



BODY CORP:
\$51.01 - \$56.99 p/w
Approximately



EXPECTED RENT:
\$345 p/w
Approximately

JACARANDA GARDENS

61 Caboolture River Road, Morayfield QLD 4506



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ENJOY THE SCENIC SURROUNDINGS AND
RELAXED LIFESTYLE OF
JACARANDA GARDENS



OVERVIEW | DEVELOPMENT

Jacaranda Gardens is a peaceful oasis of 116 spacious townhouses designed for the lifestyle-oriented resident, offering easy access to all the comforts and amenities of Caboolture and Morayfield, with both Brisbane and the Sunshine Coast only 45 minutes away.

Jacaranda Gardens represents modern, affordable living at its best. Architecturally designed, these immaculate townhouses make an ideal lifestyle or investment choice.

Modern well appointed design with each townhouse boasting an expansive 131.55m² of light and bright interior space. Lifestyle amenities include high-speed internet connections to the National Broadband Network and split system air-conditioners on both levels.

The complex's location provides easy access to Morayfield's amenities, including vibrant shopping centres, schools and transport options. The townhouses boast light and bright interior spaces, double bedrooms with built-in robes and stylish bathrooms and ensuites.

PROPERTY DETAILS

Address:	61 Caboolture River Road, Morayfield QLD 4506
Builder:	Maxi-Steel Homes
Property Type:	Townhouses
Number of Total Lots:	116
Number of Stages:	7
Expected Stage Completion:	Complete & Registered
NRAS Stock:	N/A
Price Range:	\$345,000
Body Corporate / Week:	\$51.01 - \$56.99 per week
Expected Rental Return:	\$345 per week
Approx. Rental Yields:	Approximately 5.20% per annum
Property Management:	Onsite Manager available
Project Features:	<ul style="list-style-type: none">▪ Low maintenance landscaping throughout▪ National Broadband Network (NBN) high speed internet▪ Central location - easy access to Brisbane CBD
Bedrooms:	3 bedroom
Bathrooms:	2 bathrooms available plus separate toilet downstairs
Study:	N/A
Size Range:	131m ²
Car Spaces:	Single Lock Up Garages
Furnished:	No
Property Features:	<ul style="list-style-type: none">▪ Full carpet in bedrooms and hallway▪ Vinyl planking in living area▪ Floor tiles to kitchen, laundry, bathroom/ensuite and toilet▪ Ceiling fan/lights to all bedrooms▪ 5.0kw Inverter reverse cycle air conditioner to main living area▪ Stainless steel appliances to kitchen

MAXI-STEEL HOMES

Maxi-Steel Homes is a construction company specialising in steel construction, it's their mission to work with their clients and to far exceed their expectations. They also to provide old fashioned service and expertise. Their builder has over 45 years of building and construction and over the past decade has developed a team of construction professionals and partners who respect and work with clear goals and integrity.

Some of Maxi-Steel's highlights include the usual awards, feature homes and architectural dream homes but also larger projects like design and constructing the largest modular buildings ever made in Australia and top floors on high rises and also granny flats to 3, 4, 5, 6, 7-bedroom homes. They work with their long term engineering team, hydraulic experts, civil design and architecture team to deliver properties to stand the test of time.

“Working with expert engineers and specialist architects to provide exceptional homes that stand the test of time”

Why South-East Queensland?

South East Queensland offers an unmatched way of life combining a dynamic and growing choice of sporting, arts, entertainment and cultural facilities and events, with spectacular natural wonders that can be enjoyed year round in a sub-tropical climate that boasts an average of 300 days of sunshine per year.

Covering a 22,890 square kilometre region, South East Queensland stretches from the beautiful beaches of the popular Noosa in the north, extending south to the Queensland-New South Wales border and out west to the city of Toowoomba.

South East Queensland is home to 3,178,030 people, around two-thirds of the State's total population; and continues to be one of Australia's fastest growing metropolitan regions.

Safe and secure family-oriented communities, world-class public health and education systems, sophisticated community infrastructure and a multicultural, friendly and active lifestyle, are all key elements of South East Queensland's attraction.

The region's success is also sustained by its strong manufacturing and export infrastructure, world-class business services, and thriving tourism sector, with the area offering:

- major transport and export hubs with assets such as the Brisbane Airport, Port of Brisbane, the Acacia Ridge Intermodal Terminal, and Australia TradeCoast, which connects regional Queensland to Australian and international markets.
- a powerful service economy with specialised skills in professional services such as information and communications technology and biomedical services.
- close proximity to the major energy and gas corridors continues to provide opportunities to capitalise on mining services and mining technology capabilities to service regional industries.
- a significant tourist destination and the gateway to the rest of Queensland, welcoming millions of Australian and international visitors each year.



Since 2001 SEQ's population has grown from 2.4 to 3.4 million people. By 2041 the population is expected to be 5.3 million. This growth will require more than 30,000 new dwellings each year as well as more transport, jobs and services.

SOUTH EAST QUEENSLAND IS BECOMING A **WORLD LEADING MODEL IN SUBTROPICAL LIVING...**



Shaping SEQ

Queensland is in the midst of an exciting period of change and growth. Throughout the state innovative new industries are emerging, the delivery of exciting urban renewal precincts and more and more people choosing to call Queensland home. This growth is no more obvious than in South East Queensland (SEQ). In fact, by 2041 the population of SEQ is expected to have increased by 2 million people. In response to managing this growth sensibly and sustainably the Queensland State government has published the draft **'Shaping SEQ Plan'** for community consultation. It seeks to promote the things that SEQ residents value like a connected region, affordable housing, protecting our natural environment and our unique lifestyle.

GROW. PROSPER. CONNECT. SUSTAIN. LIVE.

The draft 'Shaping SEQ Plan' is an overarching document that will guide local government areas forward in sustainable outcomes for future generations.

During Community Consultations 5 key areas of importance were identified for consideration and provide evidence of a population that is progressive and innovative, which creates an environment for positive growth:

<http://www.dilgp.qld.gov.au/noindex/shapingseq/draft-south-east-queensland-regional-plan.pdf>

GROW

- Higher density living provides easier access to the CBD/town centres and jobs as well as shopping, entertainment and recreation options.
- Ensuring that the features that make SEQ a great place to live are maintained as it grows.
- Businesses should cluster around shopping centres. There should be a strong relationship between density and amenity and access, particularly public transport, to ensure development for high- and medium-density growth is supported by a vibrant lifestyle.

PROSPER

- Population growth means a stronger economy and more jobs.
- New jobs to be located together to form employment hubs and new industries in prime location with reliable freight connections.
- Supporting innovation by establishing and enhancing tourism and technology.
- Providing for an international level of service in health and education, and value-added clean/green agriculture and livestock products for national and international markets.

CONNECT

- The transport system, particularly public transport, will improve liveability by providing access to the city, employment and recreation, especially beaches and bushland
- Utilising new housing and transport technology - live where there is a mix of shops, offices and recreational opportunities - get around by public transport, walking or cycling
- Access to good schools and universities

SUSTAIN

- SEQ's natural assets to be protected from development by establishing wildlife corridors to allow safe passage and protection for the region's fauna -
- Promoting new technologies in energy production and transport, especially electric cars - conserving and protecting food production are
- The size and shape of rural communities to be maintained and surrounding land protected for rural production

LIVE

- Population growth brings density, it also brings diversity in employment, entertainment and recreation
- Quality of life improvements are due to: affordable lifestyle, easy access to open space and recreation areas, easy access to good schools and universities
- Achieving quality lifestyles that include higher densities by creating mid-rise developments that incorporate mixed-use and climate-responsive design
- The availability of entertainment, cultural experience, and sport and recreation options, as well as education options, will benefit from population growth

“ Covering 22,900 km², SEQ’s 12 local government areas provide various lifestyle options, diverse economies and healthy natural environments. Collectively, they form one of Australia’s most desirable and fastest-growing regions. ”

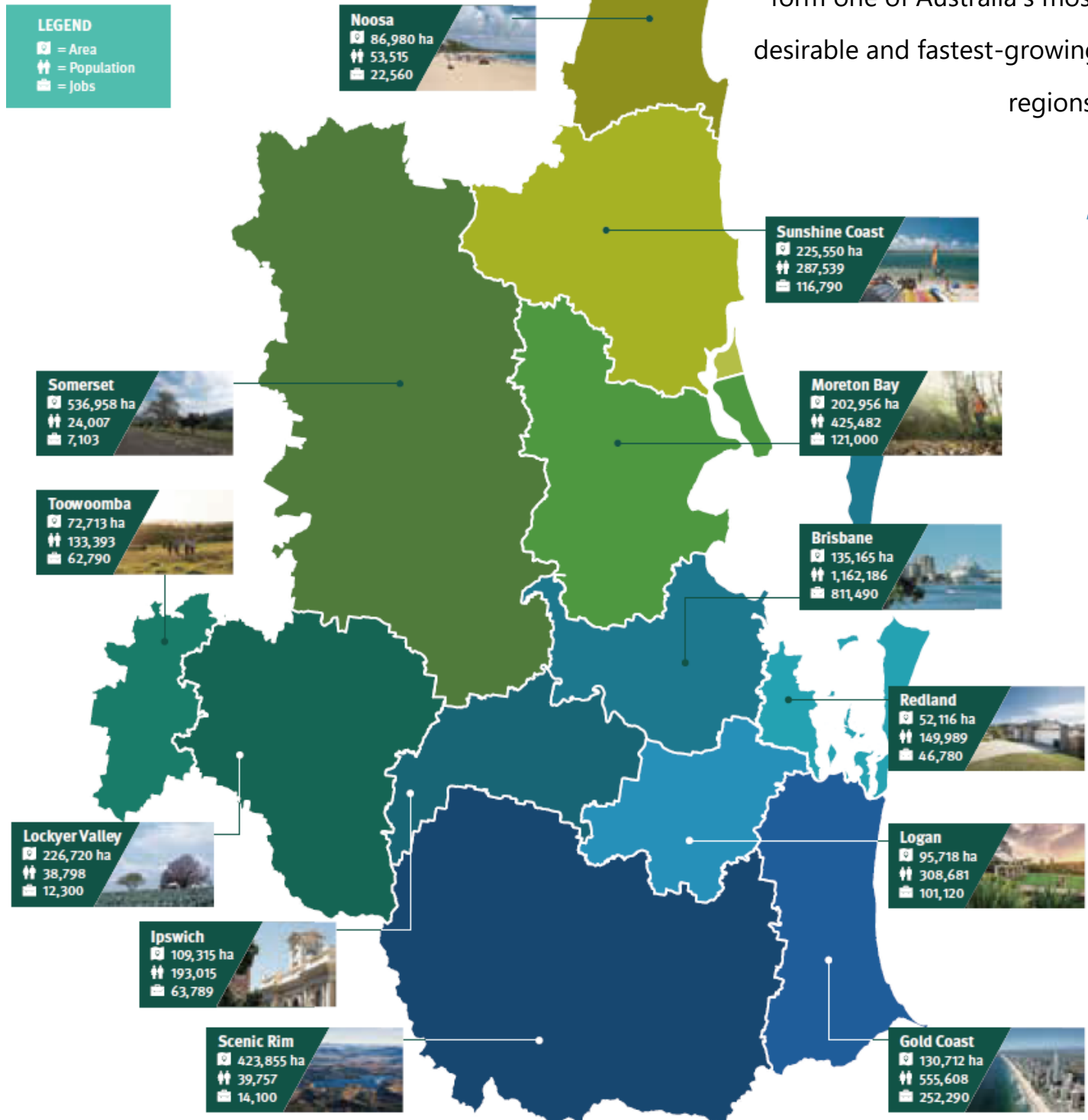


Figure 1: A snapshot of SEQ
 Source: Estimates derived for Shaping SEQ, as at 2015, from various Queensland Government and ABS sources



1.3M

number of dwellings



27%

attached housing



26%

SEQ population with tertiary qualifications



73%

detached housing



TOP 5 INDUSTRIES

- ▲ Health and social assistance
- ▲ Retail trade
- ▲ Construction
- ▲ Manufacturing
- ▲ Education and training



1 IN 7

Australians living in SEQ



65,000

average annual population growth (past 10 years)



70%

of Queensland's population live in SEQ



2.2%

average annual growth rate (last 10 years)



74%

SEQ population living within 400 m of a public transport stop



Around

2400

fauna species



14%

SEQ population aged over 65 years



1.64M

number jobs



Home to almost one-third of Queensland's Aboriginal and Torres Strait Islander population



Around

6000

flora species

SEQ'S RELATIONSHIPS

SEQ has strong relationships with surrounding regions and—through its export orientation, liveability, biodiversity corridors and transport networks—the rest of Australia and the world.

