

matusik

Experienced Residential Commentary

Lockyer Valley
20th May 2015

THIS **MATUSIK** PRESENTATION IS **OPINION & NOT ADVICE.**

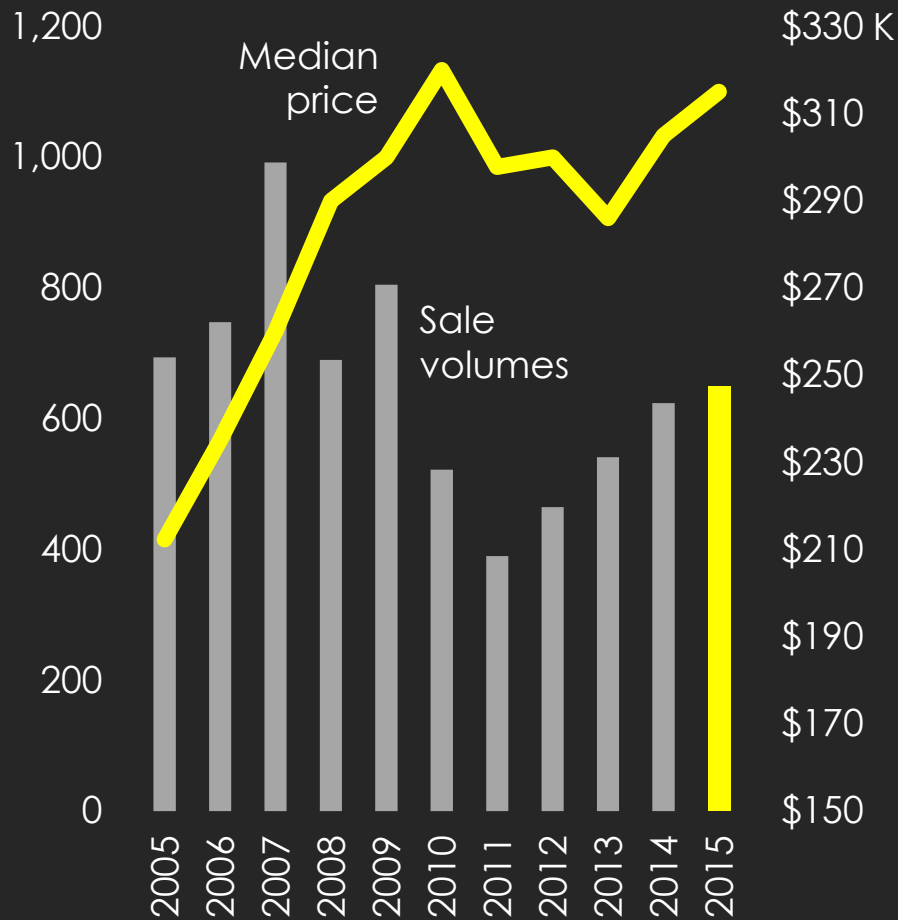
THE AUDIENCE SHOULD SEEK THEIR OWN PROFESSIONAL
ADVICE ON THE SUBJECT BEING DISCUSSED.

