



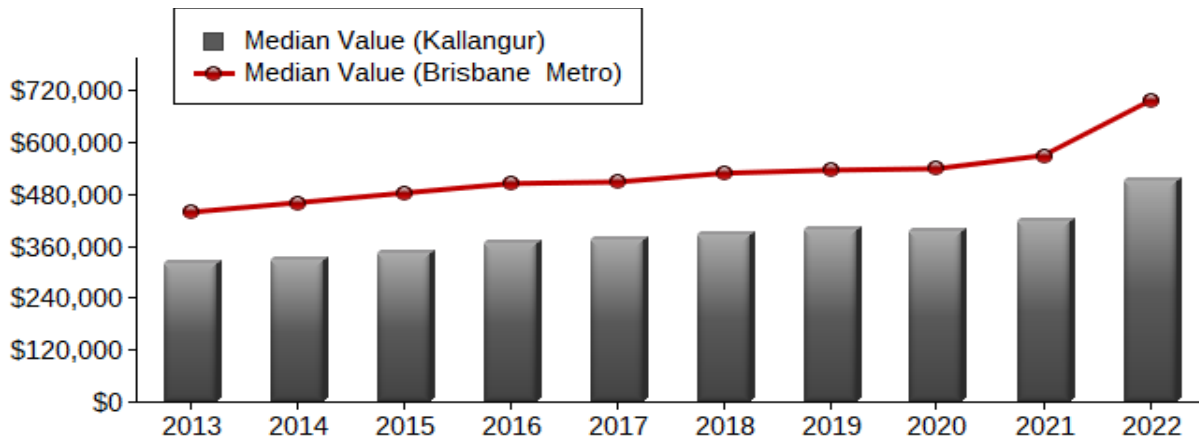
RayWhite.

Your Local Market Update

RAY WHITE WARNER

Historical House Statistics for Kallangur 4503

House				
Year	Kallangur		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2021 - Jan 2022	\$511,500	22.5%	\$698,000	22.2%
Feb 2020 - Jan 2021	\$418,000	5.5%	\$571,000	5.6%
Feb 2019 - Jan 2020	\$396,000	-0.8%	\$540,500	0.7%
Feb 2018 - Jan 2019	\$399,000	3.3%	\$537,000	1.3%
Feb 2017 - Jan 2018	\$386,500	2.9%	\$530,000	4.1%
Feb 2016 - Jan 2017	\$375,500	2.8%	\$509,500	0.6%
Feb 2015 - Jan 2016	\$365,500	6.6%	\$506,000	4.6%
Feb 2014 - Jan 2015	\$342,500	4.1%	\$484,000	4.8%
Feb 2013 - Jan 2014	\$329,000	2.5%	\$461,500	5.0%
Feb 2012 - Jan 2013	\$321,000	2.7%	\$439,500	2.9%



Capital Growth

Average Growth Over the Last 3 Years	8.7% p.a.
Average Growth Over the Last 10 Years	5.1% p.a.

Rental Yield

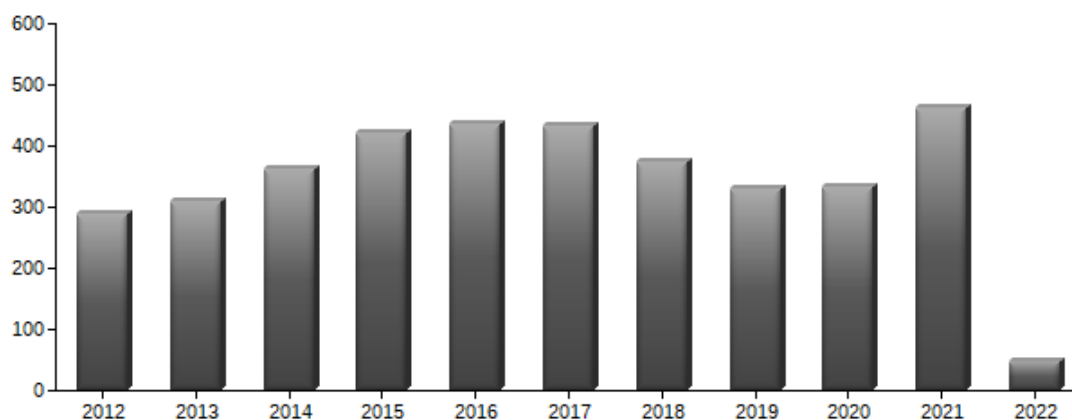
Last Quarter	Last Year	10 Years Average
4.1% p.a.	4.6% p.a.	5.3% p.a.