GLOBAL



Major land, air and sea freight and passenger routes begin or end in SEQ, providing direct access to major interstate and global markets.



At the heart of SEQ is Australia TradeCoast's Port of Brisbane—SEQ's gateway to international trade. Port of Brisbane is one of Australia's largest and its northernmost capital city port, and has significant growth potential. Its proximity to major overseas trading partners strengthens the region's productive capabilities and provides access to a growing global market for local produce, manufactured goods and other regional commodities.

SEQ also accesses the world stage via four major airports in Brisbane, Gold Coast, Sunshine Coast and Toowoomba, which include international connections. These airports further enhance SEQ's trade and logistic capabilities, enable migration and give international travellers access to SEQ's diverse and world-renowned tourism destinations.

This region has the opportunity to leverage its brand as a major tourist destination to enhance its capability in exporting services, such as education and finance. It offers numerous world-class knowledge and technology precincts with links to high-quality research and development facilities, training and education institutions, and organisations that specialise in commercialising innovation.

SEQ can capitalise on these growing sectors by providing strong investment and support in the digital economy and human capital. This will prepare the region to respond to emerging international trends, such as access to, and transfer of, information. The potential for an international submarine communications cable in SEQ, only the second point of communication for Australia's east coast—the other being Sydney—will deliver direct, high speed internet connection that could lead to new businesses and employment opportunities. This will enable SEQ to compete with other major regions on the east coast of Australia in attracting high value, technology dependent enterprises, including the globally competitive finance and banking sectors.

In coming years, SEQ will build on its historical strengths to be able to adapt innovatively to a fast-changing international economy and contribute significantly to the growing Asia-Pacific region.





NATIONAL



SEQ's important relationship with the rest of Australia arises from strong economic foundations, its desirable climate, and high levels of liveability and opportunity:

- Over the past 10 years, 20 per cent of Australia's economic and employment growth has occurred in SEQ.
- SEQ contributes to 17.4 per cent of Australia's tourism gross domestic product.
- SEQ is one of Australia's premium food bowls.
- SEQ's unique environment, climate and liveability are all key to our status as Australia's most biodiverse and only subtropical capital city region.
- Transport connections including the National Highway and the interstate rail network including the proposed inland rail.

STATE



SEQ performs the key administrative, political and service functions for Queensland:

- The region generates almost two-thirds of Queensland's gross state product.
- More than 80 percent of Queensland's employment in professional, scientific and technical services, financial and insurance services, and information, media and telecommunications sectors is located in SEQ.
- SEQ is home to most of Queensland's key health, education and research clusters, with nine world-class universities and more than 100,000 international students.
- The region is the apex of Queensland's strategic freight network and the primary hub for goods movement within the state.

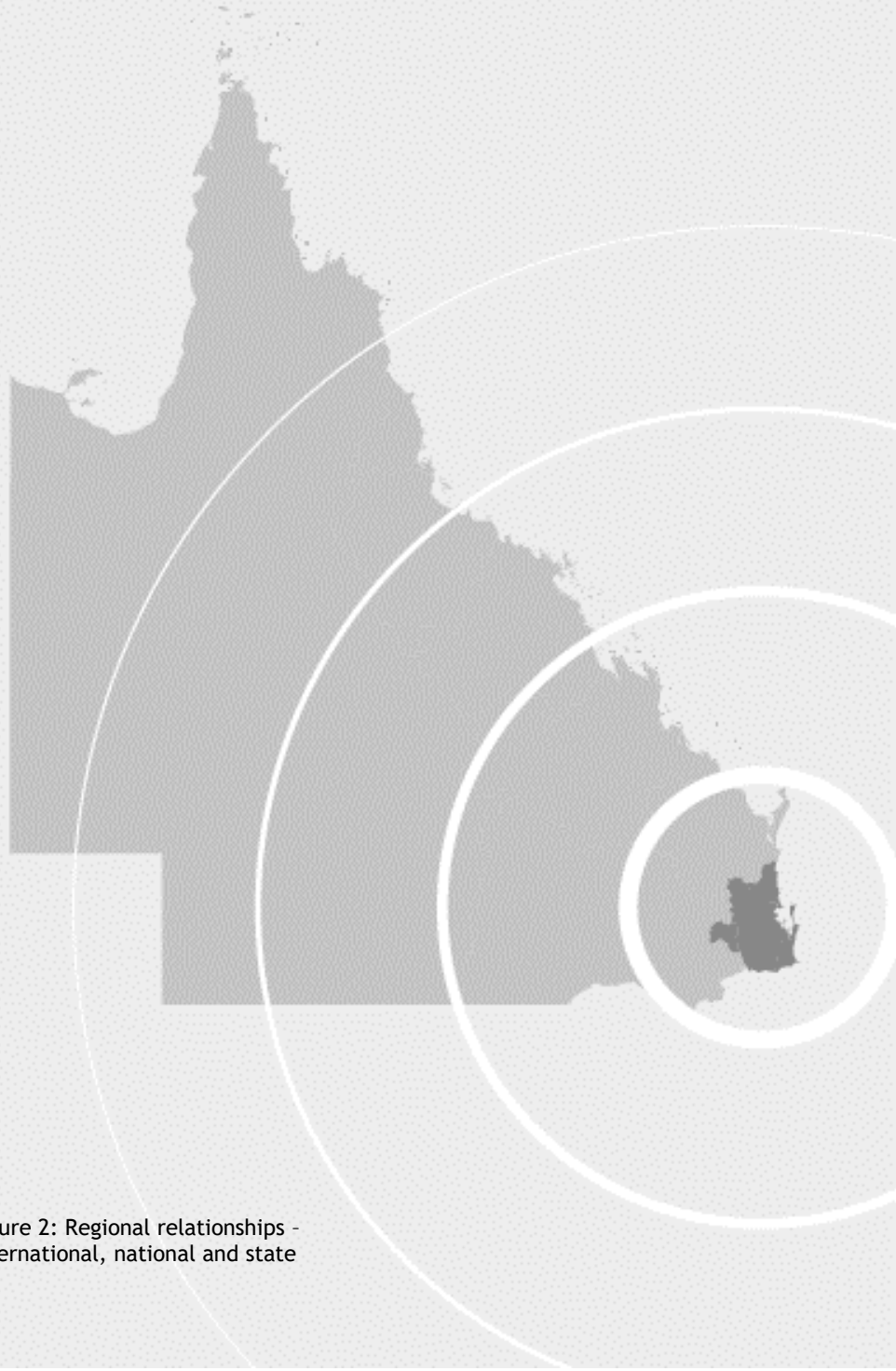


Figure 2: Regional relationships - international, national and state

SEQ'S REGIONAL RELATIONSHIPS

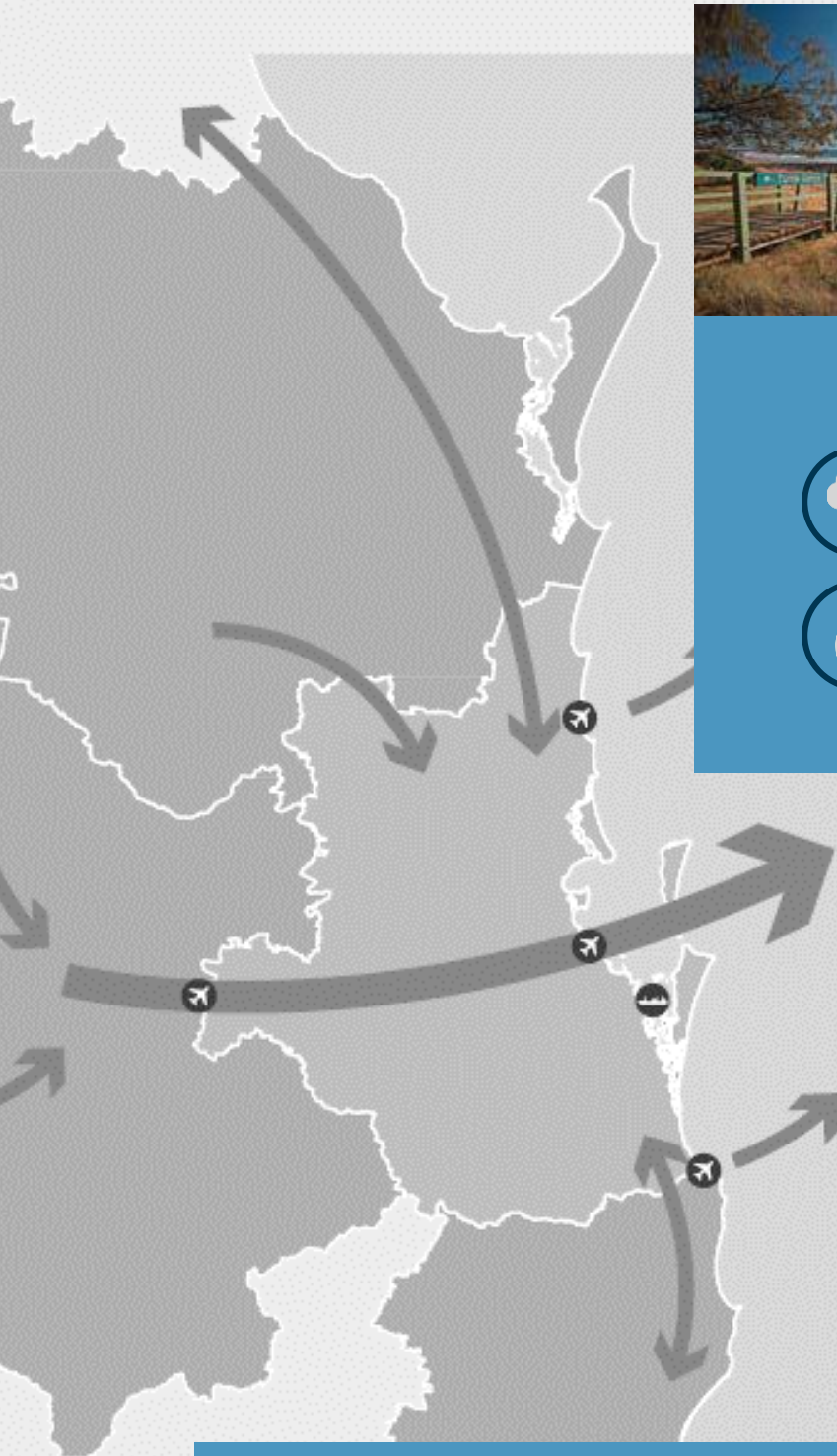
SEQ has close relationships across regional boundaries with the surrounding areas of the Darling Downs, Wide Bay Burnett and the Tweed Coast in northern New South Wales. These areas have unique social and economic linkages, and can leverage opportunities provided by SEQ's strong population growth and diversified employment market. Maintaining and enhancing the extensive infrastructure networks that connect these regions will support mutual social and economic benefits by providing access to employment and recreation, and enabling the efficient movement of commodities, services, and skills.



