

BUNDABERG

MEDIAN WEEKLY RENTS

Postcode	Example Suburb	Dec Qtr 2012		Dec Qtr 2011	
		Rent (\$)	New Bonds	Rent (\$)	New Bonds
3 BEDROOM HOUSES					
BUNDABERG REGIONAL		\$275	378	\$265	358
4660	ABINGTON	\$260	29	\$250	22
4670	ABBOTSFORD	\$280	326	\$270	319
4671	BOOLBOONDA	\$250	22	\$250	16
NORTH BURNETT REGIONAL		\$275	204	\$260	247
4625	ARANBANGA	\$220	20	\$210	22
4626	BEERON	\$220	7	n.a.	4
4630	BANCROFT	\$165	7	\$155	16

MEDIAN WEEKLY RENTS

Postcode	Example Suburb	Dec Qtr 2012		Dec Qtr 2011	
		Rent (\$)	New Bonds	Rent (\$)	New Bonds
2 BEDROOM UNITS					
BUNDABERG REGIONAL		\$210	148	\$220	173
4660	ABINGTON	\$200	6	\$200	5
4670	ABBOTSFORD	\$210	141	\$220	168
NORTH BURNETT REGIONAL		\$225	136	\$220	136
4625	ARANBANGA	\$140	6	n.a.	1
3 BEDROOM TOWNHOUSES					
BUNDABERG REGIONAL		\$285	20	\$285	12
4670	ABBOTSFORD	\$290	19	\$285	12
NORTH BURNETT REGIONAL		\$300	63	\$300	45

GLADSTONE

HOUSE AND UNIT MARKETS

The Gladstone median house price reduced by 2.9 per cent to \$442,000 over the quarter. Its median price increased 3.8 per cent over the year ending December.

According local REIQ accredited agents, the market had marginally shifted to one involving increased negotiation between buyers and sellers.

There are still plenty of sales and interest in the Gladstone property market, with prices remaining firm.

However, there has been a marginal shift with probably more sellers than buyers in the market at present.

Some sellers have had to readjust their expectations and negotiate with buyers to make a sale.

While the market remained robust, the announcement that shale oil mining was back on the table will provide another boost to the region.

Gladstone has huge reserves of shale oil, so the region is likely to see another round of enthusiasm for its property market in the months ahead.

The median price of units and townhouses in Gladstone reduced 7.8 per cent over the quarter, however it posted growth of 4.8 per cent over the year.

Across Gladstone, there was a reduction in sales of units in the December quarter which resulted in median prices being unable to be calculated at suburb-level.

Over the year ending December, solid price growth was recorded in Gladstone City, South Gladstone and West Gladstone.

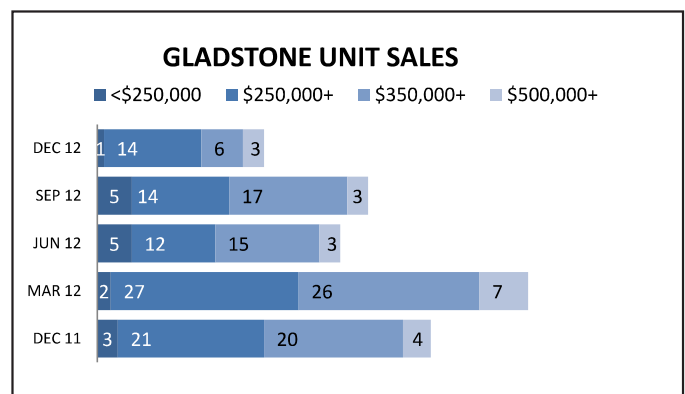
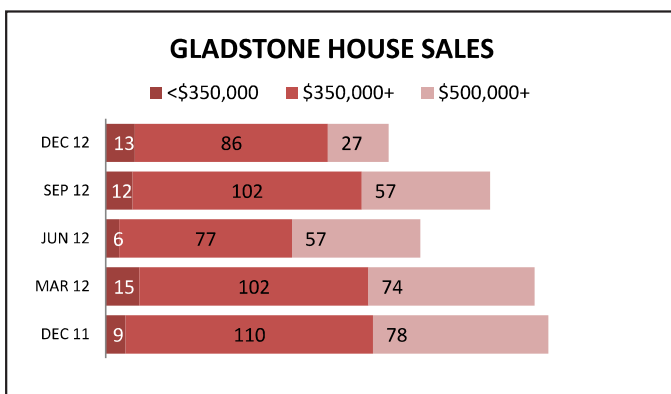
VACANT LAND MARKET

The median price of land decreased 7.7 per cent in Gladstone to \$240,000 over the quarter, however it posted price growth of an impressive 18.2 per cent over the year ending December.

The region recorded 27 preliminary land sales over the quarter and 470 over the year.

Acreage sales continued to be popular in Gladstone, with 23 sales recorded over the quarter and 151 over the year. More than 30 of the acreage sales were in Agnes Water, which has a median acreage land price of \$172,000.

The most popular suburb for sales over the quarter and the year was New Auckland which recorded eight and 136 sales respectively.



GLADSTONE

RENTAL MARKET

Vacancy levels in the Gladstone rental market throughout 2012 were akin to that of a rollercoaster ride, primarily influenced by the resources activity in and around the region. December saw a vacancy rate of 2.1 per cent, up from 0.9 per cent recorded for September, which itself was down from both March and June (at 1.4 per cent and 2.0 per cent respectively).

