	N/A
LIVINGSTONE	4.2%	4.2%	N/A	N/A
LOCKYER VALLEY	6.1%	5.7%	N/A	N/A
MAREEBA	5.3%	6.2%	N/A	N/A
SCENIC RIM	4.4%	4.3%	N/A	N/A
SOMERSET	6.2%	5.7%	N/A	N/A
SOUTH BURNETT	6.4%	6.9%	N/A	N/A
SOUTHERN DOWNS	5.8%	5.5%	N/A	N/A
TABLELANDS	5.3%	5.4%	N/A	N/A
WESTERN DOWNS	6.5%	7.4%	N/A	N/A
WHITSUNDAY	6.2%	5.1%	N/A	5.9%

Yields comparison based on preliminary data for June -2017

N/A: Any region with less than 20 transactions is not included in yield calculations

¹ Based upon rents for 3-bedroom houses ; source: Residential Tenancies Authority, Bond Lodgements

² Based upon rents for 2-bedroom flats ; source: Residential Tenancies Authority, Bond Lodgements

RESIDENTIAL VACANCY RATES					
COUNCIL / REGION	JUN-17	MAR-17	CHANGE (PTS)	TREND	STATUS
GREATER BRISBANE	2.8%	3.0%	-0.2	STEADY	HEALTHY
BRISBANE LGA	3.3%	3.7%	-0.4	DOWN	HEALTHY
BRISBANE INNER (0-5KM)	3.5%	4.4%	-0.9	DOWN	HEALTHY
BRISBANE REMAINDER (5KM+)	3.1%	3.1%	0.0	STEADY	HEALTHY
OUTER BRISBANE	2.2%	2.2%	0.0	STEADY	TIGHT
IPSWICH CITY	3.1%	2.0%	1.0	UP	HEALTHY
LOGAN CITY	2.2%	2.8%	-0.5	DOWN	TIGHT
MORETON BAY	1.7%	1.6%	0.1	STEADY	TIGHT
MORETON BAY - CABOOLTURE	1.6%	2.1%	-0.6	DOWN	TIGHT
MORETON BAY - PINE RIVERS	2.1%	1.3%	0.8	UP	TIGHT
MORETON BAY - REDCLIFFE	1.5%	1.7%	-0.2	STEADY	TIGHT
REDLAND CITY	2.6%	2.5%	0.1	STEADY	HEALTHY
REDLAND CITY - MAINLAND	N/A	2.7%	N/A	N/A	N/A
REDLAND CITY - BAY ISLANDS	N/A	2.0%	N/A	N/A	N/A
GOLD COAST CITY	1.7%	1.7%	0.0	STEADY	TIGHT
SUNSHINE COAST SD	1.5%	2.0%	-0.5	DOWN	TIGHT
SUNSHINE COAST	1.2%	1.8%	-0.6	DOWN	TIGHT
SUNSHINE COAST - CALOUNDRA	1.3%	2.0%	-0.7	DOWN	TIGHT
SUNSHINE COAST - MAROOCHY	1.0%	1.4%	-0.3	DOWN	TIGHT
SUNSHINE COAST - HINTERLAND*	1.7%	2.7%	-0.9	DOWN	TIGHT
NOOSA	3.0%	4.0%	-1.0	DOWN	HEALTHY
FRASER COAST	2.6%	3.9%	-1.3	DOWN	HEALTHY
FRASER COAST - HERVEY BAY	2.6%	4.2%	-1.6	DOWN	HEALTHY
FRASER COAST - MARYBOROUGH	N/A	3.7%	N/A	N/A	N/A
CAIRNS	1.8%	1.8%	0.0	STEADY	TIGHT
BUNDABERG	3.6%	4.6%	-1.0	DOWN	WEAK
GLADSTONE	6.5%	6.4%	0.1	STEADY	WEAK
MACKAY	4.5%	6.4%	-1.9	DOWN	WEAK
ROCKHAMPTON	7.2%	8.6%	-1.4	DOWN	WEAK
TOOWOOMBA	3.2%	2.9%	0.3	STEADY	HEALTHY
TOWNSVILLE	5.0%	6.2%	-1.3	DOWN	WEAK
BURDEKIN	8.6%	9.7%	-1.1	DOWN	WEAK
CASSOWARY COAST	7.7%	N/A	N/A	N/A	WEAK
CENTRAL HIGHLANDS	7.6%	N/A	N/A	N/A	WEAK
LIVINGSTONE	9.3%	6.6%	2.7	UP	WEAK
MOUNT ISA	7.2%	N/A	N/A	N/A	WEAK
SCENIC RIM	2.6%	2.5%	0.1	STEADY	HEALTHY
SOUTH BURNETT	2.1%	N/A	N/A	N/A	TIGHT
SOUTHERN DOWNS	2.2%	3.1%	-0.9	DOWN	TIGHT
TABLELANDS	3.3%	6.4%	-3.0	DOWN	HEALTHY
WHITSUNDAY	1.4%	N/A	N/A	N/A	TIGHT

*Noosa Hinterland included in Sunshine Coast Hinterland

Vacancy Trend:
Steady = + / - 0 to 0.3%pts
Up = +0.3% pts or more
Down = -0.3% pts or more

Market Status:
Tight <2.5%
Healthy 2.5-3.5%
Weak >3.5%

Source: REIQ Residential Rental Survey

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