

# MARKET OUTLOOK

## SOUTH BRISBANE

South Brisbane is one of the city's most unique suburbs with an abundance of retail, entertainment and restaurant options. The cultural significance of the area, along with the amenity rich locale and proximity to the CBD, continues to support strong residential demand, fostering growth within the catchment.

### POPULATION

South Brisbane's strong population growth has been driven by Queensland's high interstate migration.

#### POPULATION GROWTH FORECAST

Brisbane Catchment

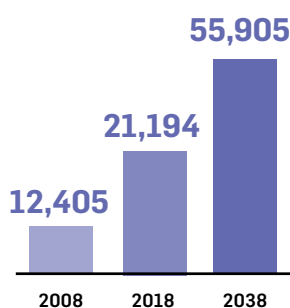


Prepared by Urbis, Source: Queensland Government Statistician's Office

Note: South Brisbane Catchment includes the suburbs of South Brisbane & West End.

#### POPULATION PROJECTION

South Brisbane Catchment



Prepared by Urbis, Source: Queensland Government Statistician's Office, 2018 Edition

### DEMOGRAPHICS

#### WHO LIVES IN SOUTH BRISBANE?

|                                | South Brisbane | Brisbane LGA |
|--------------------------------|----------------|--------------|
| Median Age of Residents        | 30             | 35           |
| Employed as Professionals      | 37%            | 30%          |
| Couple Family (No Children)    | 57%            | 38%          |
| Occupied Dwellings Rented      | 69%            | 37%          |
| Median Weekly Household Income | \$1,702        | \$1,746      |
| Gen Y Residents (Aged 20 - 34) | 46%            | 26%          |

Prepared by Urbis; Source: ABS Census 2016

### INFRASTRUCTURE & EMPLOYMENT



#### QUEEN'S WHARF

\$3.6 Billion  
(Under Construction)

Queen's Wharf is set to be a world-class integrated resort development, featuring a mix of six-star hotels, retail, dining, entertainment, theatre and convention uses, including a major casino. A key element of the project is the pedestrian bridge linking South Bank arts and cultural precinct to Queen's Wharf.

#### CROSS RIVER RAIL

\$5.4 Billion (Under Construction)

#### BRISBANE LIVE

\$2 Billion (Proposed)

#### EAGLE STREET PIER WATERFRONT PRECINCT

\$1.4 Billion (Proposed)

#### HOWARD SMITH WHARVES

\$100 Million (Complete)

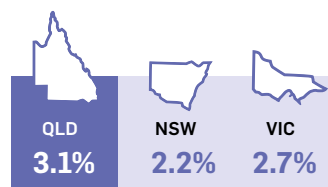
#### BRISBANE METRO

\$1 Billion (Early Works)

Prepared by Urbis; Source: Project Websites

#### ECONOMIC GROWTH - AVERAGE ANNUAL GROSS STATE PRODUCT GROWTH

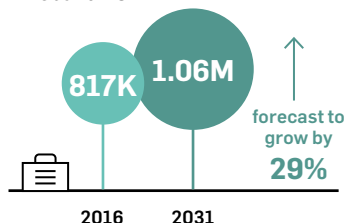
June 2004 - June 2019



Prepared by Urbis; Source: ABS June 2019

#### EMPLOYMENT GROWTH

Brisbane LGA



Prepared by Urbis; Source: Urbis 2016



**ONGOING AND PROPOSED INFRASTRUCTURE PROJECTS WILL CONTINUE TO BE MAJOR ECONOMIC DRIVER FOR QUEENSLAND.**



**THE BRISBANE ECONOMY IS PROJECTED TO REACH \$217 BILLION BY 2031 - 60% INCREASE FROM 2012.**

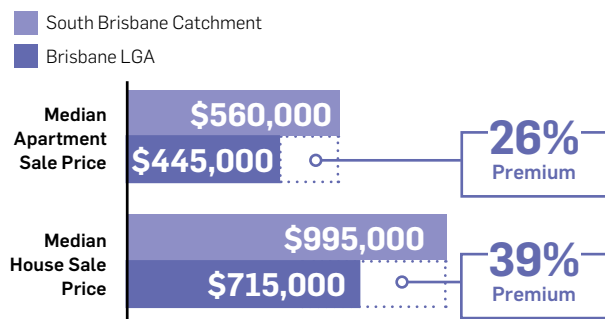
Prepared by Urbis; Source: Brisbane City Council 2012