DARLING DOWNS



- High-quality agricultural production with access to growing global food markets.
- Diverse and abundant natural resources including renewable energy, coal, natural gas, petroleum for international and domestic consumption, and power generation.
- Strategic highways and railway lines connecting SEQ to southern and western Queensland, and connecting Darling Downs to the nation and the world through the Australia TradeCoast.



WIDE BAY BURNETT



➤ Productive rural landscapes and natural resources framing coastal communities.



➤ A central location to the Port of Gladstone, Australia TradeCoast and Surat Basin.

➤ Attractive tourism opportunities and a source of labour for growth in resource development in the Surat Basin and Central Queensland.



NORTHERN NEW SOUTH WALES



➤ Coastal and inland interstate connections facilitating a strong tourism network between the south-eastern coast of Queensland and northern New South Wales.

➤ Local agricultural production with access to SEQ markets.



➤ Hinterland and coastal lifestyle opportunities with access to SEQ markets and world-class environmental reserves.

Figure 3: Inter-regional relationships



Megatrends Influencing Change in SEQ

The world is currently experiencing a wide range of rapid changes that will fundamentally influence our future. Some of the most important to SEQ are outlined below.

Increased urbanisation: the world population is becoming more urbanised, creating more demand for diverse forms of housing, infrastructure and services. SEQ is already highly urbanised and is expected to experience significant further growth. Innovative planning and design can help deliver attractive, compatible and sustainable urban places.

New Technology: Extraordinary technological change is transforming how people live, work, communicate and pursue ideas. The pace of technological advancement is increasing a likely to intensify. These changes include the 'internet of things', autonomous and electric vehicles, affordable renewable energy and complete digital connectivity. By supporting and investing in the digital economy, SEQ will be well placed to take advantage of these changes, which will require new thinking on how we plan for jobs, commerce and retailing.

Health, ageing and changing preferences: Ageing populations have implications for the size of the workforce, economic growth, government revenue and services such as healthcare. Household sizes and structures are also changing, as are housing preferences for older and younger generations. Planning for the region must allow for these changes by enabling new models of living, services and lifestyle, including the ability to age in place.

Resource dependency: As worldwide demand for natural resources increases, pressure on our diminishing reserves will also continue to increase. This applies to water, agricultural land, minerals and fisheries. Long-term planning for our region can ensure our finite resources are managed sustainably for current and future generations.

Pressure on biodiversity: Around the world, valuable ecosystems are under pressure from urban expansion, agricultural clearing and the effects of climate change. As well as its intrinsic ecological values, our environment contributes economically and provides community benefits (such as clean air and water, and scenic amenity) and health benefits (such as access to nature, rural lifestyle, and outdoor sport and recreation). Planning must protect these ecosystems.

Climate change and disaster resilience: Queensland has long experienced the impacts of extreme weather, tropical cyclones, floods, heatwaves and bushfires. Climate change is expected to amplify the frequency and severity of these events. Scientists warn that Queensland will increasingly be affected by changes in temperature, rainfall, sea level and extreme weather events. These changes will impact on our communities and natural systems and key sectors of the economy. Through effective and timely planning, we can limit the adverse impacts and better manage our climate risks.

Global connectedness: The world is becoming more interconnected and the global economic focus is shifting towards Asia. Geographically, we are well positioned to take advantage of the opportunities that will arise from this. Planning for SEQ can play a fundamental part in unlocking the region's potential and creating new, globally competitive and value-adding industries and business.

(<http://www.dilgp.qld.gov.au/noindex/shapingseq/draft-south-east-queensland-regional-plan.pdf>)

The next 25 years...

By 2041, SEQ is expected to accommodate an additional 1.98 million people, bringing its total population to 5.35 million.

This chapter provides the planning framework that will help us accommodate and manage this growth to achieve the 50-year vision outlined in Chapter 2.

Table 1: SEQ's current and projected population

Local government area	Population	
	2015 (estimated resident population [^])	2041 (based on medium series projections [*])
Brisbane	1,162,200	1,572,000 (↑ 409,800)
Gold Coast	555,600	928,000 (↑ 372,400)
Ipswich	193,000	520,000 (↑ 327,000)
Lockyer Valley	38,800	61,000 (↑ 22,200)
Logan	308,700	586,000 (↑ 277,300)
Moreton Bay	425,500	655,000 (↑ 229,500)
Noosa	53,500	63,000 (↑ 9,500)
Redland	150,000	188,000 (↑ 38,000)
Scenic Rim	39,800	62,000 (↑ 22,200)
Somerset	24,000	38,000 (↑ 14,000)
Sunshine Coast	287,500	495,000 (↑ 207,500)
Toowoomba	133,400	180,000 (↑ 46,600)
SEQ	3,372,000	5,349,000 (↑ 1.98 million)

[^] Australian Bureau of Statistics, *Regional Population Growth, Australia (March 2016)*

^{*} SEQ total is Queensland Government population projection 2015 edition (medium series); growth distribution by local government area based on ShapingSEQ policy



The next 25 years...

Table 2: Dwelling supply benchmarks 2011–41

Local government area	2011	2011–16	2011–41				2011–31*		
	Existing dwellings	Estimated total additional dwellings**	Total additional dwellings	Additional in fill dwellings***	Total % of additional dwellings as in fill	Additional greenfield dwellings	Total additional dwellings	Additional in fill dwellings***	Additional greenfield dwellings
Brisbane	423,800	37,900	223,400	210,600	94%	12,800	145,500	139,400	6100
Gold Coast	217,100	20,300	176,500	139,000	79%	37,500	108,200	81,100	27,100
Ipswich	62,500	8800	121,300	31,600	26%	89,700	67,200	18,200	48,900
Lockyer Valley	13,300	1900	10,600	0	0%	10,600	7000	0	7000
Logan	99,900	9500	98,700	25,000	25%	73,700	53,600	16,700	37,000
Moreton Bay	146,900	17,200	105,600	54,900	52%	50,700	72,400	36,000	36,400
Noosa	24,200	2000	8100	4600	57%	3500	5900	3,200	2700
Redland	55,100	3500	21,100	14,400	68%	6700	16,200	10,800	5400
Scenic Rim	15,500	1600	10,800	0	0%	10,800	7200	0	7200
Somerset	9200	1500	7100	0	0%	7100	4800	0	4800
Sunshine Coast	113,600	11,200	99,300	64,200	65%	35,100	61,900	38,600	23,300
Toowoomba	50,300	4100	24,700	4400	18%	20,300	16,700	3,600	13,100
Total	1,231,400	119,400	907,200	548,700	60%	358,500	566,600	347,600	219,000

* Provided only for guidance about growth assumptions over time, the 2011–31 growth provides an indication of the additional dwelling supply which needs to be accommodated by 2031 if the 2041 benchmarks are to be accommodated.

** Estimates subject to revision based on better information about recent dwelling construction activity.

*** Infill dwellings are calculated using the existing urban area boundary as shown in Figure 17 and discussed in Chapter 4.

Table 3: Indicative minimum residential densities in and around centres

Centre type	Dwellings/ha (net residential density) ^	
	In or within 400 m of the centre	Within 400–800 m of the centre
Capital city centre/ Principal regional activity centre	150–400	100–175
Major regional activity centre	80–200	40–100
Principal/Major rural activity centre	As determined by local government	As determined by local government

^ These densities must be addressed by detailed local planning to determine form and distribution.

Missing middle is a form of housing offering greater density and diversity in a manner that is compatible with surrounding lower density residential environments. This may include 'Fonzie' flats, 'plexes' (duplexes, triplexes, quadplexes etc), row/terrace housing and medium rise apartments.

Existing urban area is a statistical boundary, as defined in Figure 17, used to measure infill and greenfield development.

Infill development is development occurring on land inside the existing urban area.

Greenfield development is development occurring on land outside the existing urban area.

Table 4: SEQ employment planning benchmarks

Industry	Total number of jobs						
	2011 Base	2016	2021	2026	2031	2036	2041
Agriculture, forestry and fishing	14,158	12,665	12,574	12,768	13,068	13,372	13,713
Mining	13,925	14,515	17,341	18,367	19,138	20,013	21,042
Manufacturing	140,618	137,873	149,082	161,458	179,985	202,697	228,594
Electricity, gas, water and waste services	17,822	15,417	17,883	23,568	32,931	41,279	47,439
Construction	145,389	135,204	177,386	199,890	215,420	228,531	241,124
Wholesale trade	64,056	57,807	60,054	61,962	64,127	66,310	68,679
Retail trade	177,311	184,443	185,032	186,432	188,245	189,767	190,988
Accommodation and food services	112,407	134,505	146,982	160,910	175,968	190,893	206,237
Transport, postal and warehousing	84,437	84,778	90,662	97,070	104,132	110,442	117,048
Information media and telecommunications	23,225	22,678	23,338	24,666	26,223	27,526	28,864
Financial and insurance services	51,729	61,005	59,264	57,027	57,078	60,143	64,991
Rental, hiring and real estate services	31,855	27,520	33,202	39,698	46,796	53,978	62,246
Professional, scientific and technical services	123,185	131,743	153,857	179,350	207,075	235,366	269,442
Administrative and support services	55,580	50,527	55,651	64,714	74,940	85,596	97,961
Public administration and safety	106,435	112,996	120,975	132,219	144,419	157,190	170,399
Education and training	130,179	140,843	155,073	173,935	194,595	215,896	237,530
Health care and social assistance	199,978	231,888	259,917	294,798	332,771	371,882	410,931
Arts and recreation services	26,278	26,531	27,858	29,668	31,785	34,074	36,548
Other services	62,314	66,144	69,765	73,545	77,879	82,236	86,727
Total	1,580,881	1,649,082	1,815,896	1,992,045	2,186,575	2,387,191	2,600,503

See Appendix 1 for employment planning benchmarks by industry for each local government area.

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

Use of figures in the plan

Throughout *ShapingSEQ* the most accurate figures available for dwellings, population and jobs have been used as the base year. For dwellings, the 2011 census figure has been used as this is the most accurate. Therefore, all dwelling supply benchmarks are provided for a 2011 to 2041 timeframe. To provide an indication of relative activity and change, some tables include 2015 or 2016 estimates of dwellings, population or jobs.

Long-term Projections of Possible Future Employment Growth

Employment planning benchmark by industry for each local government area to 2041...

