

MARKET OUTLOOK

EVERTON PARK

Located just 8km from the Brisbane CBD, Everton Park offers excellent access to major employment nodes, education, key health-care facilities and lifestyle amenities.

RESIDENTIAL MARKET

The Everton Park Catchment is experiencing the benefits of its proximity to major employment nodes paired with recent infrastructure investment, positioning it as a key influence within Brisbane's northern residential market.

During the past five years to March 2017, the Catchment has recorded solid median house price growth of 5.7 per cent per annum. This indicates an ongoing demand for housing, resulting in a median property price of \$597,000.

The high median price is also driven by the higher wealth of residents, with an average household income 4 per cent greater than the Brisbane LGA.

The Catchment is characterised by high proportions of families, within an established residential market. There has been limited new product released to the market, with new townhouse developments offering a value proposition and low maintenance option for both families and couples.

RESIDENTIAL SALES MARKET

Everton Park Catchment*—March 2017



House



Unit

Median sale price

\$597,000

\$435,000

Dwellings sold over the past 12 months

560

186

10-year median growth rate

4.4%

2.8%

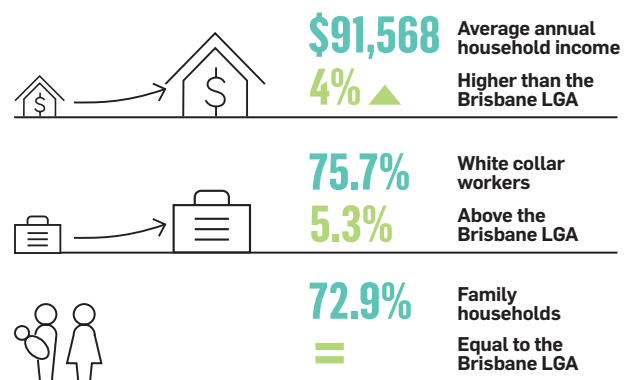
Prepared by Urbis; Source: APM PriceFinder

* Everton Park Catchment includes: Everton Park, Everton Hills, McDowall, Stafford and Stafford Heights

DEMOGRAPHICS

DEMOGRAPHIC PROFILE

Everton Park Catchment*



Prepared by Urbis; Source: ABS Census 2011

* Everton Park Catchment includes: Everton Park, Everton Hills, McDowall, Stafford and Stafford Heights

RENTAL MARKET

AVERAGE ANNUAL RENTAL PRICE GROWTH

Townhouses—March 2017



Rental price premium over the Brisbane LGA

UP TO 6%



Rental price premium for new & near-new townhouses in Everton Park*

UP TO 11.4%

Prepared by Urbis; Source: Residential Tenancies Authority (RTA), realestate.com.au

INFRASTRUCTURE INVESTMENT



TRANSAPEX \$10 billion

Currently comprising of the Inner-City Bypass, the Clem Jones Tunnel, the Go Between Bridge, Legacy Way and AirportlinkM7, the TransApex road network creates an intertwining road system improving connectivity to key employment and lifestyle destinations. Residents of Everton Park are in proximity to several entry and exit points.



PRINCE CHARLES HOSPITAL

630 beds

The Prince Charles Hospital is a 630-bed major tertiary referral hospital, referred to as the premier cardiac service for Queensland. Over 3,500 staff work at the hospital, acting as a major employment driver within the Everton Park Catchment.

BROOKSIDE SHOPPING CENTRE

120+ stores

Offering 120 specialty stores including Woolworths, Coles, Big W, and a Target opening in late 2017. A new 747 sqm dining precinct is in planning stages, which when complete will leave the centre with a total of 51,500 square metres of shopping space.

EVERTON PARK PLAZA REDEVELOPMENT

Everton Park Plaza has recently sold for \$27.7 million with plans for redevelopment to create a new casual laneway dining precinct known as Park Lane.

