

**McAndrew<sup>TM</sup>**

# Eagleby Research

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July 2017

Eagleby is located just east of Beenleigh and is a popular choice with workers commuting to either Brisbane or the Gold Coast as a result of its easy access to the Pacific Motorway. The Eagleby train station is also one of the few express stops between these two cities. Close proximity to Beenleigh means Eagleby is well connected with retail, commercial and industrial precincts and there are six schools in the surrounding area. There is a large variety of housing types from which to choose. Properties in Albert Street are highly regarded due to their proximity to the Albert River, as are waterfront homes in Curlew Street. Eagleby still offers affordable homes, especially for first home buyers. Source: REIQ

## In the Press

### **New commercial venture in Eagleby good boost for the area (Dec 2015):**

<http://www.couriermail.com.au/business/abandoned-eagleby-retail-project-to-get-caffeine-hit-as-zarrafas-new-hq/news-story/2bbc7d6469879bec448f6c414a288b09>

### **Potential second highway upgrade around Eagleby (April 2016):**

<http://www.couriermail.com.au/questnews/logan/racq-manager-who-called-for-second-logan-to-gold-coast-highway-hoses-down-speculation-it-would-go-through-wildlife-park/news-story/c6b2280bd948b09ae1e8daa5914d4b37>

<http://www.abc.net.au/news/2016-04-27/labor-pledges-168m-upgrade-brisbane-motoway-eight-mile-plains/7363846>

### **QLD's top 10 first home buyer suburb (July 2015)**

<http://www.domain.com.au/news/queenslands-most-soughtafter-first-home-buyer-suburbs-20150710-gi7rvw/>

### **Best places to buy property in 2016 / growth predictions (Dec 2015 and Jan 2016 and March 2016)**

<http://thenewdaily.com.au/money/2016/01/13/best-places-buy-property-2016/>

<http://www.domain.com.au/news/the-brisbane-suburbs-expected-to-grow-in-2016-20151214-glmzjr/>

The population of Eagleby in 2006 was 8,836 people. By 2011 the population was 11,987 showing a population growth of 35% in the area during that time. The predominant age group in Eagleby is 0-14 years. Households in Eagleby are primarily couples with children and are likely to be repaying between \$1800 – \$2400 per month on mortgage repayments. In general, people in Eagleby work in a non-specific occupation. In 2006, 52.7% of the homes in Eagleby were owner-occupied compared with 49.4% in 2011. (source: Australian Bureau of Statistics)

<http://www.couriermail.com.au/realestate/news/brisbane-qld/index-predicts-which-suburbs-will-see-a-surge-in-property-prices/news-story/6dae30c1aeaac9e4db37c350b9fd5d5e>

<https://au.finance.yahoo.com/news/five-suburbs-to-watch-across-australia-in-2016-233927794.html>

### **New water park to be built in Eagleby after election of Luke Smith as Mayor (Mar 2016):**

<http://www.couriermail.com.au/news/queensland/two-new-water-parks-for-southeast-queensland/news-story/c99b812966bacf402e12c6790ffa1a4e>

### **Best suburbs for Brisbane rental return (Jan 2016)**

<https://www.mywealth.commbank.com.au/property/best-brisbane-suburbs-for-rental-returns-hottopic201601>

Over the last 12 months, property investments in Eagleby have given investors a capital gain of 7.72% on average. This compares favourably to the Logan average of 2.93% to June 2017.

Over the longer term, Eagleby has seen property prices show investors a 20.39% return over the last 3 years.

The gross rental yield is currently 5.59% with average of 222 sales per annum in the suburb. Renters in Eagleby are facing average weekly advertised rents of \$330 per week or \$17,160 per annum.