LGA	Agriculture, forestry and fishing	Mining	Manufacturing	Electricity, gas, water and waste services	Construction	Wholesale trade	Retail trade	Accommodation and food services	Transport, postal and warehousing	Information media and telecommunications
Brisbane	1203	14,545	113,281	15,460	81,964	37,460	66,276	89,893	74,847	17,907
Logan	824	246	17,845	2070	26,617	4950	17,624	10,143	6012	862
Redland	402	516	5151	1389	9960	1693	6506	6152	1835	739
Ipswich	241	889	18,008	1178	10,355	2036	12,404	6318	4520	370
Moreton Bay	1981	844	18,272	4706	24,089	4367	19,111	13,499	5644	849
Gold Coast	829	1487	30,885	12,074	49,250	9810	37,511	47,376	12,890	5048
Somerset	867	134	1538	289	1185	238	863	443	492	34
Lockyer Valley	2389	188	2352	731	1240	582	1552	1154	1008	45
Noosa	259	78	1406	497	3993	724	3157	5754	774	293
Sunshine Coast	2559	584	11,368	5326	23,096	3816	17,312	17,452	5416	1658
Toowoomba City (SEQ)	773	1235	7277	2877	7202	2607	7017	5957	3006	891
Scenic Rim	1385	297	1210	842	2173	396	1655	2097	604	170
SEQ total	13,712	21,043	228,593	47,439	241,124	68,679	190,988	206,238	117,048	28,866

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

LGA	Financial and insurance services	Rental, hiring and real estate services	Professional, scientific and technical services	Administrative and support services	Public administration and safety	Education and training	Health care and social assistance	Arts and recreation services	Other services	Totals
Brisbane	40,403	26,422	176,984	45,167	107,889	101,991	183,400	15,351	37,164	1,247,607
Logan	2233	3459	8739	7389	7119	17,556	26,519	1332	6586	168,125
Redland	1039	1672	5053	3012	2812	7032	11,041	686	2504	69,194
Ipswich	1516	1918	5079	4151	10655	15,507	28,357	756	4541	128,799
Moreton Bay	2712	4173	11,186	6577	8167	20,163	33,431	1809	7601	189,181
Gold Coast	9584	15,484	36,778	19,395	16,544	37,492	63,351	12,021	15,623	433,432
Somerset	42	167	306	193	428	1263	1079	130	325	10,016
Lockyer Valley	131	272	797	452	821	2816	1979	112	557	19,178
Noosa	647	1381	3151	1622	961	2759	4549	428	1022	33,455
Sunshine Coast	4137	5457	14,866	7235	7978	18,803	36,497	2805	6725	193,090
Toowoomba City (SEQ)	2347	1459	5340	2167	5424	9699	17,362	760	3242	86,642
Scenic Rim	200	383	1163	601	1598	2446	3367	356	838	21,781
SEQ total	64,991	62,247	269,442	97,961	170,396	237,527	410,932	36,546	86,728	2,600,500



Moreton Bay region has one of the fastest growing populations in Queensland

LOCAL GOVERNMENT AREA PROFILE | MORETON BAY

Located north of Brisbane, in South-East Queensland's major growth corridor, the Moreton Bay Region combines the benefits of close proximity to a capital city and major transport infrastructure, with lifestyle and value-for-money.

The region is home to a panorama of hinterland, bush, beach and coastal playgrounds and it is renowned for its bountiful supply of recreation, leisure and entertainment options that provide an excellent opportunity to tap into the tourist market and day visitors drawn to the Moreton Bay region.

Moreton Bay region has one of the fastest growing populations in Queensland with an average annual growth rate of 3.0% between 30 June 2007 and 30 June 2012, compared to the state's overall growth rate of 2.1%. The population is projected to increase significantly to more than 530, 000 by 2031.

An estimated 84,000 additional dwellings will be required by 2031 (SEQ Plan 2009-2013) to accommodate Moreton Bay's expected regional growth, population increase and demographic change.



The Moreton Bay Infrastructure Plan is also in place to support the booming population and outlines over \$182 million of projects which includes:

- Caboolture's state-of-the-art library, learning centre and art gallery complex (\$25 million) completed 2011;
- Redcliffe Seaside Village precinct (\$20 million) completed 2010;
- New roads, drains and transport (\$58 million plus \$19.5 million towards maintaining them);
- Recreational areas (\$25 million);
- Environmental engagement and education programs (\$860,000).

The region's strong economic performance and affordability makes it an ideal location for business and investment. Being located so close to Brisbane the region offers excellent infrastructure and communication links without the city prices and congestion.

SUBURB PROFILE | MORAYFIELD

Morayfield comprises part of the Moreton Bay Regional Council ('MBRC'), and is located 44 kilometres north of the Brisbane CBD, the state capital, and only 3 kilometres south of Caboolture, the region's largest city. Rapid population growth and economic development underpinned this area's ranking as the state's strongest Local Government ('LGA') economy in the Australian Local Government Association's 2015-16 State of the Regions Report.

Located within the Moreton Bay Shire around 40km north of Brisbane CBD, Morayfield has become the area's main retail and commercial hub where many established homes being around 10 - 15 years old have acreages lending strong value to this area of Caboolture.


Transport around the region is good with a local train station servicing Brisbane CBD and regular bus routes ferrying passengers to all major points around the area. The region also has its own aerodrome. The Bruce Highway to Brisbane is an easy 35 minute trip to the city centre.

Retail shopping is well serviced by the popular Morayfield Shopping Centre which is anchored by the likes of major national brands including Target, Big W, Woolworths as well as a cinema complex with ongoing upgrades and growth to retail facilities to meet growing demand.

The future of Morayfield is bright for both residents and investors. The area is slated to benefit from approximately \$5 billion in commercial, infrastructure, residential, retail and education investment. Collectively, these projects will increase employment opportunities within the Morayfield region by 120% - or 5,000 jobs - by 2036. Projections tip the region's population to grow by 15,000 residents during the same period, implying there will be a new job created for one in every three new residents entering the region by 2036.

Overall, Morayfield's demographics reflect a positive outlook for the investment property market. Population growth concentrated in the working class socio-economic bracket will likely drive a significant number of prospective tenants to the region.



A satellite image of Moreton Bay, Australia, showing the coastline and surrounding land. The bay is a large, irregularly shaped body of water with a dark, textured surface. The surrounding land is a mix of dark and light patches, indicating different types of vegetation and terrain. The text is overlaid on the image in a white, sans-serif font.

Seen from Space,
Moreton Bay shines
like a jewel adorning the
most easterly part of
Australia

THE MILL AT MORETON BAY



Moreton Bay Regional Council is creating a thriving new major precinct that will generate thousands of local higher education and employment opportunities for the region.

With a full-scale University of the Sunshine Coast (USC) campus at its core, this new destination will offer world-class study opportunities to residents in the Moreton Bay Region. USC Moreton Bay is on track for completion in 2020, supported by additional work, study and community facilities, and will cater for up to 10,000 university students in its first 10 years.

The onsite train station will connect local residents from right along the Redcliffe Peninsula Rail Line, and the Caboolture Line to the new Petrie campus. Regular bus services and car parking infrastructure will also be a key feature to the precinct to bring residents and business people from all over the region, reducing north and south traffic congestion.

The Mill at Moreton Bay PDA is approximately 460 hectares and is located within the suburbs of Petrie, Kallangur and Lawnton. The PDA takes in the Moreton Bay Region University Precinct and is bordered by Lawnton Pocket Road to the south and the Redcliffe Peninsula Rail Line in the north and north-west.

Not only does the surrounding established population provide a readily accessible market, but is also strategically located in close proximity to key transport infrastructure including the Petrie railway station (at the junction of the existing Caboolture Rail Line and the Redcliffe Peninsula Line), Gympie Road and the Bruce Highway.

The location provides students in the region with an alternative higher-education option that does not require travelling outside of the region.



<https://www.moretonbay.qld.gov.au/the-mill/>



OUR VISION

‘Moreton Bay Region has a diverse network of community infrastructure that brings people together, provides a focus for communities and is integral to a vibrant, creative, healthy and strong community.’

<https://www.moretonbay.qld.gov.au/uploadedFiles/moretonbay/development/planning/CommunityInfrastructureStrategy2012-31.pdf>





WESTFIELD NORTH LAKES

Westfield North Lakes is located 25 kilometres north of the Brisbane CBD in one of the regions fastest growing areas. The centre caters to a trade area population of approximately 387,000 people.

A \$170 million development project that saw the addition of a new IKEA store and a 60-store retail mall was completed in 2016. The project also saw the addition of a new fresh food market, a cinema complex and a casual al fresco dining precinct.

A leading retail destination in the area, Westfield North Lakes is home to many of Australia's favourite retailers including Myer, Target, Big W, Kmart, Coles, Woolworths, ALDI and Rebel. There is also an Event Cinemas complex on site.

The centre is well positioned with direct access to the M1 motorway, which links the Sunshine Coast, Brisbane and the Gold Coast. It is also serviced by the recently opened North Lakes Rail station.

In 2016, the total retail spend by the Westfield North Lakes Total Trade Area was estimated at \$4.9 billion while the total retail spend by the Main Trade Area was estimated at \$2.6 billion.

In the Main Trade Area 32% of households include children under 15 years of age which is slightly higher than the Brisbane Metro average of 29%.

<https://www.scentgroup.com/Our-Portfolio/Centres/westfield-north-lakes>



CABOOLTURE HUB

Caboolture Hub has fast become the place to be seen in the Moreton Bay Region. The fantastic new facility continues to amaze residents and visitors with its technology, conference facilities, training and meeting room hire, business and educational workshops, gallery exhibitions and library activities - there truly is something for everyone.

The Learning and Business Centre boasts 16 rooms for hire with audio technology, projectors, screens and rooms that can be configured to suit. Many home businesses are taking advantage of the Business Pods, and meeting clients in a professional environment.

<https://www.moretonbay.qld.gov.au/caboolture-hub/>



Caboolture Hub

REDCLIFFE CULTURAL CENTRE

The Redcliffe Cultural Centre is an exciting & highly reputable, nationally recognised performing and creative arts space that caters for a wide range of performances & functions meeting the cultural needs of local and regional audiences. Located in the heart of Redcliffe's Cultural Precinct, this venue plays host to touring productions, comedy shows, movies, musicals, conferences, civic functions, as well as a variety of community organisations and arts activities. There are several multi-function meeting rooms throughout the venue providing creative spaces to showcase talents in many artistic disciplines as well as host functions.

Recently celebrating its 30th year, the Redcliffe Cultural Centre opened in October of 1982 at a cost of \$1.5 million, kicking off with an inaugural variety show starring Barry Crocker. It maintains variety in the diversity of performances and events held at this magnificent venue.

<https://www.visitmoretonbayregion.com.au/business-directory/redcliffe-cultural-centre>





CORSO NORTH LAKES

Corso North Lakes is Moreton Bay Regional Council's new \$45 million community and commercial complex located at 10 The Corso, North Lakes. The state-of-the-art facility opened on Saturday 13 September 2014 showcasing a modern library and community centre, three levels of commercial office space and undercover car parking.

Corso North Lakes provides residents with a regional destination to socialise, study, learn and relax. Its striking architectural features include a large glass entryway to the new library, modern structures and some of the latest design and energy efficient elements.

It is one of Australia's first Five Star Green Star rated public buildings with more than 550 roof-top solar panels that will generate power for much of the building's daily needs. Cutting-edge technology will regulate lighting, air-conditioning and promote natural ventilation throughout the building, and up to 200,000 litres of rain water will be captured for the Corso's bathrooms, gardens and grassed areas.

Corso North Lakes is conveniently located in the heart of North Lakes with covered walkways connecting to nearby retail, commercial and transport hubs.

Key features

- 2000 m2 destination library
- 1000 m2 community centre
- Plaza area with children's playground and landscaped gardens
- 4000 m2 over three levels of commercial office space for lease
- A \$4 million young people's place (opened in late 2013 and managed by the YMCA)
- A basement car park with more than 300 spaces
- Secure end-of-trip facility for 60 bikes
- 5 Star Green Star certification by the Green Building Council of Australia

Corso North Lakes has been funded by Moreton Bay Regional Council and the Federal Government with \$7.8 million from Regional Development Australia and \$3 million from Department of Education, Employment and Workplace Relations.

<https://www.moretonbay.qld.gov.au/thecorso/>



STRATHPINE GATEWAY PROJECT

The Strathpine Gateway Project aims to revitalise the area east of Strathpine Rail Station by delivering a creative and sustainable entrance statement to the Strathpine Centre - a “Gateway”. This project forms part of Moreton Bay Regional Council’s Signature Projects initiative to deliver a major project to each of the three amalgamated regions that form the new Moreton Bay Region. Strathpine has been selected as the location for the Pine Rivers signature project.

This provides an exciting opportunity to deliver outcomes in the short term that align with the intentions of the Master Plan. The project will develop an area of land within the Strathpine TOD Precinct, between the Strathpine Rail Station and Gympie Road, to accommodate office uses, community facilities and high quality public spaces and linkages.

The key features of the project include;

- Refurbishment of existing Council building to create active frontages on the ground floor.
- New building incorporated new library, art gallery and commercial office accommodation above.
- New civic square on Gympie Road terminating the vista from Mecklem Street.