# RENTAL MARKET

There is a growing desire to live in inner city new apartments, especially within South Brisbane. This is demonstrated in median sale price and weekly rental premiums over the Brisbane LGA.

## MEDIAN SALE PRICE

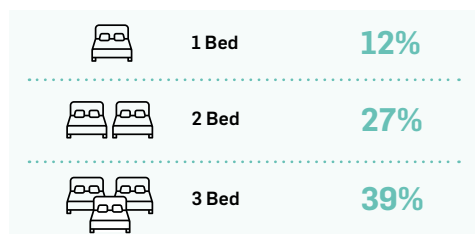
South Brisbane Catchment vs Brisbane LGA



Prepared by Urbis; Source: APM PriceFinder December quarter 2019

## UNIT RENTAL PREMIUM

South Brisbane Catchment vs Brisbane LGA



Prepared by Urbis;  
Source: Residential Tenancies Authority, December quarter 2019

## INDICATIVE GROSS RENTAL YIELD

South Brisbane Units



Prepared by Urbis;  
Source: APM PriceFinder  
September quarter 2019



**BRISBANE HAS RECORDED THE HIGHEST RETURN FOR INVESTORS, COMPARED TO SYDNEY AND MELBOURNE, WITH AN INDICATIVE 4.7% GROSS RENTAL YIELD.**

## NEW APARTMENT RENTAL PREMIUM

|   | 1-Bed | 2-Bed | 3-Bed   |
|---|-------|-------|---------|
| <b>New and near-new Apartments - South Brisbane Catchment</b> | \$465 | \$590 | \$1,100 |
| <b>Established Apartments - South Brisbane Catchment</b>      | \$410 | \$535 | \$728   |
| <b>Established Apartments - Brisbane LGA</b>                  | \$365 | \$420 | \$525   |
| <b>Premium - South Brisbane Catchment New vs Established</b>  | 13%   | 10%   | 51%     |

Prepared by Urbis;  
Source: realestate.com.au, Residential Tenancies Authority, December quarter 2019

# RESIDENTIAL MARKET

## NEW APARTMENTS WEIGHTED AVERAGE SALE PRICE

South Brisbane Catchment



Prepared by Urbis;  
Source: Urbis Apartment Essentials December quarter 2019

## MEDIAN APARTMENT SALE PRICE COMPARISON

| Suburb           | Median Apartment Sale Price |
|------------------|-----------------------------|
| South Brisbane   | \$535,000                   |
| Brisbane City    | \$521,000                   |
| East Brisbane    | \$510,870                   |
| Woolloongabba    | \$428,750                   |
| St Lucia         | \$426,944                   |
| Fortitude Valley | \$426,000                   |

Prepared by Urbis; Source: APM PriceFinder, December quarter 2019

Prepared exclusively for R & F Property Australia

## CAPITAL CITY COMPARISON

|                                      | Brisbane  | Sydney    | Melbourne |
|--------------------------------------|-----------|-----------|-----------|
| <b>Median Unit Price</b>             | \$445,000 | \$727,000 | \$585,000 |
| <b>Indicative Gross Rental Yield</b> | 4.7%      | 3.9%      | 4.0%      |
| <b>Median Weekly Rent</b>            | \$400     | \$520     | \$425     |

Prepared by Urbis;  
Source: APM PriceFinder September & December quarter 2019  
Note: Rental data is September quarter 2019

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