	House
Median price	\$307,000
Quarterly growth	0.99%
12-month growth	7.72%
Average Annual Growth	3.73%
Weekly median advertised rent	\$330
Number of sales	222
Gross rental yield (*national average is 4.24%)	5.59%
Days on market	56.14

Source:

Corelogic & <http://www.yourinvestmentpropertymag.com.au/top-suburbs/qld-4207-eagleby.aspx>

## Demand to Supply Ratio

The DSR provides a handy way to quickly identify the country's hottest suburbs without spending countless hours searching, sorting and analysing vast amounts of property information.

**DSR Score for property investment : Above average (H), Above average (U)**

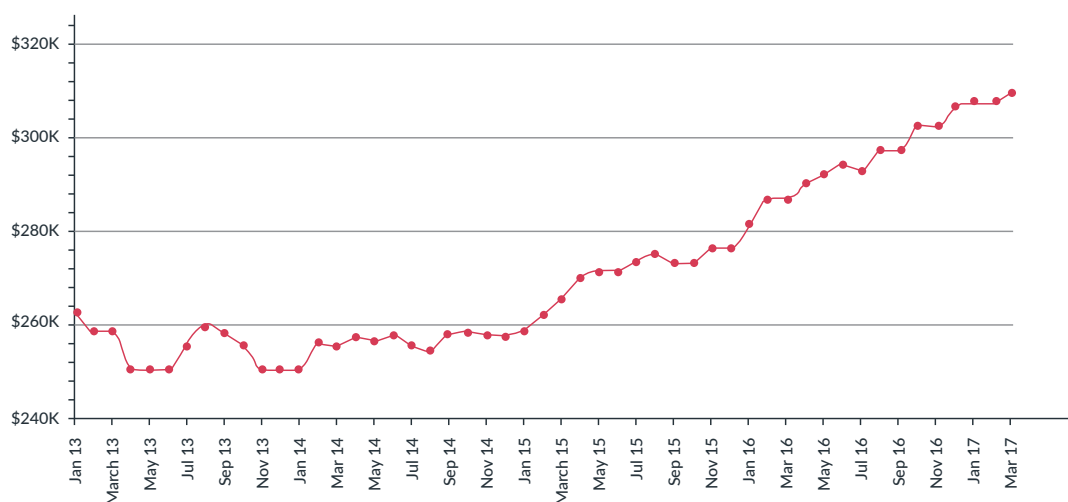
### DSR between 55 and 63 is ABOVE AVERAGE

Demand just outweighs supply in this market.

This is a healthy market for investors wanting to apply some value adding strategy. Buyers are sometimes able to get away with low-ball offers. Sellers are getting the prices they ask for more often than not. Expect growth to marginally exceed the national average.

Source: <http://www.yourinvestmentpropertymag.com.au/dsr-score-for-property-investment/>

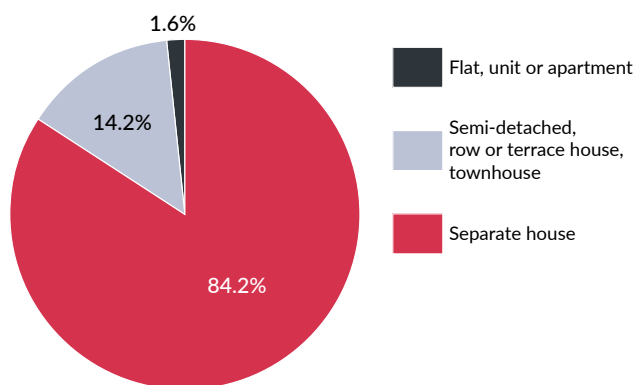
## Median Sales Price



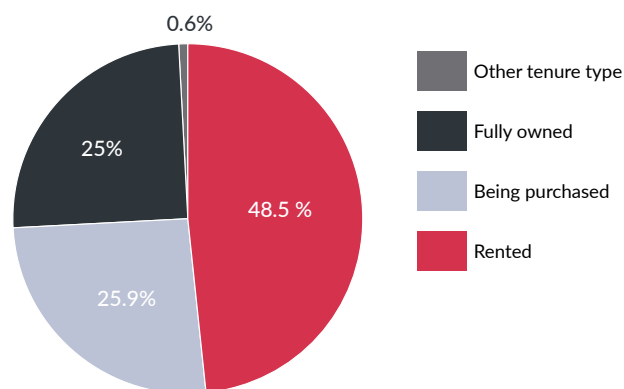
—●— Locality: Eagleby, 4207 - Houses

Statistics are calculated over a rolling 12 month period.