The key stakeholders associated with the design, delivery and management of this project are;

- Moreton Bay Regional Council (in their capacity as land owners, the approval agency, and asset managers);
- Department of Local Government and Planning (TOD unit);
- Department of Main Roads (in so far as the project ultimately requires adjustments to traffic movements along Gympie Road);
- Translink (in relation to bus interchange facilities);
- Queensland Rail (in relation to station improvements and track alignments);
- Adjoining land owners; and
- The development industry in the form of potential joint venture partners.

FIGURE 5.2.1A LOCATION PLAN



<https://www.moretonbay.qld.gov.au/uploadedFiles/common/projects/strathpine-masterplan/Strathpine-Implementation-Plan-Part-B.pdf>

■ Strathpine Gateway Project Site

A young boy with short brown hair, wearing a blue and white striped hoodie and khaki pants, is running barefoot on a sandy beach. He is holding a blue kite string in his right hand, and a large, colorful rainbow kite is flying in the sky above him. The background shows the ocean and a clear sky. The text "Experience the lifestyle that is..." is overlaid on the upper part of the image.

Experience the lifestyle that is...

JACARANDA GARDENS

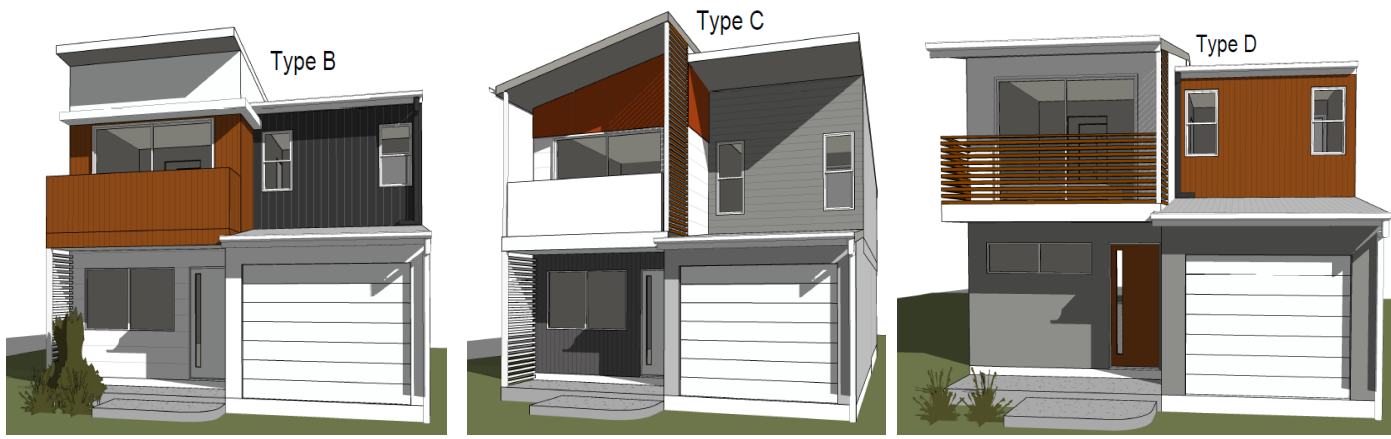
LOCATION | 61 CABOOLTURE RIVER ROAD, MORAYFIELD



SITE PLAN | JACARANDA GARDENS



FLOOR PLAN | TOWNHOUSE



Ground Floor Plan



First Floor Plan



SCHEDULE OF FINISHES | STANDARD

SITE PREPARATION

Soil test and report, Engineering report, Survey report block to be cut and prepared for building, identify power sewer and water points, site setout and certification.

CONSTRUCTION

Floor: Raised steel frame construction on Reinforced concrete footings and slab for garage to Engineer's specifications.

External Walls: As per final plans

Roof: As per final plans and as per Engineers plan in accordance with N3 wind velocity standard.

Colourbond with warranty by Bluescope

Footings/Concrete slab: teal reinforced concrete slab to Garage in accordance with Engineer's design. Footings in accordance with Engineer's Footing Layout.

Exterior Cladding: 60mm Polystyrene plus panel rendered as per render system 300mm Shiplap and Vertical Axon

Two Coat Render System;

- Base coat - Ezycoat ECA Skim Render (Polymer modified rendered specified for EPS Cladding).
- 1.2mm FG Mesh bedded into base coat.
- Second coat - Full Acrylic texture Ezycoat Sand800 float finish.

Frame: Engineer designed and certified steel frame and steel trusse

Lining:

- 10mm Spanshield to all ceiling
- 10mm Wallboard to all walls
- 10mm Knauf Watershield to the wet areas
- 90mm Cornice throughout

TILING

Ensuite/Bathroom: Ceramic tiles to floor and skirting tiles to walls; tiled shower recess to a height of 2100mm; tile bath hob; plus feature tile

Toilet: Tiles to floor and skirting tiles to walls

Laundry: Ceramic tiles to floor, skirting and walls/splashback

Kitchen: Ceramic tiles to kitchen splashback to the height of wall cupboards

Dining/ Entry/ Living Area: Heavy Commercial Vinyl Plank Flooring - Davenport range by Belgotex Floors

Architraves and skirting: Splayed profile

ELECTRICAL

Connection to power supply and metre box

Light points:

- LED recessed down lights as per Electrical plan
- Outside weatherproof wall mounted external lights

Power points: Internally - one to each room and garage. All double power points in the following rooms: Lounge room / Living Area (3), kitchen (2), bathroom (1), ensuite (1), main bedroom (3), laundry (1), plus one in each other room as applicable.

Ceiling fans: One to each bedroom and one in living area.

Air-conditioner: Haig inverter reverse cycle split systems. 2.5 kW in the master bedroom and 5 kW in the Living area.

DOORS

Front Entry: External grade hinged feature painted door with aluminium frame

Rear Door: Sliding glass door with aluminium frame (as per plan)

Garage: B&D or Stratco Panellift hinged door with timber frame

Wardrobe: As per plan fitted with one overhead shelf, hanging rail and mirror sliding doors

Linen Cupboards: As per plan fitted with four shelves and interior feature doors

PAINTING

Walls: One coat Dulux undercoat and one coat Dulux products

Ceiling: Two coats Dulux Flat Plastic Ceiling White (or similar)

Internal Doors: Two coats Dulux Enamel (or similar)

Skirting: Two coats Dulux Enamel (or similar)

Downpipes: Two coats Dulux Solarguard (or similar)

Eaves etc: Two coats Dulux Solarguard (or similar)

TURNKEY INCLUSIONS LIST

GENERAL

Standard working drawings

Complete soil test and Engineer's report

All Council application fees including water connection and building application fees

Public liability insurance and QBCC insurance and/or equivalent

All site works and retaining walls as required

Engineer designed footings and slab

Slab penetrations and cold joints in accordance with Australian standards

Concrete foundation 'POD' system

Insulation 75mm roof blanket and R1.5 external to walls

Fully lined garages

Colourbond fascia and gutter

Aluminium windows with key locks

Glass sliding doors with mortice locks

Deadlock to front, rear and laundry doors and windows (unless glass sliding door is used)

Remote control Colourbond panel lift door to garage

EXTERIOR

Full turf to front and rear areas, river pebbles (or similar) to the sides of the home that receives limited or no natural sunlight

Feature garden beds to front yard with concrete edging, mature plants and fully mulched (or similar)

1.8m Colourbond fencing to allotment as required plus returns to house and single entry gate where applicable.

Broom finish concrete driveways

Broom finish concrete and timber patio/alfresco areas. Tiled front porch.

Fold down clothesline

Letterbox with street number

One outside tap in rear

Hot water service

INTERIOR

Full carpet in bedrooms and hallway; Vinyl planking in living area

Floor tiles to kitchen, laundry, bathroom/ ensuite, and toilet

Windows coverings to all windows except bathroom and toilet

3 Star rated products: dual flush toilet suites, cold water taps and showerheads

Hardwired smoke alarms to Australian standards

One telephone point

TV antenna and two TV outlets

Ceiling fan/lights to all bedrooms

100mm down light fittings to living area (or similar approved lighting)

Circular fluoro lights to kitchen and garage for energy efficiency compliance

LED recessed down lights as per Electrical plan

5.0kW Inverter reverse cycle air conditioner to main living area

KITCHEN

Double bowl stainless steel sink with flick-mixer tap

Stainless steel appliances: electric fan forced wall oven, electric cook top, and range hood.

Reconstituted Stone bench-tops

Doors and panels with 2mm dura-edge to doors

Fridge cavity, pantry (where shown on plan)

BATHROOM/ ENSUITE

1510mm bath

Vanity cupboards and drawer set

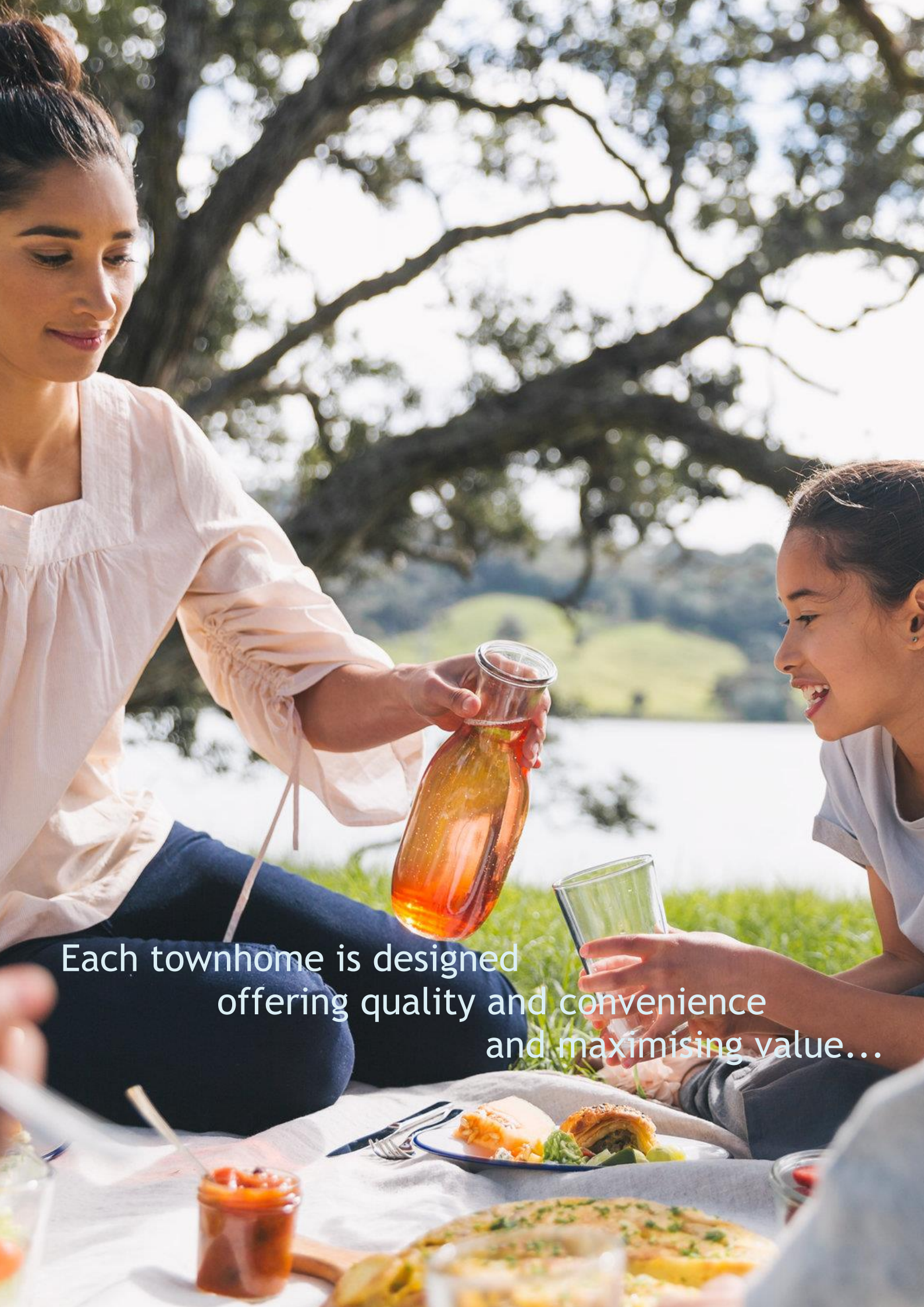
Separate shower with aluminum shower screens

Bathroom/ensuite mirror is width of vanity and to match height of shower screen

Flick-mixer taps in showers, vanities and bath

Chrome towel rail/s and toilet roll holder/s

Exhaust fan



Each townhome is designed offering quality and convenience and maximising value...



