

ADORNED BY NATURE

At Crest Estate, experience a lifestyle in perfect harmony. With a magnificent landscape steeped in nature and surrounded by history, this exclusive residential community sits comfortably in the centre of the highly sought after suburb of Greenbank.

Inspired by an exceptional landscape, Greenbank is a natural haven. With over 18% of the area covered by magnificent parks, the retention of verdant mountains and century-old trees provide opportunities to explore and escape at Greenbank.

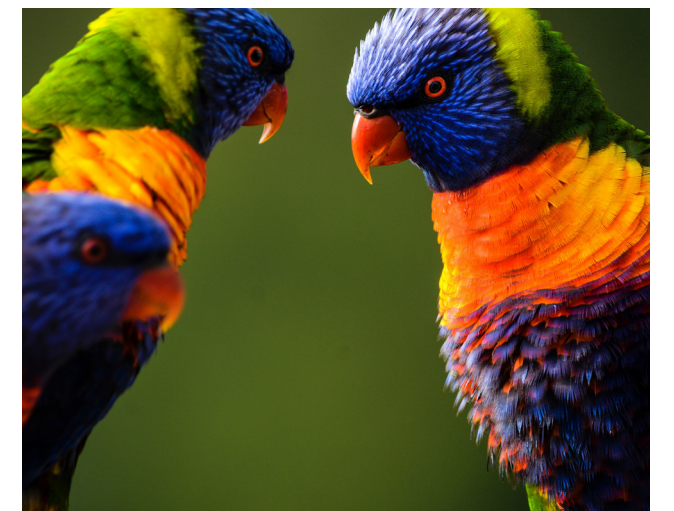
Greenbank's proximity to major employment, education and health precincts positions it as a growth node for the future.

Orchestrated to cater to families, retirees and new home owners, Crest Estate will set the stage in Logan City, as an iconic establishment that exudes luxury, high quality and innovative vision.

CREST ESTATE

GREENBANK





Through the trees, among the bird song, Crest Estate is a lifestyle choice, one of utter distinction.

With an abundance of open green space, the existing amenity becomes both practical and soulful options for health and wellbeing. Bellevue is a mere 450m away where residents can enjoy wood-fired Barbecue, Basketball, Fitness equipment, Picnic areas, Takraw and Volleyball. Boronia Bushland Reserve provides a range of facilities and activities including bushwalking, picnic tables, toilets, barbecues, children's playground, water, bikeways, wheelchair access and bird watching..



CREST ESTATE
GREENBANK

At Crest Estate there is opportunity in every direction.

📍 Location

3.0km	Mount Lindesay Highway
7.8km	Park Ridge Rd, Logan Reserve
8.8km	Logan Motorway (M2), Parkinson
15km	Logan Central
30km	Brisbane CBD
42km	Brisbane Airport
72km	Surfers Paradise Gold Coast

👶 Child Care and Education

1.0km	Goodstart Early Learning
3.5km	Kidzco Early Learning Hillcrest
4.7km	Active Kids Early Learning Centre
4.8km	Regents Park Child Care Centre
2.5km	Park Ridge State High School
2.3km	Boronia Heights State School
2.1km	Regents Park State School
4.8km	Parklands Christian College
7.2km	Greenbank State School
7.7km	Browns Plains State High School
21km	Griffith University, Mount Gravatt
14.5km	USQ Springfield Campus

🌳 Parks

350m	Bellevue Park
1.7km	Boronia Bushland Reserve
2.3km	Chester Park
3.4km	Highland Park
14km	Discovery Park

🎬 Entertainment

6.1km	Event Cinemas, Browns Plains
16km	Event Cinemas, Springfield
16km	HOYTS Sunnybank

🛒 Shopping

1.6km	IGA Boronia Heights
3.1km	Woolworths Park Ridge
4.1km	Park Ridge Town Centre
5.9km	Greenbank Shopping Centre
6.1km	Westpoint Shopping Centre
6.9km	Browns Plains Homemaker Centre
11.8km	Calamvale Central Shopping Centre
15.7km	Orion Shopping Centre
22.5km	IKEA
26.4km	Hyperdome Shopping Centre