LOCAL

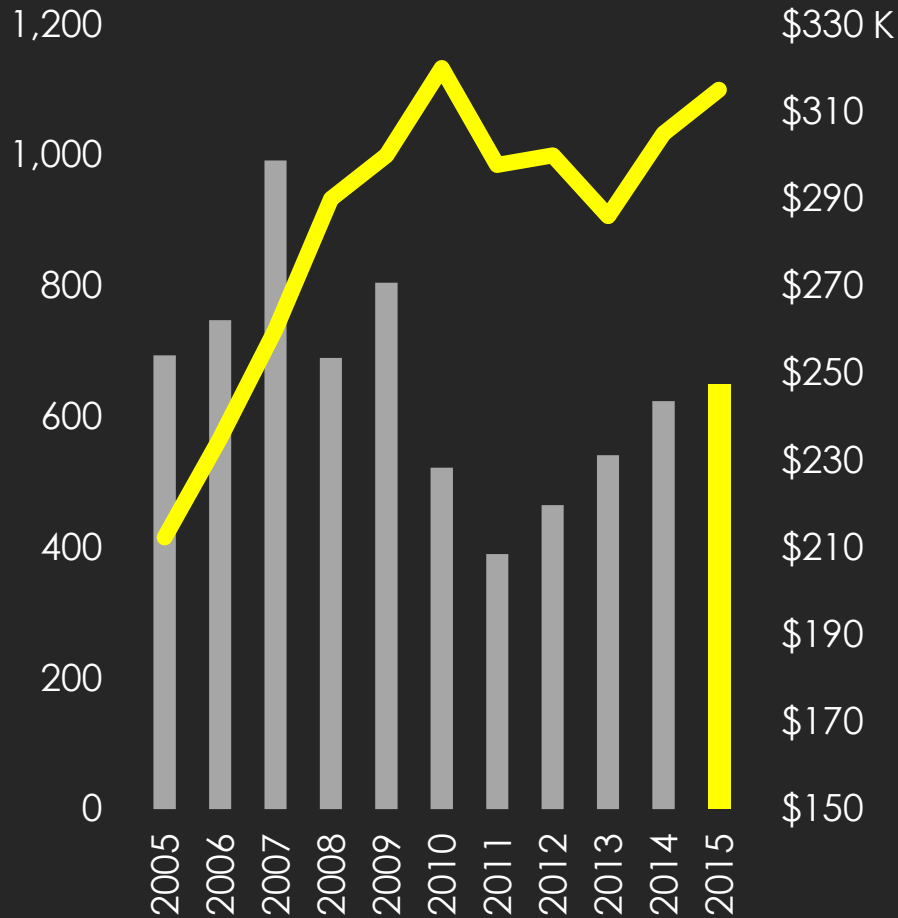
REAL ESTATE TRENDS

POWERED BY
matusik

LOCKYER VALLEY — DWELLING CYCLE



LOCKYER VALLEY — DWELLING CYCLE

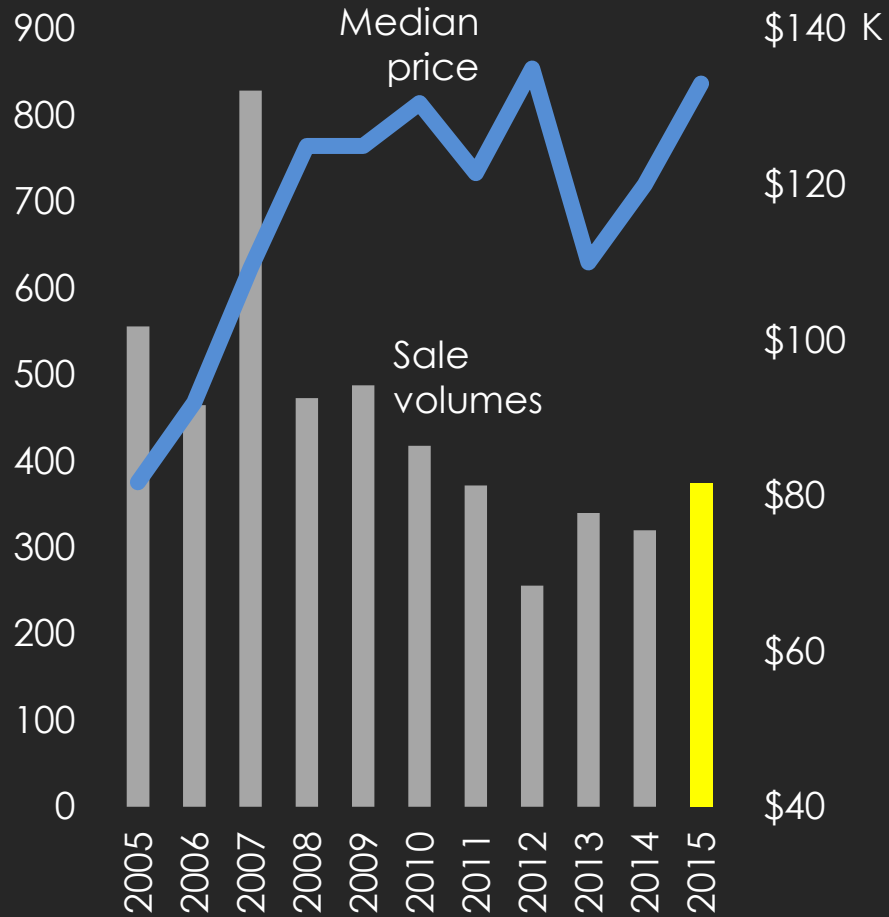


★ **SALE VOLUMES INCREASING**

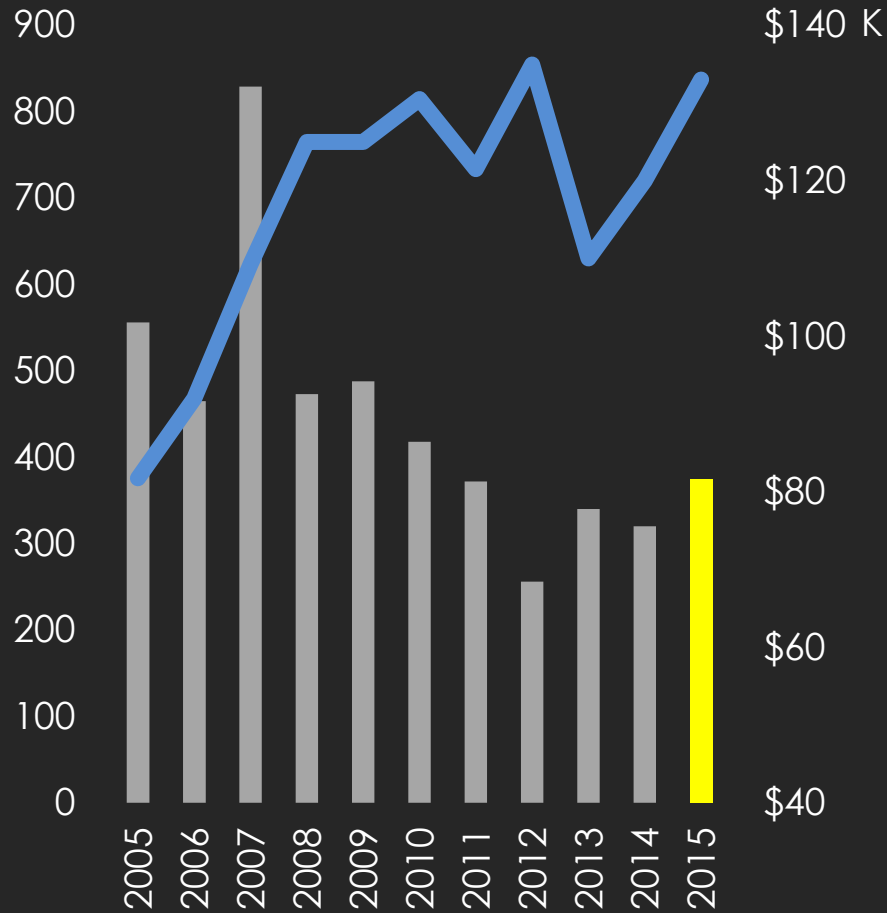
★ **HOUSE PRICES STARTING TO RISE SLOWLY**