Your Local Realty Pty Ltd
ABN: 70 605 906 821
E: info@yourlocalrealty.com.au
P: 1300 YLR YLR (957 957)
Unit 2 / 61-67 Caboolture River
Road, Morayfield QLD 4506

12 November 2018

To Whom It May Concern:

Re: Rental Rates of Jacaranda Gardens Morayfield, 61 Caboolture River Road, Morayfield QLD.

We are the onsite managers and caretakers of the above complex.

Over past three months, we have rented out new townhouses within the complex for \$345 per week. Older townhouses have rented for \$320-340 per week.

Based on our assessments, we believe these rates have been at fair market value.

Kind regards

A handwritten signature in blue ink, appearing to read 'Matt Eiseman', written over a faint blue line.

Matt Eiseman
Principal, Your Local Realty

DEPRECIATION SCHEDULES | BMT TAX DEPRECIATION

BMT Tax Depreciation
QUANTITY SURVEYORS

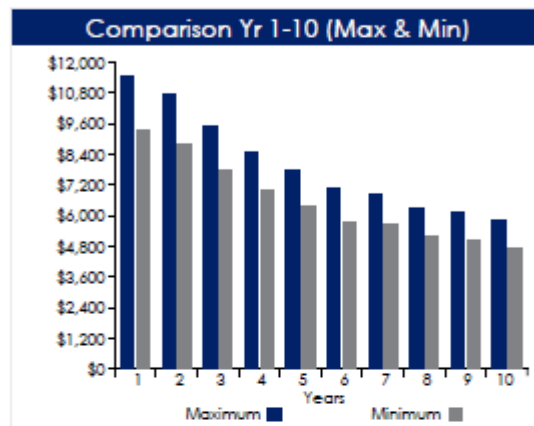
Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001

t 07 3221 9922 e info@bmtas.com.au
f 07 3221 9933 w www.bmtas.com.au

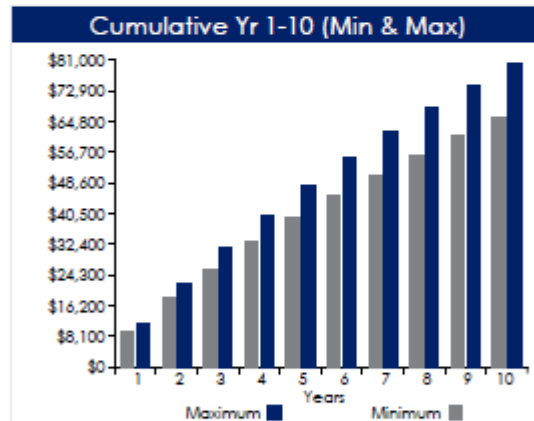
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable Typical 3 Bedroom Townhouse Caboolture River Road, MORAYFIELD QLD 4506 Purchase Price \$345,000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,347	5,093	11,440
2	5,682	5,093	10,775
3	4,373	5,093	9,466
4	3,419	5,093	8,512
5	2,714	5,093	7,807
6	1,966	5,093	7,059
7	1,778	5,093	6,871
8	1,227	5,093	6,320
9	1,036	5,093	6,129
10	692	5,093	5,785
11 +	1,961	152,782	154,743
Total	\$31,195	\$203,712	\$234,907



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,193	4,167	9,360
2	4,649	4,167	8,816
3	3,578	4,167	7,745
4	2,797	4,167	6,964
5	2,220	4,167	6,387
6	1,608	4,167	5,775
7	1,454	4,167	5,621
8	1,004	4,167	5,171
9	848	4,167	5,015
10	566	4,167	4,733
11 +	1,605	125,004	126,609
Total	\$25,522	\$166,674	\$192,196



* assumes settlement on 1 July in any given year.

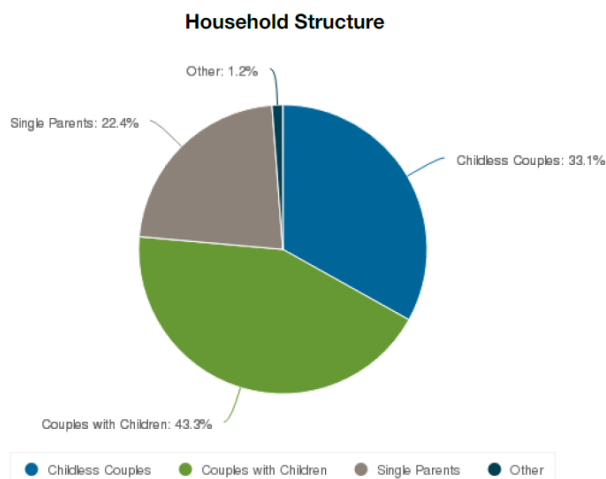
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400

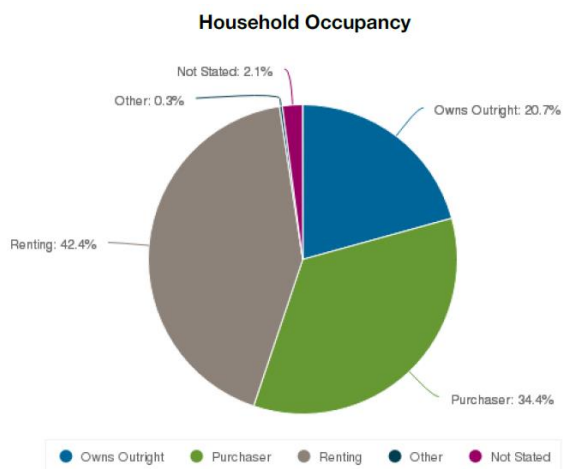
HOUSEHOLD STRUCTURE

Type	Percent
Couples with Children	43.3
Childless Couples	33.1
Single Parents	22.4
Other	1.2



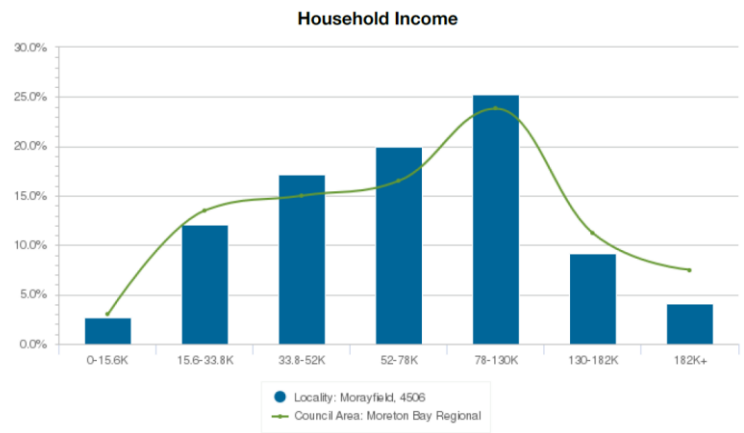
HOUSEHOLD OCCUPANCY

Type	Percent
Renting	42.4
Purchaser	34.4
Owens Outright	20.7
Not Stated	2.1
Other	0.3



HOUSEHOLD INCOME

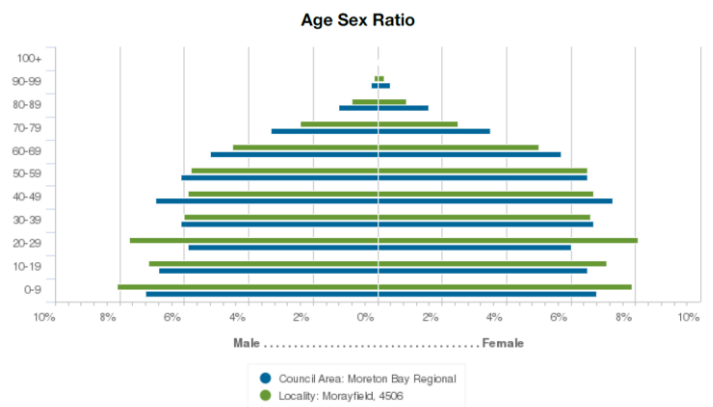
Income Range	Morayfield %	Moreton Bay Regional %
0-15.6K	2.7	3.0
15.6-33.8K	12.1	13.5
33.8-52K	17.2	15.0
52-78K	20.0	16.5
78-130K	25.2	23.8
130-182K	9.2	11.2
182K+	4.1	7.5



Statistics are provided by the Australian Bureau of Statistics (ABS)

AGE SEX RATIO

Age group	Morayfield		Moreton Bay Regional	
	Male %	Female %	Male %	Female %
0-9	8.1	7.9	7.2	6.8
10-19	7.1	7.1	6.8	6.5
20-29	7.7	8.1	5.9	6.0
30-39	6.0	6.6	6.1	6.7
40-49	5.9	6.7	6.9	7.3
50-59	5.8	6.5	6.1	6.5
60-69	4.5	5.0	5.2	5.7
70-79	2.4	2.5	3.3	3.5
80-89	0.8	0.9	1.2	1.6
90-99	0.1	0.2	0.2	0.4
100+	n/a	n/a	0.0	0.0



Statistics are provided by the Australian Bureau of Statistics (ABS)

RP DATA AREA PROFILE

The size of Morayfield is approximately 44.5 square kilometres.

It has 73 parks covering nearly 5.2% of total area.

The population of Morayfield in 2011 was 19,346 people.

By 2016 the population was 21,403 showing a population growth of 10.6% in the area during that time.

The predominant age group in Morayfield is 0-9 years.

Households in Morayfield are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Morayfield work in a trades occupation.

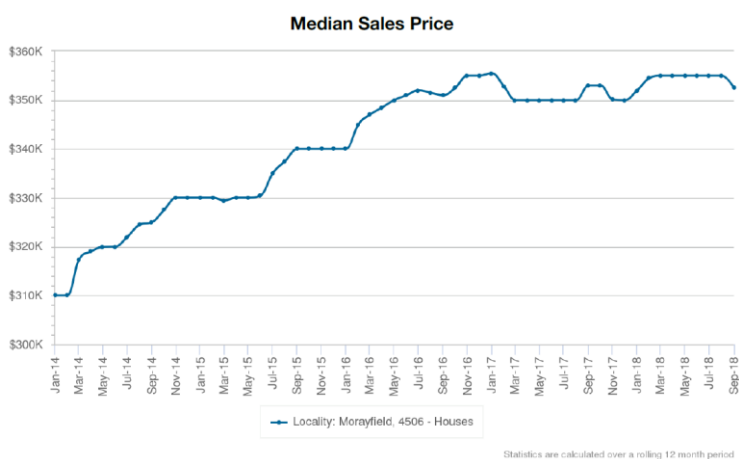
In 2011, 58.3% of the homes in Morayfield were owner-occupied compared with 55.1% in 2016.

Currently the median sales price of houses in the area is \$352,500.