Total Returns

Average Return Over the Last 10 Years	10.7% p.a.
---------------------------------------	------------

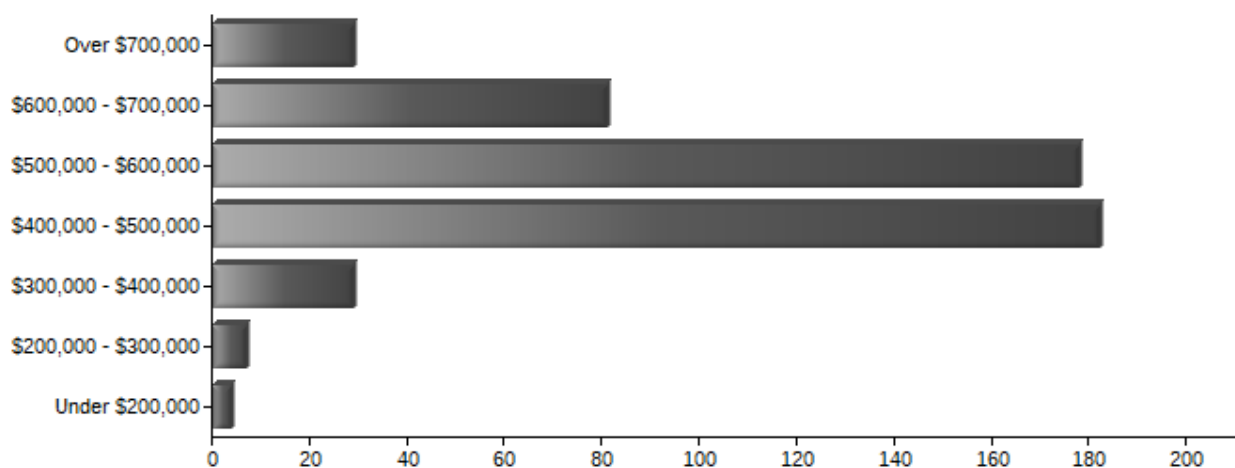
House Sales for Kallangur 4503

Number of House Sales Per Annum (Calendar Year)



* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



Predicted House Statistics for Kallangur 4503

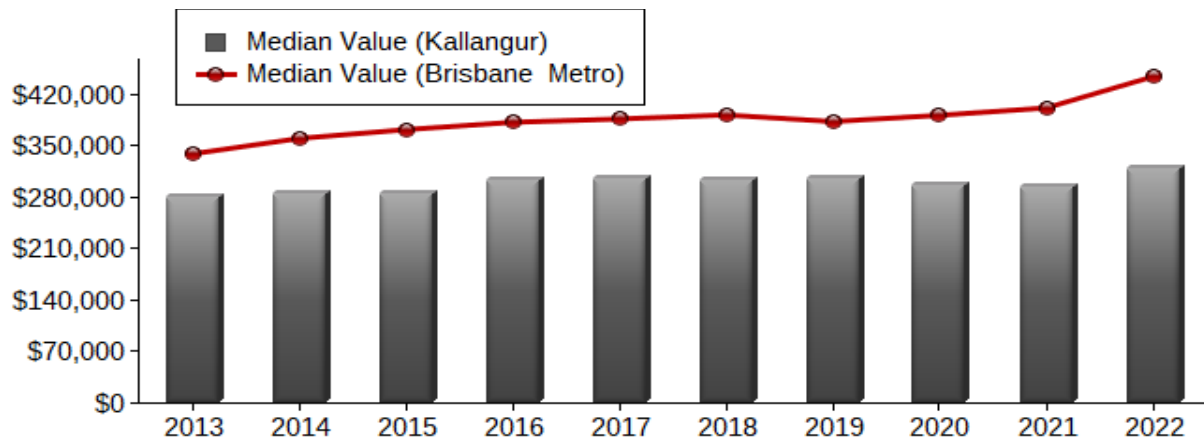
**Predicted
Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	-1% p.a.	0% p.a.
Next 8 years*	0% p.a.	1% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Kallangur will be in the order of \$521,000.