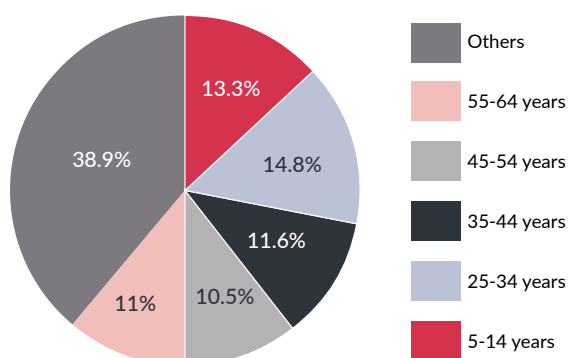
## Dwelling Structure



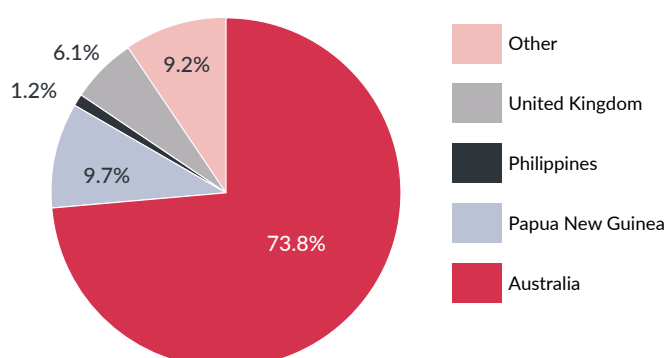
## Tenure Type



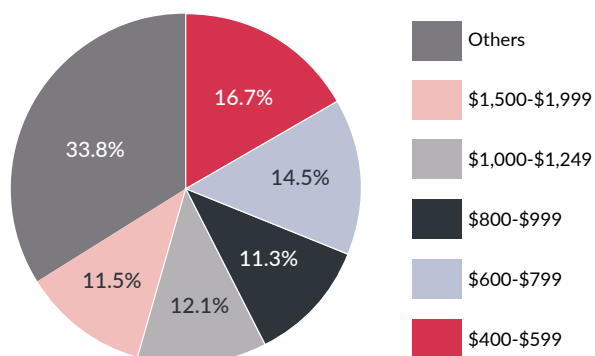
## Age Group



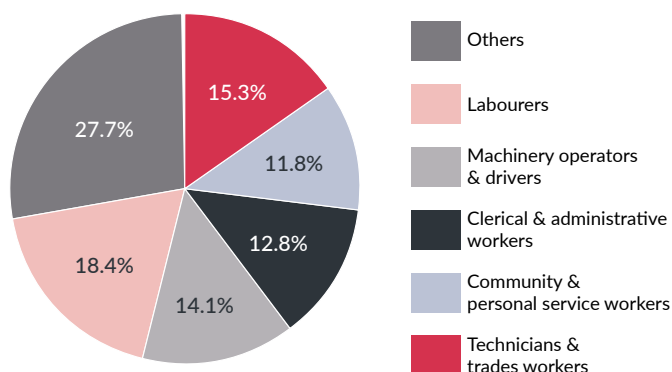
## Country of Birth



## Gross Household Income (Weekly)



## Occupation



Source: Census 2011 ABS (<http://www.yourinvestmentpropertymag.com.au/top-suburbs/qld-4207-eagleby.aspx>)