SALES STATISTICS | SOURCED FROM RP DATA

MEDIAN SALE PRICE

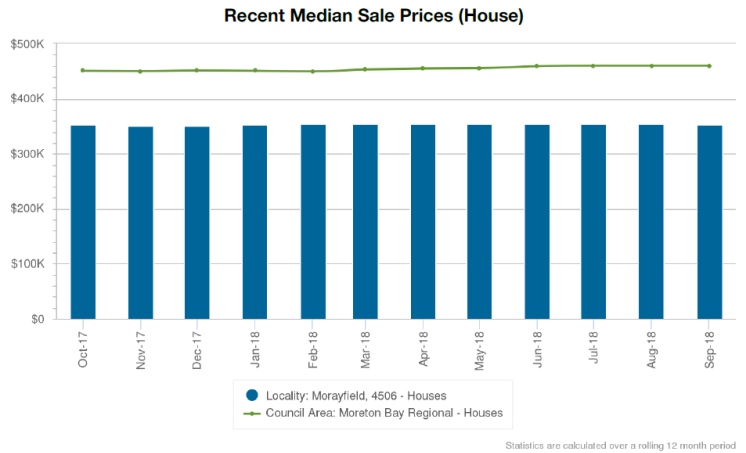
	Year 2016	Year 2017	Year 2018
Period	Median Price	Median Price	Median Price
January	\$340,000	\$355,500	\$352,000
February	\$345,000	\$352,750	\$354,500
March	\$347,000	\$350,000	\$355,000
April	\$348,500	\$350,000	\$355,000
May	\$350,000	\$350,000	\$355,000
June	\$351,000	\$350,000	\$355,000
July	\$352,000	\$350,000	\$355,000
August	\$351,500	\$350,000	\$355,000
September	\$351,000	\$353,000	\$352,500
October	\$352,500	\$353,000	n/a
November	\$355,000	\$350,120	n/a
December	\$355,000	\$350,000	n/a



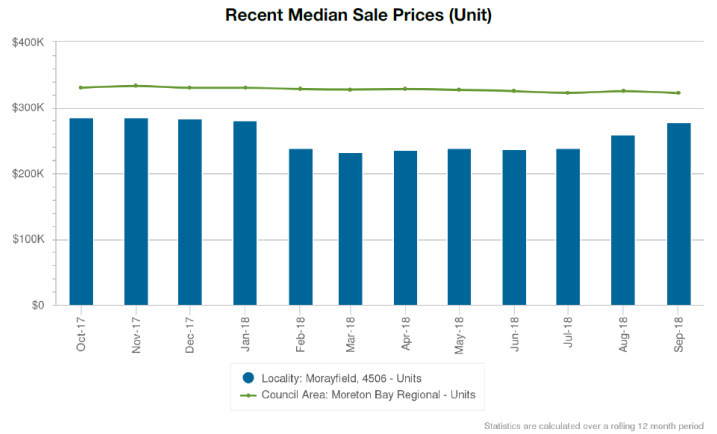
Statistics are calculated over a rolling 12 month period

RECENT MEDIAN SALE PRICES

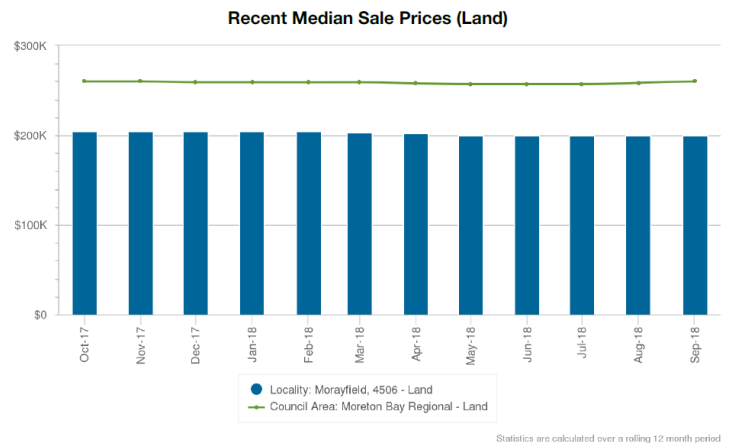
HOUSE	Morayfield	Moreton Bay Regional
Period	Median price	Median price
September 2018	\$352,500	\$460,000
August 2018	\$355,000	\$460,000
July 2018	\$355,000	\$460,000
June 2018	\$355,000	\$459,000
May 2018	\$355,000	\$455,500
April 2018	\$355,000	\$455,000
March 2018	\$355,000	\$453,000
February 2018	\$354,500	\$450,000
January 2018	\$352,000	\$451,000
December 2017	\$350,000	\$451,500
November 2017	\$350,120	\$450,500
October 2017	\$353,000	\$451,000



UNIT	Morayfield	Moreton Bay Regional
Period	Median price	Median price
September 2018	\$277,500	\$322,000
August 2018	\$259,000	\$325,000
July 2018	\$239,000	\$322,500
June 2018	\$237,000	\$325,000
May 2018	\$238,000	\$327,000
April 2018	\$236,000	\$328,000
March 2018	\$233,000	\$327,500
February 2018	\$238,000	\$328,000
January 2018	\$280,000	\$330,000
December 2017	\$283,000	\$330,000
November 2017	\$285,850	\$332,750
October 2017	\$285,850	\$330,000

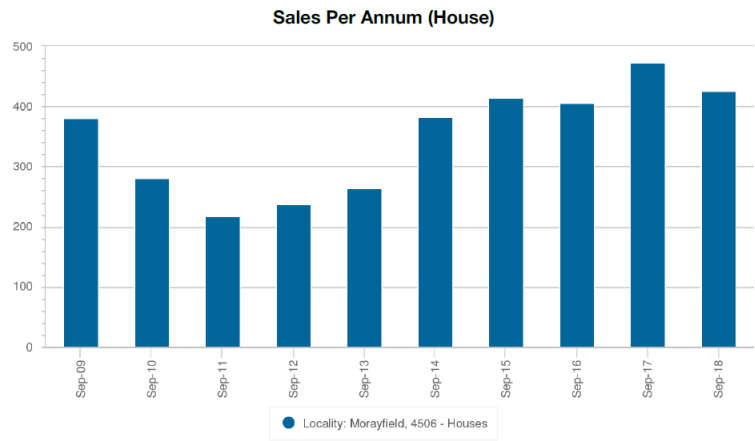


LAND	Morayfield	Moreton Bay Regional
Period	Median price	Median price
September 2018	\$200,000	\$260,000
August 2018	\$200,000	\$258,500
July 2018	\$200,000	\$257,000
June 2018	\$200,000	\$257,000
May 2018	\$200,000	\$257,000
April 2018	\$201,900	\$258,000
March 2018	\$204,000	\$259,000
February 2018	\$205,000	\$258,950
January 2018	\$205,000	\$259,000
December 2017	\$205,000	\$259,000
November 2017	\$204,750	\$260,000
October 2017	\$204,500	\$260,000



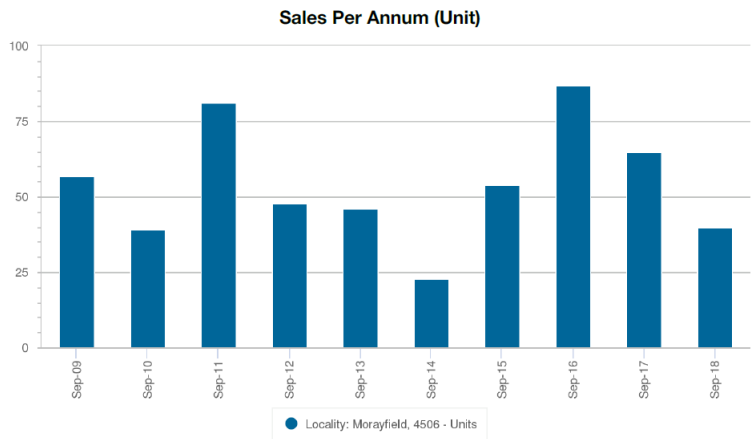
SALES PER ANNUM

HOUSE	Morayfield
Period	Number
Sep 2018	425
Sep 2017	473
Sep 2016	406
Sep 2015	414
Sep 2014	383
Sep 2013	264
Sep 2012	237
Sep 2011	218
Sep 2010	280
Sep 2009	380



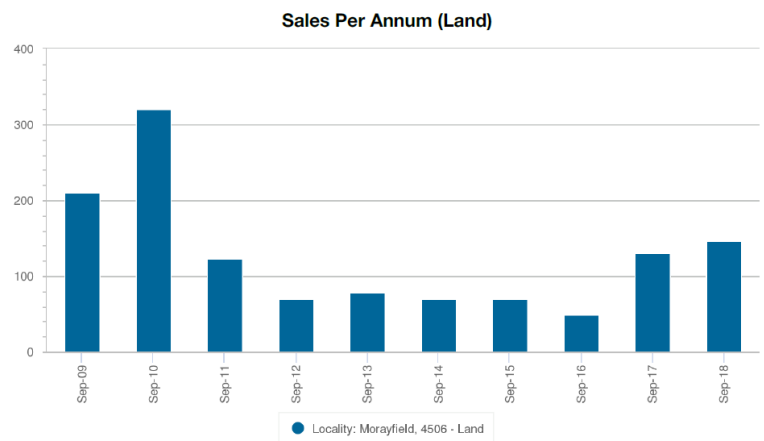
Statistics are calculated over a rolling 12 month period

UNIT	Morayfield
Period	Number
Sep 2018	40
Sep 2017	65
Sep 2016	87
Sep 2015	54
Sep 2014	23
Sep 2013	46
Sep 2012	48
Sep 2011	81
Sep 2010	39
Sep 2009	57



Statistics are calculated over a rolling 12 month period

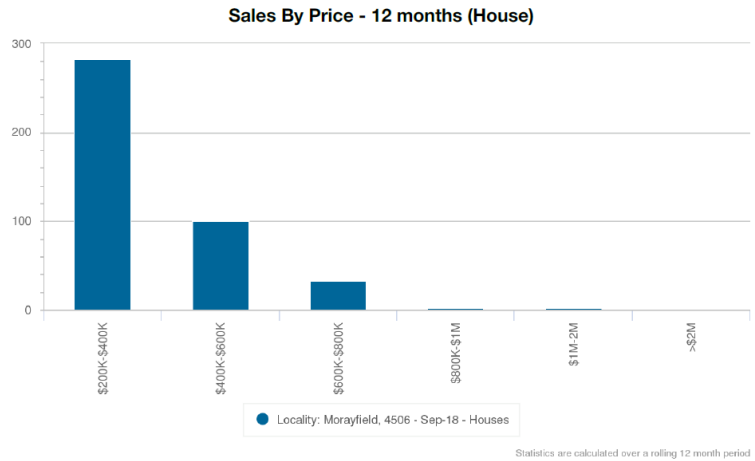
LAND	Morayfield
Period	Number
Sep 2018	146
Sep 2017	130
Sep 2016	49
Sep 2015	70
Sep 2014	70
Sep 2013	78
Sep 2012	69
Sep 2011	123
Sep 2010	321
Sep 2009	210



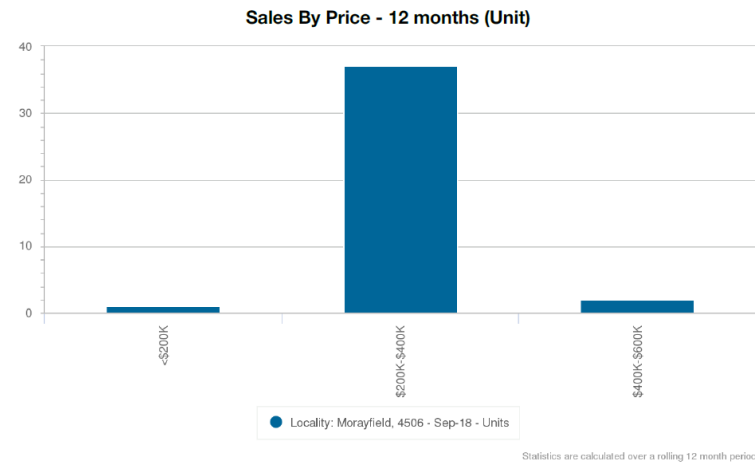
Statistics are calculated over a rolling 12 month period