Historical Unit Statistics for Kallangur 4503

Year	Unit			
	Kallangur		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2021 - Jan 2022	\$317,500	8.3%	\$443,500	10.7%
Feb 2020 - Jan 2021	\$293,500	-0.5%	\$401,000	2.5%
Feb 2019 - Jan 2020	\$295,000	-2.9%	\$391,000	2.3%
Feb 2018 - Jan 2019	\$303,500	0.7%	\$382,500	-2.3%
Feb 2017 - Jan 2018	\$301,500	-1.3%	\$391,500	1.4%
Feb 2016 - Jan 2017	\$305,000	0.8%	\$386,000	1.2%
Feb 2015 - Jan 2016	\$303,000	6.9%	\$381,500	2.8%
Feb 2014 - Jan 2015	\$283,500	0.0%	\$371,500	3.3%
Feb 2013 - Jan 2014	\$283,500	1.1%	\$359,500	6.2%
Feb 2012 - Jan 2013	\$280,000	-5.7%	\$338,500	-3.0%



Capital Growth

Average Growth Over the Last 3 Years	1.5% p.a.
Average Growth Over the Last 10 Years	0.7% p.a.

Rental Yield

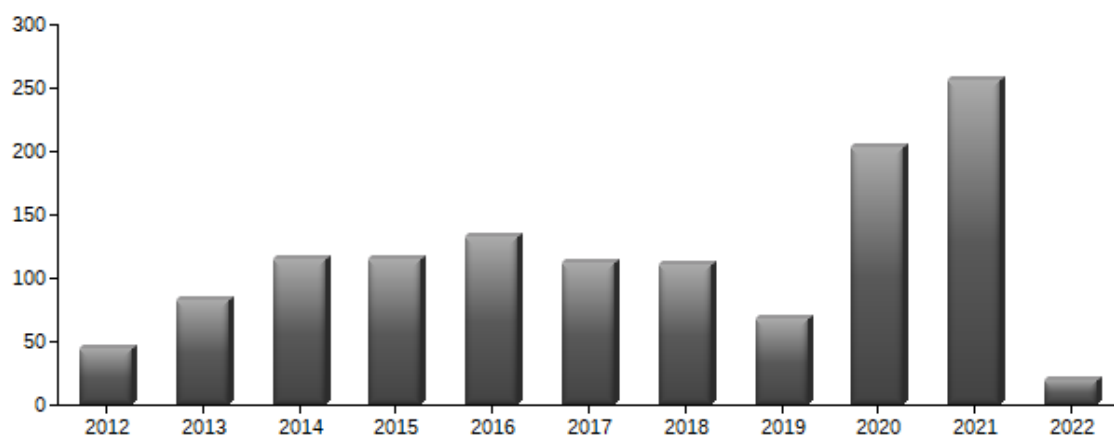
Last Quarter	Last Year	10 Years Average
5.6% p.a.	5.8% p.a.	5.6% p.a.

Total Returns

Average Return Over the Last 10 Years	6.4% p.a.
---------------------------------------	-----------