★ **IMPROVEMENT TO CONTINUE**

LOCKYER VALLEY — LAND CYCLE



LOCKYER VALLEY — LAND CYCLE

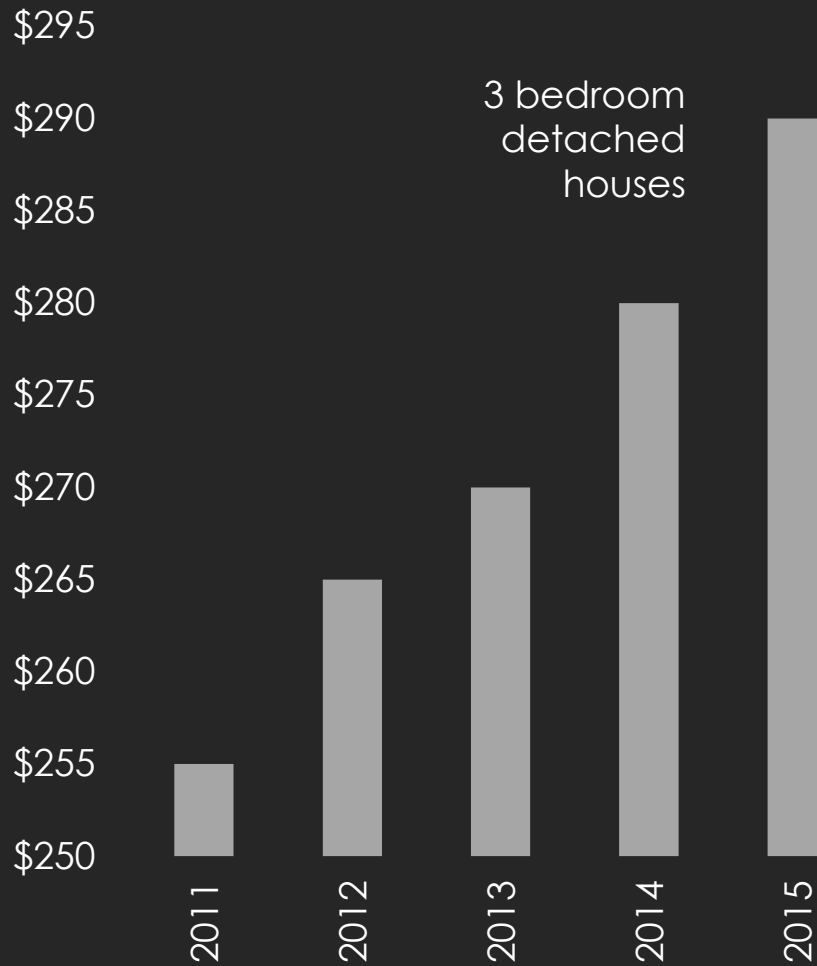


★ **SALE VOLUMES IMPROVING**

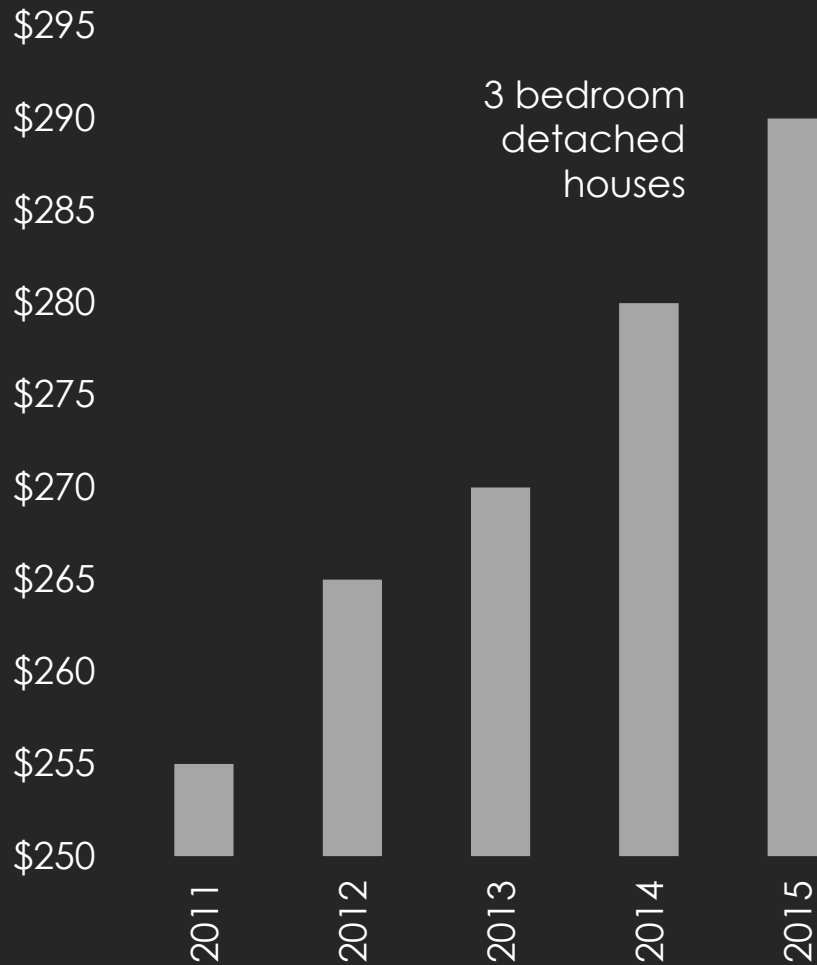
★ **LAND PRICES SHOULD ESCALATE**

★ **CONSTRAINED BY LIMITED NEW LAND SUPPLY**

LOCKYER VALLEY — WEEKLY RENT



LOCKYER VALLEY — WEEKLY RENT

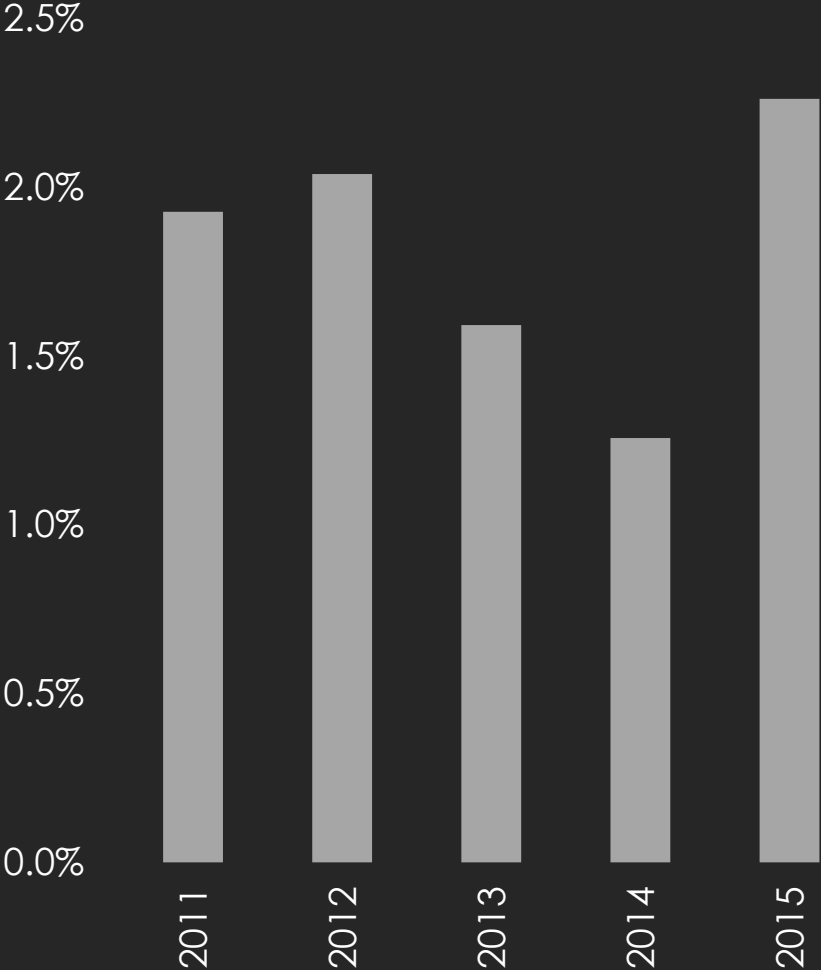


★ WEEKLY RENTS
INCREASING