SALES BY PRICE

HOUSE	Morayfield
Price	Number
\$200K-\$400K	283
\$400K-\$600K	100
\$600K-\$800K	33
\$800K-\$1M	3
\$1M-\$2M	3
>\$2M	1



UNIT	Morayfield
Price	Number
<\$200K	4
\$200K-\$400K	83
\$400K-\$600K	0

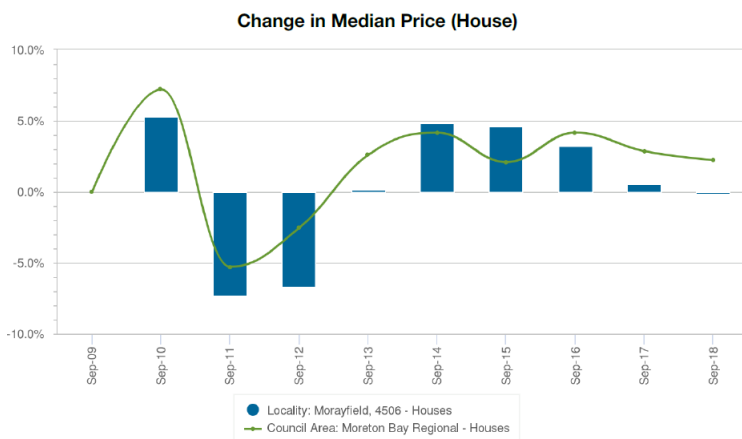


LAND	Morayfield
Price	Number
<\$200K	43
\$200K-\$400K	57
>\$2M	0



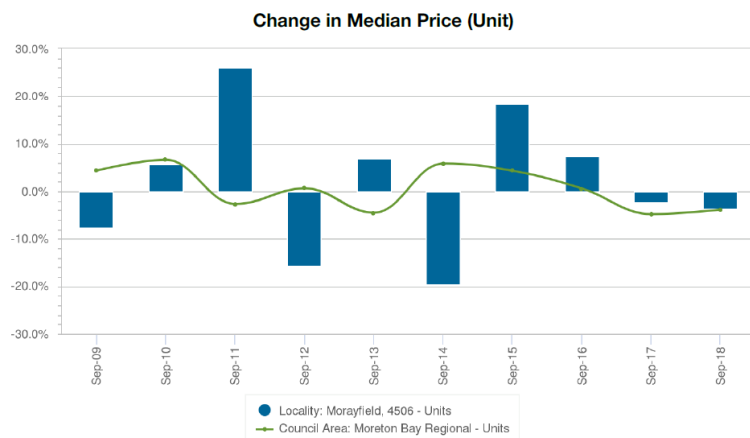
CAPITAL GROWTH IN MEDIAN PRICES

HOUSE	Morayfield	Moreton Bay Regional
Period	% change	% change
Sep 2018	-0.14%	2.22%
Sep 2017	0.57%	2.86%
Sep 2016	3.24%	4.17%
Sep 2015	4.62%	2.08%
Sep 2014	4.84%	4.16%
Sep 2013	0.16%	2.6%
Sep 2012	-6.71%	-2.53%
Sep 2011	-7.33%	-5.28%
Sep 2010	5.29%	7.2%
Sep 2009	0%	0%



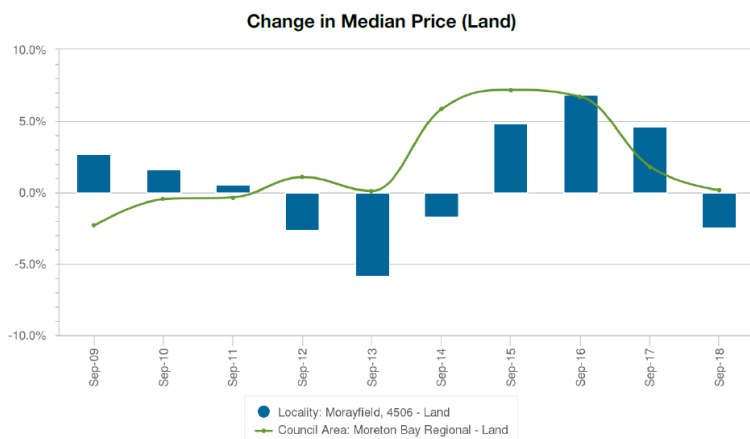
Statistics are calculated over a rolling 12 month period

UNIT	Morayfield	Moreton Bay Regional
Period	% change	% change
Sep 2018	-3.6%	-3.88%
Sep 2017	-2.42%	-4.82%
Sep 2016	7.27%	0.57%
Sep 2015	18.53%	4.31%
Sep 2014	-19.65%	5.84%
Sep 2013	6.94%	-4.52%
Sep 2012	-15.62%	0.61%
Sep 2011	25.98%	-2.65%
Sep 2010	5.83%	6.6%
Sep 2009	-7.69%	4.35%



Statistics are calculated over a rolling 12 month period

LAND	Morayfield	Moreton Bay Regional
Period	% change	% change
Sep 2018	-2.44%	0.15%
Sep 2017	4.59%	1.8%
Sep 2016	6.81%	6.69%
Sep 2015	4.86%	7.17%
Sep 2014	-1.69%	5.83%
Sep 2013	-5.82%	0.1%
Sep 2012	-2.58%	1.07%
Sep 2011	0.52%	-0.35%
Sep 2010	1.58%	-0.48%
Sep 2009	2.7%	-2.33%



Statistics are calculated over a rolling 12 month period



**Complemented by premium
community facilities...**

Comparable Sales



43/127 Bilby Drive Morayfield QLD 4506

Sold Price \$340,000

🛏️ 3 🚿 2 🚗 2 📏 159m² 🏠 97m²

Sold Date 10-Apr-18 Price Change - Year Built 2017
 DOM - First Listing -
 Distance 0.07km Last Listing -



25/127 Bilby Drive Morayfield QLD 4506

Sold Price \$340,000

🛏️ 3 🚿 2 🚗 2 📏 149m² 🏠 109.28

Sold Date 18-Apr-18 Price Change - Year Built 2017
 DOM - First Listing -
 Distance 0.11km Last Listing -

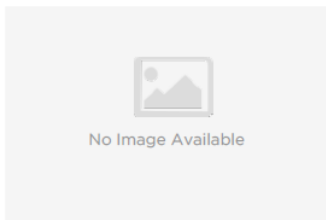


LOT 88/61 Caboolture River Road Morayfield QLD 4506

Sold Price \$332,500

🛏️ 3 🚿 2 🚗 1 📏 136m² 🏠 105m²

Sold Date 29-Jun-18 Price Change - Year Built 2018
 DOM - First Listing -
 Distance 2.12km Last Listing -

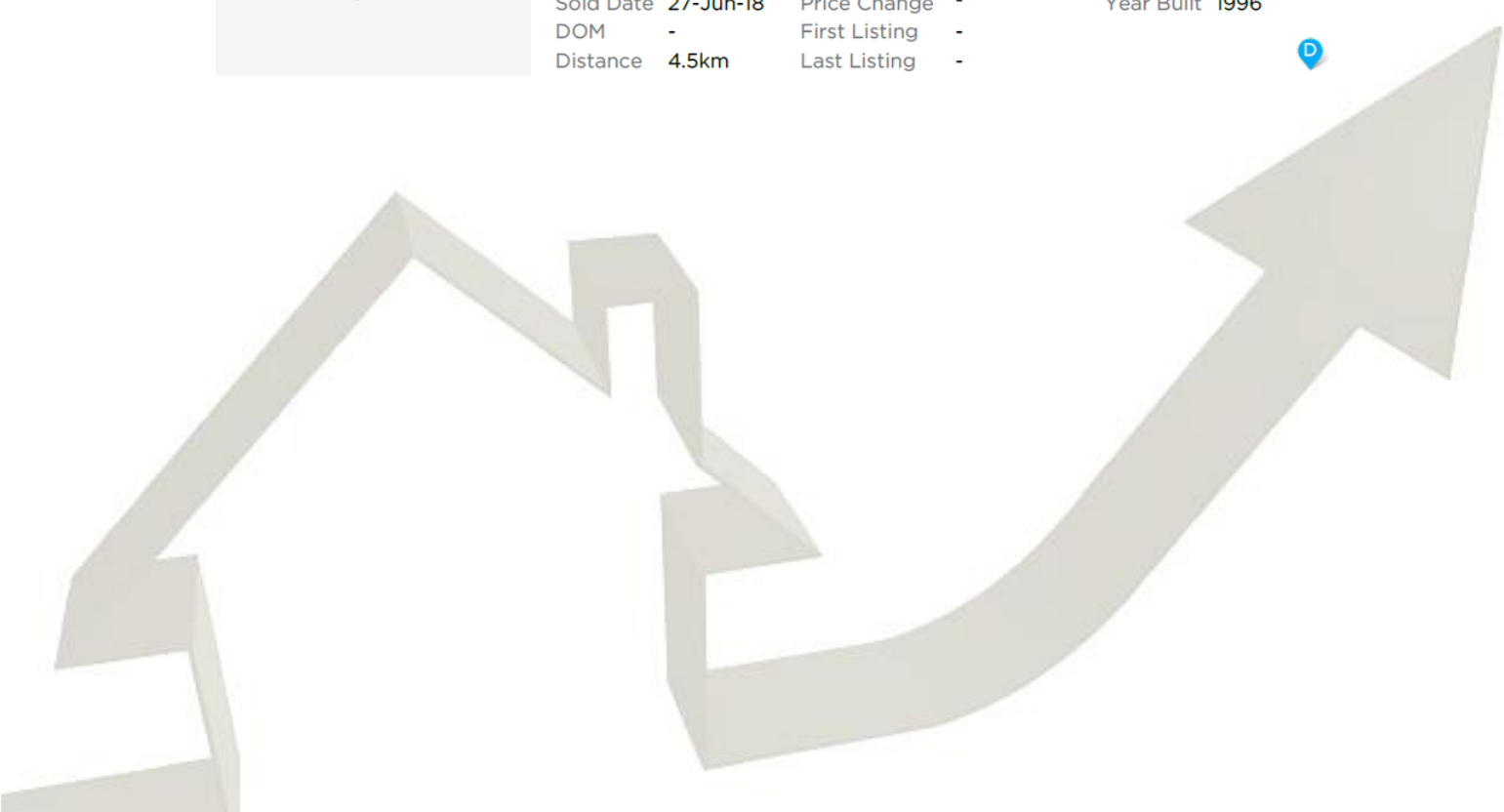


2/16 Joyce Street Burpengary QLD 4505

Sold Price \$335,000

🛏️ 3 🚿 2 🚗 2 📏 194m² 🏠 114m²

Sold Date 27-Jun-18 Price Change - Year Built 1996
 DOM - First Listing -
 Distance 4.5km Last Listing -



Comparable Listings



6/28 Amy Street Morayfield QLD 4506

🛏️ 3 🚿 2 🚗 1 📏 315m² 📐 104m²

Listing Price
\$332,500

Listed Date
DOM 21-Mar-18
294 days

Year Built 2016
Distance 1.71km



26/51 Silkyoak Drive Morayfield QLD 4506

🛏️ 4 🚿 2 🚗 2 📏 396m² 📐 144m²

Listing Price
\$341,000

Listed Date
DOM 24-Nov-16
776 days

Year Built -
Distance 2.69km



All information in this report is collated from third parties and provided in good faith. No representation is given or implied as to its accuracy or its interpretation. All interested parties must rely on their own research before making an investment decision.