🍴 Dining & Pubs

3.1km	Dominos Park Ridge
3.3km	Fish and Chips Cafe
3.5km	Park Ridge Tavern
4.1km	Park Ridge Town Centre
4.1km	Stella Rosa, Brodies, Brumby's, Fish Depot, Haya Sushi, KFC, BWS
4.9km	L&L Cafe
5.8km	Beach House Bar and Grill
6.2km	Browns Plains Hotel

❤️ Health and Wellbeing

1.6km	Boronia Park Medical Centre
2.9km	Park Ridge Family Practice
5.4km	Grand Plaza Drive Doctors
8.0km	Crestmead Medical Centre
10.8km	Parkinson Plaza Medical Centre
14.8km	Mater Private Hospital Springfield
16.4km	Sunnybank Private Hospital
3.9km	Logan West Aquatic Centre & Health
6.4km	Iron Gym
16.1km	Snap Fitness Forest Lake
17.2km	Anytime Fitness Springfield Lakes



While Calamvale's own offering is substantial, a short drive will take residents to their choice of Brisbane's finest educational facilities, popular shopping and exceptional arts and cultural hubs.



Lot Layout

Crest Estate 10-34 Crest Road, Greenbank.

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13
450m2	400m2	415m2	400m2	415m2	400m2	415m2	400m2	415m2	400m2	486m2	599m2	420m2

Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20	Lot 21	Lot 22	Lot 23	Lot 24	Lot 25
420m2	420m2	577m2	461m2	442m2	445m2	442m2	445m2	442m2	445m2	442m2	445m2

MARKET OUTLOOK GREENBANK

Greenbank's proximity to major employment, education and health precincts positions it as a growth node for the future.

MARKET SUMMARY

Greenbank has demonstrated consistent house price growth. During the past five years to June 2018, the median house price has recorded a 5.4% price increase per annum. This indicates an increasing demand for houses within the catchment and has resulted in a new house prices achieving a price premium over established dwellings, with a five-year annual growth rate of 5.5%.





Vacant land has seen an increase in the number of transactions over the 12 months to June 2018, with 102 vacant land sales achieved. This is up from 39 transactions in the previous year. The June 2018 quarter has achieved a median land price of \$235,000.

The demand for housing is evident in the 2.5% increase in rental bond lodgements for houses, in the five years to June 2018. This has resulted in a median weekly rental price of \$345 and \$380 for three and four-bedroom houses respectively. New or near-new product is achieving premiums over the established stock of up to 5.0%.

In comparison to the Logan LGA, Greenbank has recorded higher median weekly rents for three and four-bedroom houses. Additionally, the area has also recorded a higher rental yield over the wider Logan LGA, indicating strong demand for rental product.

RESIDENTIAL MARKET

Greenbank Catchment June 2018

	Median House Sale Price	\$637,500
	Houses sold over the past 12 months	95
	Price growth p.a over the past 5 years	5.4%
	Increase in annual transactions over past 5 years	1.3%

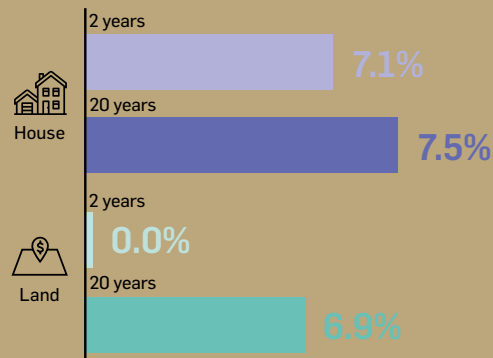
Prepared by Urbis; Source: APM PriceFinder, Realestate.com.au

GREENBANK HOUSE AND LAND PRICES HAVE SHOWN SIGNIFICANT LONG TERM ANNUAL GROWTH OF 7.5% AND 6.9% RESPECTIVELY OVER THE LAST 20 YEARS.

