



3

REASONS
to invest in
BROOKHAVEN

1

Affordability

THE LAST OPPORTUNITY TO BUY HOUSE & LAND UNDER \$450,000

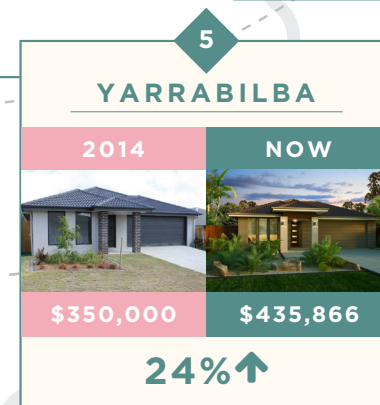
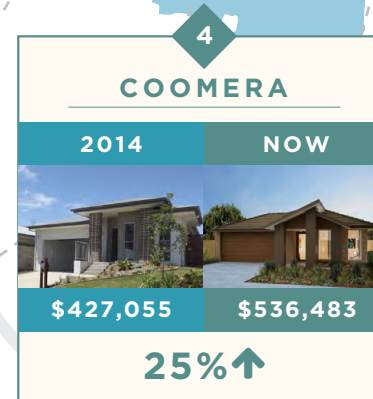
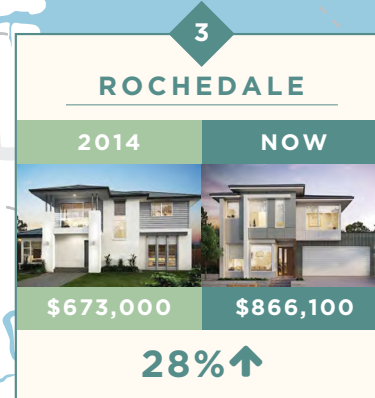
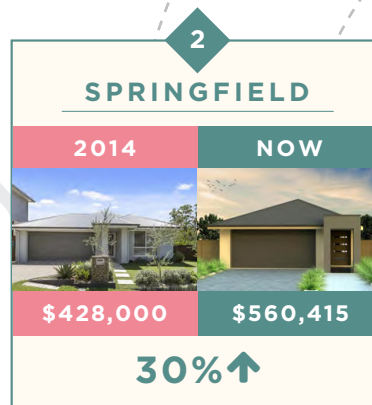
Greater Brisbane's fringe communities such as North Lakes, Springfield, Rochedale, Coomera and Yarrabilba have all experienced huge growth in house prices since 2014.

Brookhaven is fantastically positioned to take advantage of the next surge in House and Land price growth, as it's now one of the last opportunities to buy a brand new home under \$450,000, this close to Brisbane.

COMPARING BROOKHAVEN TO OTHER BRISBANE FRINGE COMMUNITIES

4  2  2  2 

PRODUCT	1. NORTH LAKES	2. SPRINGFIELD	3. ROCHEDALE	4. COOMERA	5. YARRABILBA
DISTANCE TO BRISBANE	32KM	30KM	20KM	56KM	40KM
AVG. LAND PRICE	\$286,440	\$283,333	\$424,486	\$240,833	\$221,701
AVG. LAND SIZE	377m ²	600m ²	383m ²	386m ²	546m ²
AVG. PACKAGE PRICE	\$540,018	\$547,810	\$866,290	\$541,125	\$457,696
BROOKHAVEN DIFFERENCE	\$107,261	\$115,053	\$433,533	\$108,368	\$24,939



2

Low Housing Supply

With first home buyers being pushed out of the Brisbane market due to affordability constraints, Logan is one of the last remaining regions close to the Brisbane CBD to secure a new home under \$450,000.

The increased demand for existing housing requirement across South East Queensland has driven a greater demand for new housing. Logan is one of the lowest supplied LGA's in SEQ, experiencing a dwelling demand of 2,413 homes at the end 2016.

The limited supply to deliver new homes in the region has seen vacant land prices in the space of a year increase by over 6.9%* moving from \$201,000* to \$214,900*, an increase of \$13,900.

RENTAL DEMAND

13%[^]
increase in the Logan LGA between 2011 & 2016

RENTAL YIELD

4.8%[^]
Logan LGA

VS

3.6%[^]
Brisbane LGA

*Source: REIQ July 2017

VACANCY RATE March 2017

2.8%[^]
Logan LGA

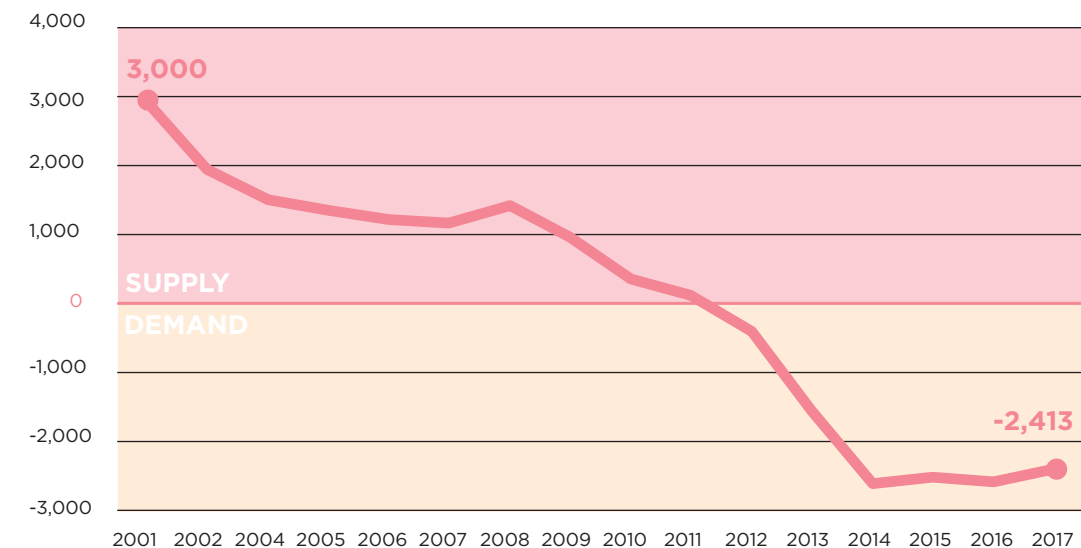
VS

3.7%[^]
Brisbane LGA

*Source: REIQ July 2017

LOGAN LGA

DWELLING DEMAND VS SUPPLY

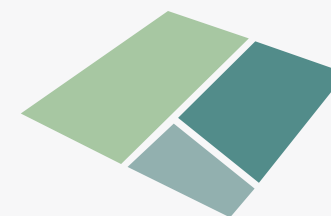


A GROWING POPULATION HAS DRIVEN A DEMAND FOR AN ADDITIONAL 2,413 HOMES AT THE END OF 2016



DRIVING

VACANT LAND PRICE GROWTH



\$214,900*

March 2017

\$201,000*

March 2016



6.9%

INCREASE OVER THE YEAR

OPPORTUNITY

HOUSE PRICE GROWTH



\$382,900*

March 2017

\$378K*

March 2016



1.3%




INCREASE OVER THE YEAR

\$267,100

CHEAPER THAN BRISBANE

3

A compelling Value Opportunity

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