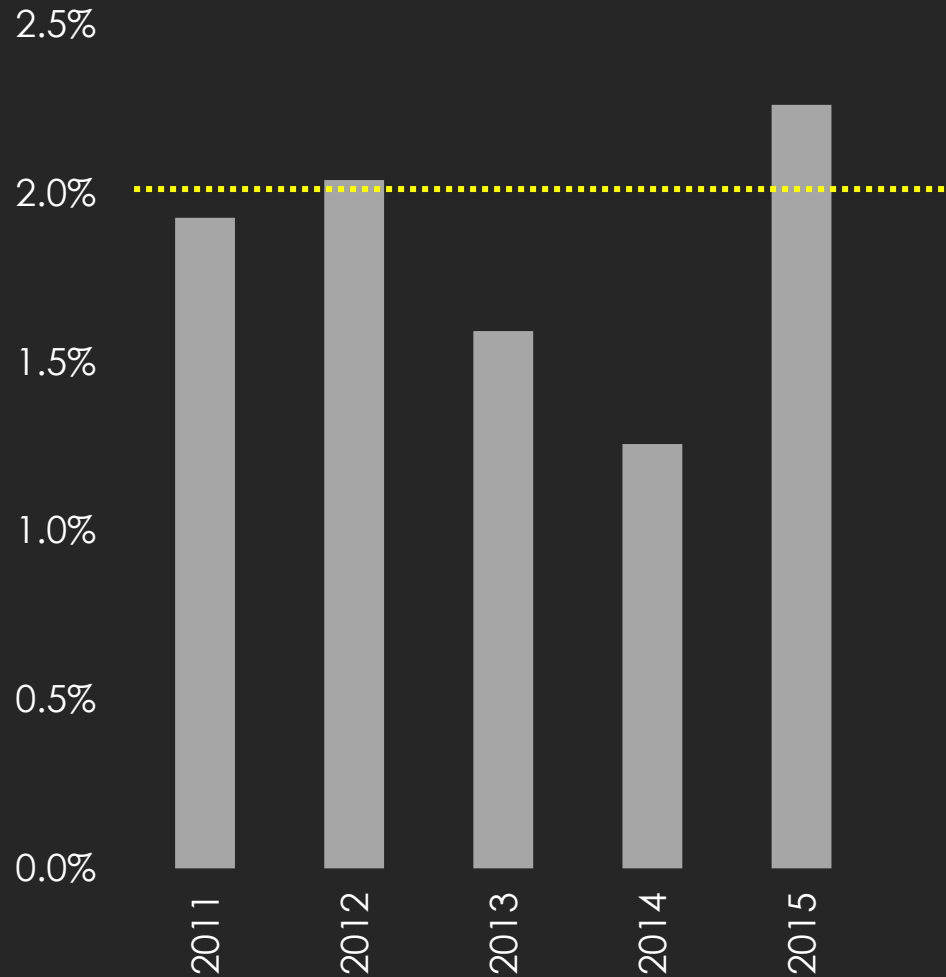
★ 3 & 4 BEDROOM
HOUSES IN
DEMAND

★ 20%+ PREMIUM
PAID FOR NEW
HOUSES

LOCKYER VALLEY — VACANCY RATE



LOCKYER VALLEY — VACANCY RATE

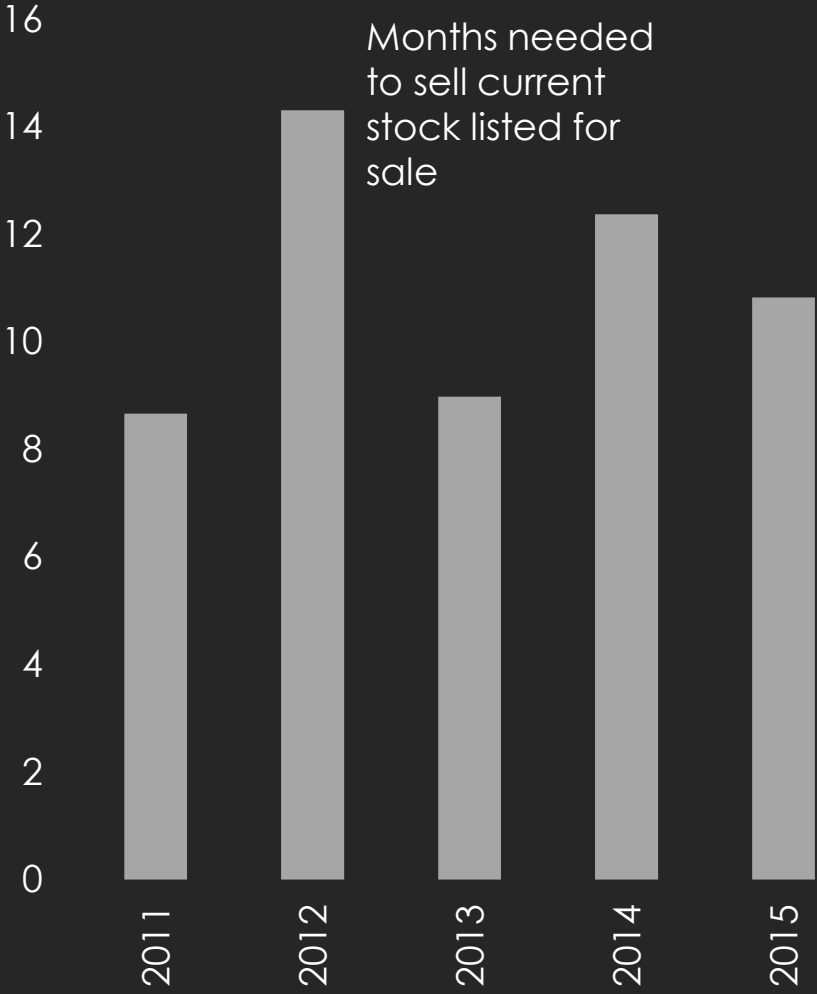


★ BELOW 2% TIGHT:
RENTS RISE

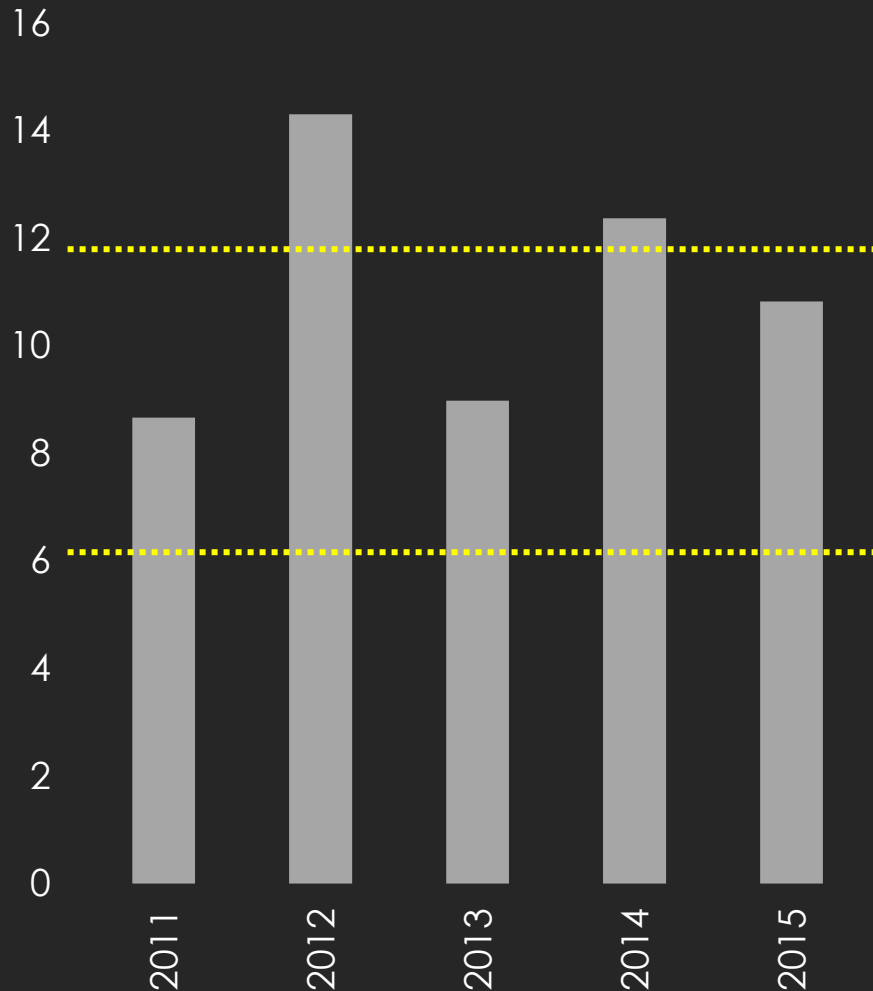
★ 2% TO 3%
BALANCED:
RENTS STABLE

★ OVER 3% LOOSE:
RENTS FALLS

LOCKYER VALLEY — RESALE SUPPLY



LOCKYER VALLEY — RESALE SUPPLY