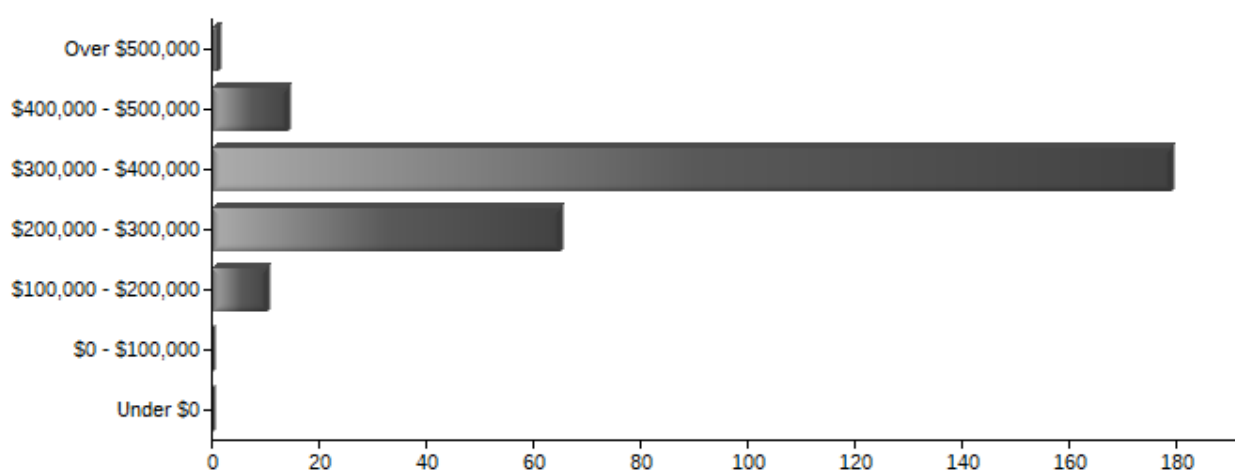
Unit Sales for Kallangur 4503

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



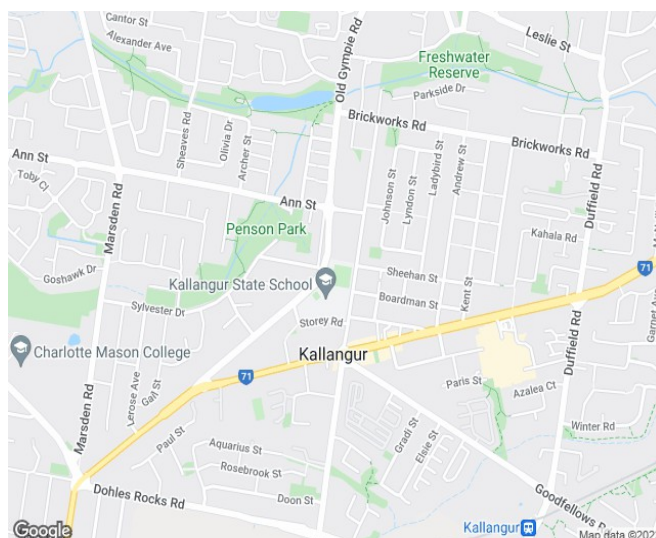
Predicted Unit Statistics for Kallangur 4503

Predicted Capital Growth	Period	Suburb Growth	Brisbane Metro Growth
	Next 5 years*	1% p.a.	1% p.a.
	Next 8 years*	1% p.a.	1% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Kallangur will be in the order of \$353,500.

Snapshot for Kallangur 4503

Median Value of Houses:	\$511,500
Median Value of Units:	\$317,500
Number of Dwellings:	9811
Number of Houses:	7237
Number of Units:	2574
Number of Residents (ABS Data):	18982



Market Activity for Kallangur 4503

Number of Properties Listed for Sale:	79
Estimated Days on the Market:	42
Estimated Number of Sales in the Last 3 Months:	213
Estimated Number of Sales in the Same Period Last Year:	154
Current Percentage of Properties on the Market (Kallangur):	0.81%
Current Percentage of Properties on the Market (Brisbane Metro):	1.02%

Street Information for Kallangur 4503

Number of Streets in the Suburb: 393

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Yebri St	\$696,401
Lygon Pl	\$624,887
Jilba St	\$619,524
Regal Pl	\$616,332
Kerr Road West	\$613,446

Street with Highest Value Property:
Anzac Ave

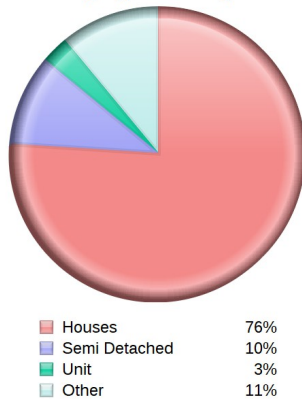
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Andrew St	\$248,307
Jackson St	\$261,973
Russell St	\$263,711
Dohles Rocks Rd	\$279,880
Mcbain St	\$280,981