EMPLOYMENT

Ongoing employment growth is predicted for the Everton Park Catchment over the next two decades, with 1,041 jobs being created between 2016 and 2036.

Its location 8km from the Brisbane CBD (forecast to grow by 60,843 jobs) and its proximity to several hospitals including the Holy Spirit Northside Hospital, Prince Charles Hospital and North West Private Hospital have been key drivers for developing employment growth in the area, with future predictions indicating more growth in these sectors.

Health Care and Social Assistance is set to recorded the largest growth over the next two decades, holding 18.6 per cent of the employment market in 2036. This is followed by Professional, Scientific and Technical Services which will hold 14.2 per cent of the total market by 2036.

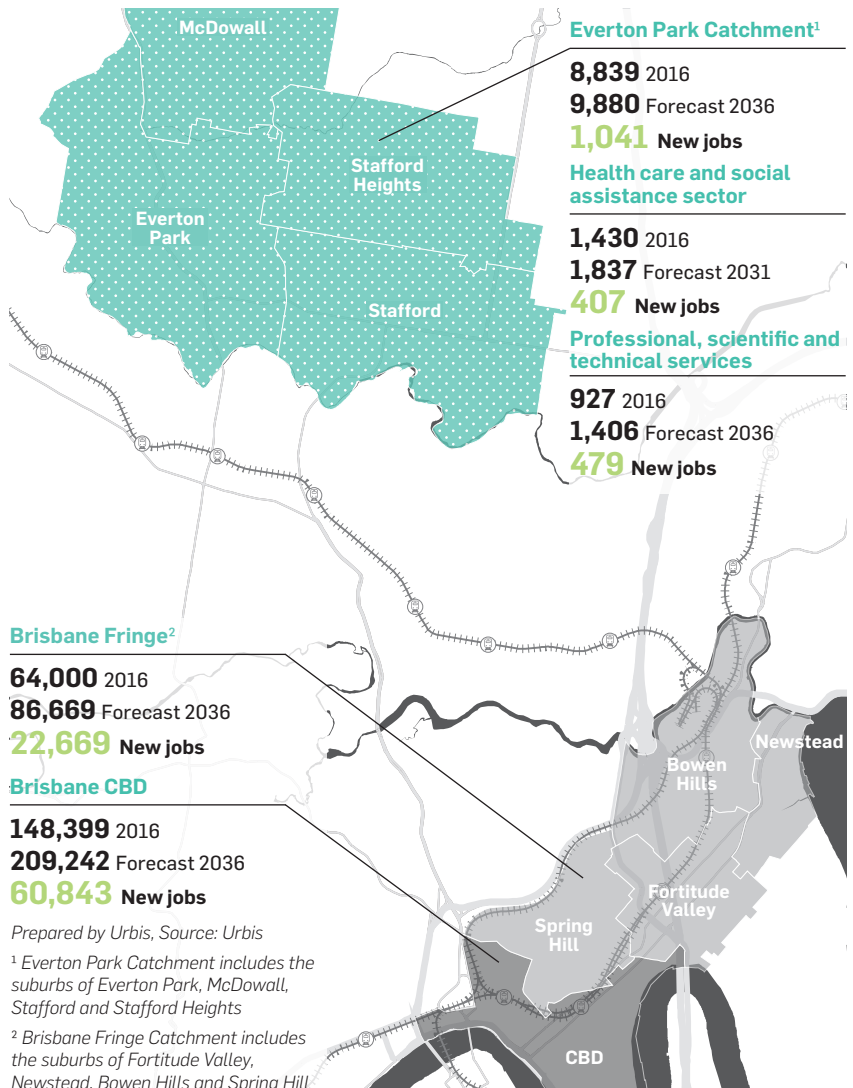


85% ALL JOB GROWTH IN HEALTH CARE AND THE PROFESSIONAL SERVICES SECTOR

Prepared by Urbis; Source: Urbis

NEW JOBS COMPARISON

Everton Park Catchment



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