★ BELOW 6M TIGHT:
PRICES LEAP

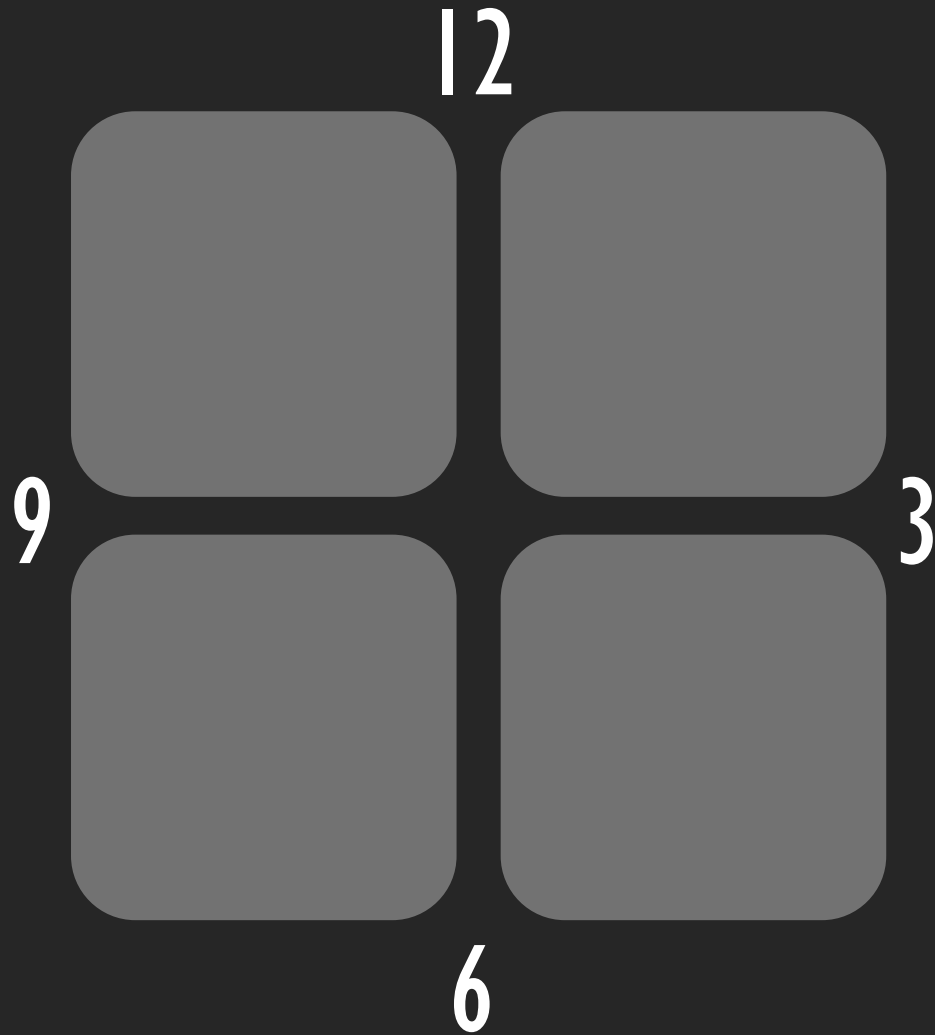
★ 6M TO 12M
BALANCED:
PRICES RISE

★ OVER 12M LOOSE:
LITTLE PRICE
GROWTH

PROPERTY

CYCLE

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PEAK

2

UPSWING

DOWNTURN

3

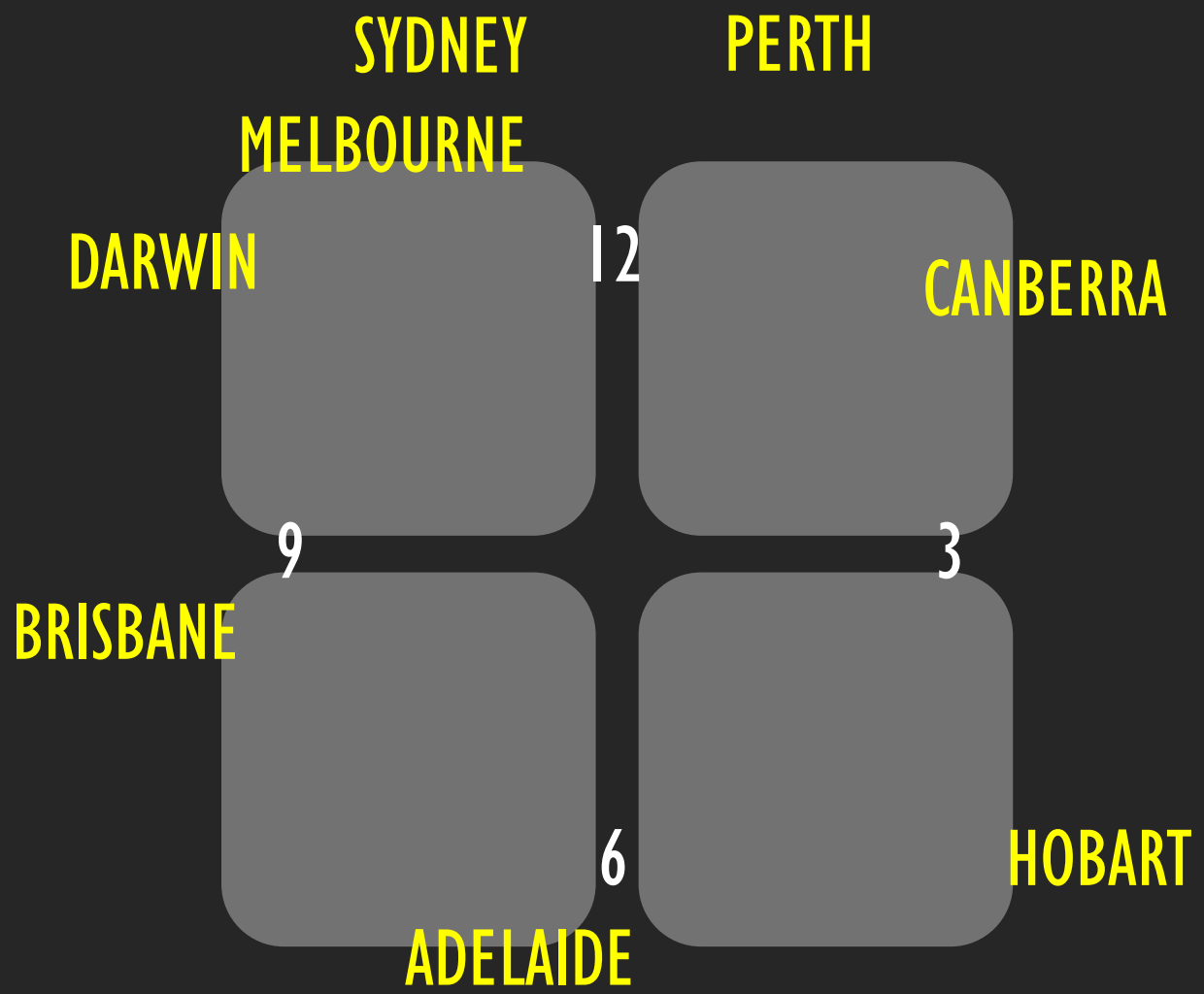
1

RECOVERY

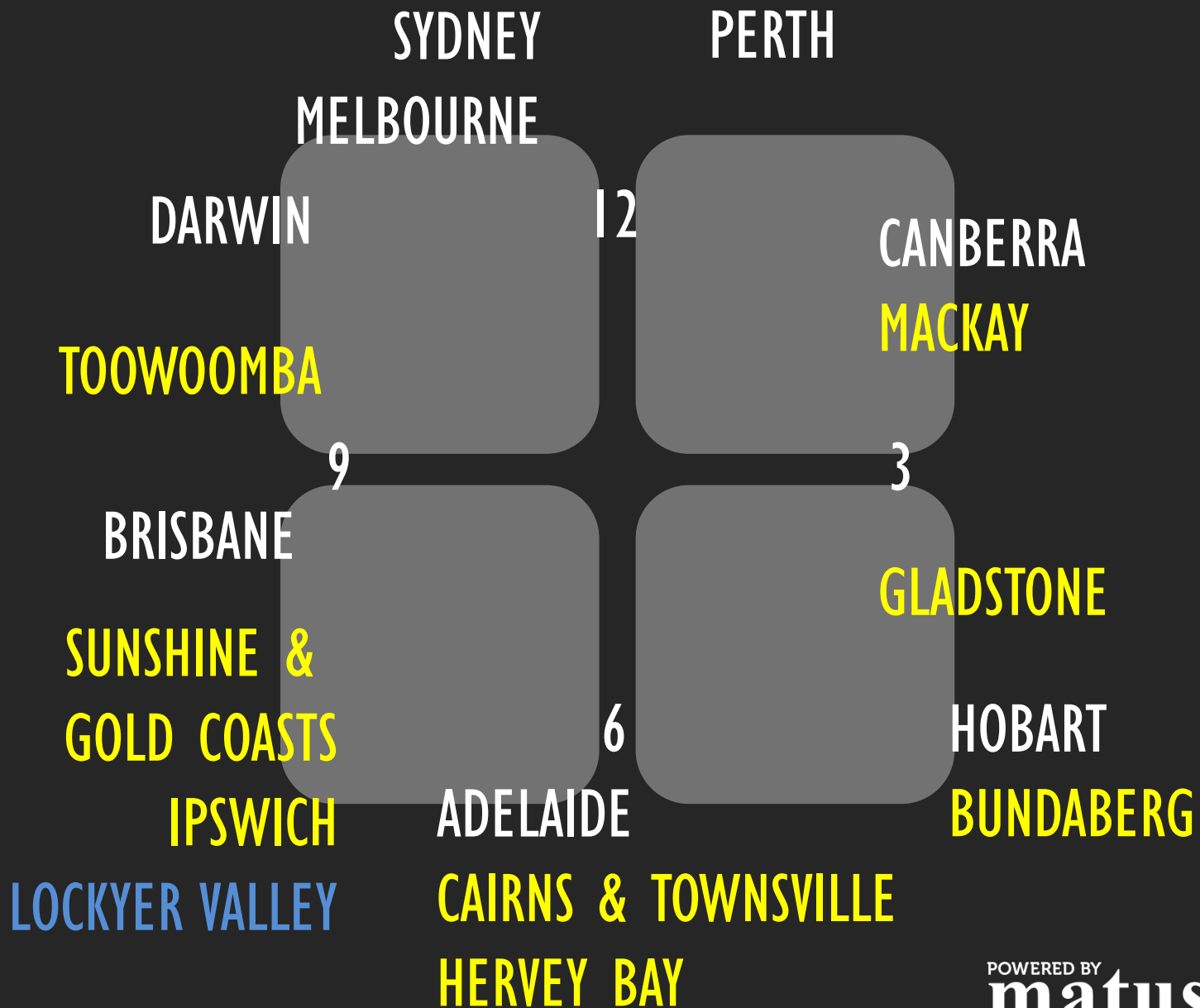
STAGNATION

4

TROUGH









EXPERIENCED RESIDENTIAL COMMENTARY

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URBAN

SQUEEZE

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TOOWOOMBA

LOCKYER
VALLEY

IPSWICH



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LOCKYER
VALLEY

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MATUSIK PROPERTY INSIGHTS

MICHAEL MATUSIK IS ONE OF **AUSTRALIA'S FIRST** PROPERTY ANALYSTS

26

Years Experience

563

Consultancy Briefs

823

Property Presentations

2149

Property Publications

A 26 year veteran in this business, Michael & his team have advised on over **563 new residential projects** throughout the country. Michael is a qualified Town Planner with first class honours and is considered a thought leader in the housing industry. Michael is also a member of the Future Housing **Taskforce**. Read more about the **Matusik Mindset here**.

Matusik Property Insights undertakes detailed residential consultancy work. Michael supervises all advisory investigations. He is available as a professional speaker for events. His presentations are insightful, fact based, engaging and candid. If you would like to find out more about our advisory services or an event, please **contact the office**.

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