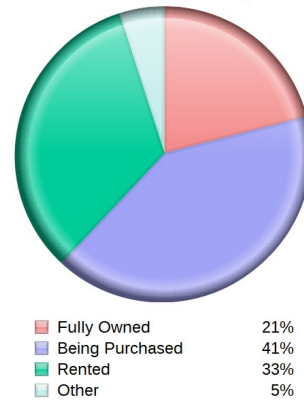
Street with Lowest Value Property:
Anzac Ave

Demographics for Kallangur 4503

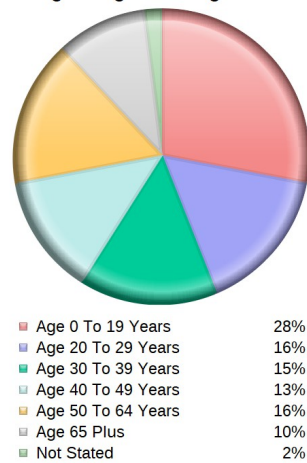
Dwelling Type - Kallangur 4503



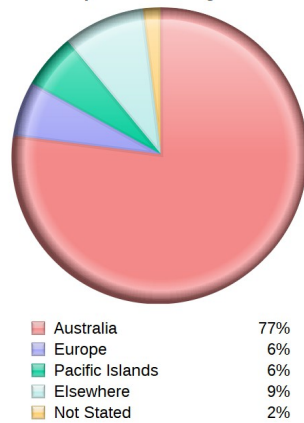
Home Ownership - Kallangur 4503



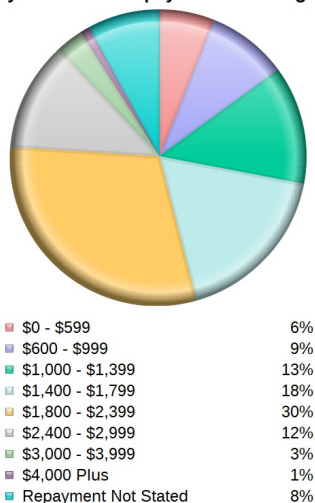
Age Range - Kallangur 4503



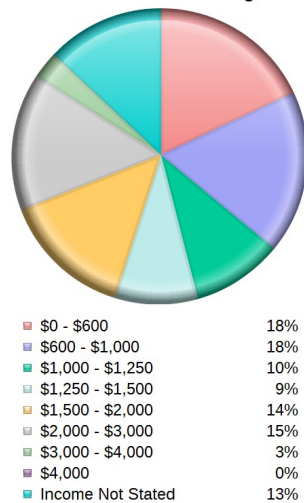
Birthplace - Kallangur 4503



Monthly Homeloan Repayment - Kallangur 4503



Household Income - Kallangur 4503



Created by Residex using data provided by the ABS

Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

Disclaimer

This Report is created by Residex Pty Ltd, ACN 003 000 119.

The Parties* making this report available to you give no warranty nor accept any liability for any decision based wholly or in part on this report, such as any decision to invest in, to buy or not buy property described herein. The Parties believe the statements, information, calculations, data and graphs contained herein to be correct and not misleading but give no warranty in relation thereto and expressly disclaim any liability for any loss or damage which may arise from any person acting or deciding not to act partly or wholly on the basis of any such statements, information, recommendations, calculations, data or graphs.

Residex is subject to Privacy Legislation, including the National Privacy Principles ("NPPs") under the Privacy Act 1988 (Cth), The Privacy and Personal Information Protection Act (1988) and contractual requirements relating to Privacy pursuant to a number of State and Territory Government Licence Agreements.

Material published in this report is protected by the same laws of copyright which apply to books, videos and music. The right to 'copy' always remains with the owner of the material. Unless expressly stated otherwise, you are not permitted to copy, republish or alter anything you find in this report without the express permission of The Parties. By using this report you are have agreed to the terms above.

* "Parties" means Residex Pty Ltd, their customers and clients, and the customers and clients representatives.

Residex is 100% owned by CoreLogic.

Information provided for Queensland properties has been developed in part by using some property information provided under licence from the State of Queensland (Department of Environment and Natural Resources Management). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (incurred consequential damage) relation to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.