Agents noted that industry slowdown in the lead-up to Christmas and new development stock had together created a minor "oversupply". Expectations are that this easing in Gladstone's vacancy levels will be short-lived, as large-scale LNG development and operations recommence in 2013.

The median weekly rent for a two-bedroom unit increased \$50 to \$400 between December 2011 and 2012, while the median rent for a three-bedroom house increased \$40 to \$500 over the same period.

MEDIAN SALES DATA

Suburb/Locality	Number of Sales Dec Qtr 2012	Dec Qtr 2012	change over qtr	12 mths to the end of Dec 2012	change over 1yr	change over 5yrs
HOUSES						
GLADSTONE (LGA)	125	\$442,000	-2.9%	\$462,000	3.8%	30.1%
GLADSTONE (LGA) ^	18	\$567,500	9.1%	\$500,000	-2.2%	26.5%
AGNES WATER ^	2	N/A	N/A	\$355,000	3.5%	3.6%
BOYNE ISLAND	12	\$472,500	-2.6%	\$490,000	3.2%	28.9%
CALLIOPE ~	7	\$427,500	-10.0%	\$437,000	-0.7%	21.4%
CLINTON	24	\$430,000	-4.4%	\$468,145	5.2%	33.8%
GLEN EDEN ~	5	N/A	N/A	\$530,000	14.5%	42.3%
KIN KORA	12	\$412,500	-3.7%	\$449,000	0.0%	30.1%
NEW AUCKLAND	11	\$440,000	-5.9%	\$485,000	4.3%	33.5%
SOUTH GLADSTONE	7	\$469,000	14.4%	\$442,500	9.3%	35.7%
SUN VALLEY	7	\$425,000	-5.3%	\$427,500	4.3%	32.6%
TANNUM SANDS I	11	\$595,000	7.2%	\$532,500	10.1%	26.8%
TELINA ~	7	\$455,000	-14.2%	\$477,500	3.7%	25.7%
WEST GLADSTONE	11	\$430,000	1.2%	\$429,000	5.9%	29.2%

SURROUNDS

BANANA (LGA)	24	\$237,500	-15.2%	\$260,000	-3.7%	-3.7%
BILOELA ~	18	\$240,000	-25.0%	\$284,000	-3.7%	-2.1%

UNITS & TOWNHOUSES

GLADSTONE (LGA) ~ * ft	24	\$318,250	-7.8%	\$380,000	4.8%	35.2%
AGNES WATER	6	N/A	N/A	\$307,500	-10.9%	-9.6%
GLADSTONE CITY ~ * f	4	N/A	N/A	\$470,000	6.8%	62.6%
SOUTH GLADSTONE	3	N/A	N/A	\$320,000	4.6%	46.8%
WEST GLADSTONE ~ * t	2	N/A	N/A	\$380,125	24.6%	34.1%

MEDIAN SALES DATA

Suburb/Locality	Number of Sales Dec Qtr 2012	Dec Qtr 2012	change over qtr	12 mths to the end of Dec 2012	change over 1yr	change over 5yrs
VACANT LAND						
GLADSTONE (LGA)	27	\$240,000	-7.7%	\$260,000	18.2%	73.3%
GLADSTONE (LGA) ^	23	\$285,000	-2.6%	\$260,000	8.3%	44.4%
AGNES WATER	3	N/A	N/A	\$192,500	1.3%	-13.5%
AGNES WATER ^	3	N/A	N/A	\$172,000	12.4%	-7.0%
CALLIOPE	3	N/A	N/A	\$209,250	13.1%	69.4%
CLINTON	3	N/A	N/A	\$172,000	-12.9%	15.9%
GLEN EDEN	0	N/A	N/A	\$277,500	11.4%	126.5%
KIRKWOOD	5	\$235,000	-18.3%	\$265,000	6.0%	59.2%
NEW AUCKLAND	8	\$273,500	-1.5%	\$270,000	34.3%	77.0%

SURROUNDS

BANANA SHIRE (LGA)	4	N/A	N/A	\$109,000	N/A	25.3%
BILOELA	2	N/A	N/A	\$110,000	-15.4%	-12.0%

MEDIAN WEEKLY RENTS

Postcode	Example Suburb	Dec Qtr 2012 Rent (\$)	New Bonds	Dec Qtr 2011 Rent (\$)	New Bonds
3 BEDROOM HOUSES					
GLADSTONE REGIONAL		\$500	251	\$460	235
4677	AGNES WATER	\$350	13	\$330	21
4680	GLADSTONE	\$500	227	\$480	210
BANANA SHIRE		\$330	54	\$300	55
4715	BILOELA	\$340	24	\$320	27
4718	BAUHINIA	\$330	23	\$290	24
4719	CAMBOON	\$300	5	n.a.	2

2 BEDROOM UNITS

GLADSTONE REGIONAL		\$400	141	\$350	136
4677	AGNES WATER	n.a.	2	\$250	6
4680	GLADSTONE	\$410	138	\$350	130
BANANA SHIRE		\$240	18	\$225	16
4715	BILOELA	\$245	15	\$230	12

3 BEDROOM TOWNHOUSES

GLADSTONE REGIONAL		\$560	50	\$480	18
4680	GLADSTONE	\$580	48	\$500	16