Prepared by Urbis; Source: APM Pricefinder

Prepared exclusively for **Roubaix Properties Pty Ltd**
November 2018




AVERAGE ANNUAL PRICE GROWTH Greenbank Catchment June 2018



Prepared by Urbis; Source: APM PriceFinder

RENTAL MARKET

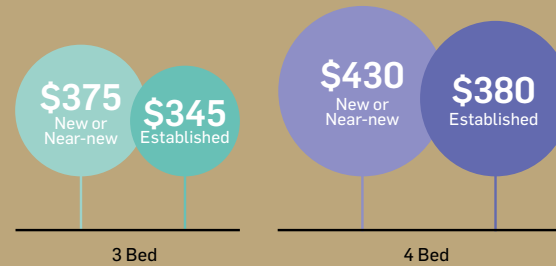
Greenbank Catchment June 2018

	Increase in house bond lodgements since June 2013	2.5%
	Premium for new or near-new houses	4.0%
	Rental yields for houses	4.1%

Prepared by Urbis; Source: Residential Tenancies Authority (RTA), realestate.com.au

RENTAL PRICE COMPARISON

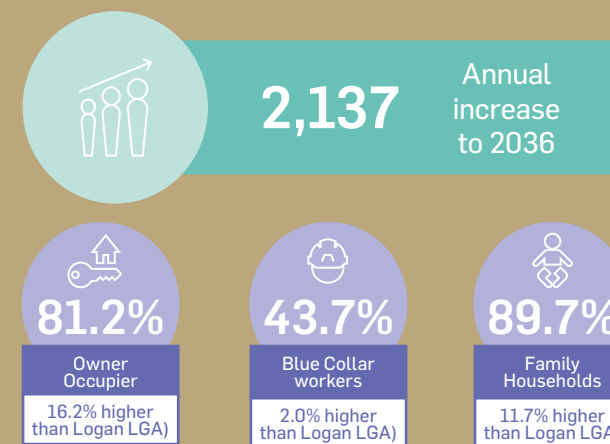
Greenbank Catchment June 2018



Prepared by Urbis; Source: APM Pricefinder, Realestate.com.au

DEMOGRAPHICS

PROJECTED POPULATION



Prepared by Urbis; Source: ABS Census 2016

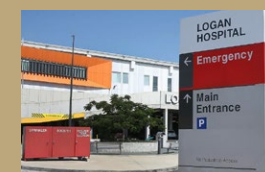
INFRASTRUCTURE INVESTMENT



LOGAN CENTRAL MASTERPLAN

The largest project set to re-shape the community is the \$200m Logan Central Masterplan. This will be a purpose-built precinct

comprising commercial buildings, schools, retail, health and social services, along with retirement, aged care and residential buildings, around a central town square.



LOGAN HOSPITAL

Logan Hospital is a major health centre within South East Queensland, and a major employer in the Logan LGA. The 448-bed hospital employs more than 2,000 staff and provides

acute medical, surgical, rehabilitation, maternity, cardiology, orthopaedics, renal and other specialty services for children and adults.



BETTER NEIGHBOURHOODS LOGAN

Delivered as a partnership between Government departments, and the local council, Better Neighbourhoods Logan is a program that aims

to provide a mix of social and affordable housing stock commensurate with Logan's projected population growth and changing housing profile. The Better Neighbourhoods Logan program will deliver a range of economic and social benefits, including over 3,000 new dwellings by 2036 and will generate almost \$1 billion in housing investment.

Prepared exclusively for **Roubaix Properties Pty Ltd**

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
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EMPLOYMENT

By 2036, the Greenbank Catchment is forecast to offer an additional 8,497 local jobs for residents. An integrated road network also offers connections to the significant employment opportunities within the wider Logan LGA, and through to the Gold Coast, and Brisbane.

The majority of new jobs within Greenbank are forecast to be in the construction sector, while the Logan Reserve Catchment is set to see a considerable increase in the manufacturing sector.

EMPLOYMENT

	2016	Forecast 2036	New Jobs	Growth P.A
 Greenbank Catchment	1,702	10,199	8,497	9.4%
Logan Reserve Catchment	13,933	21,803	7,871	2.3%
Logan LGA	101,980	152,760	50,780	2.0%

Prepared by Urbis; Source: Urbis



GRIFFITH UNIVERSITY — LOGAN CAMPUS

The Logan Campus has approximately 2,500 students. The campus offers degrees in human services and social work, nursing and midwifery, education, business and commerce.



PARK RIDGE TOWN CENTRE

Park Ridge Town Centre is a neighbourhood shopping centre servicing the needs of the local community. It is anchored by both Coles and Woolworths as well as 25 specialty stores.

BROWNS PLAINS SHOPPING CENTRE

Grand Plaza is located in Browns Plains and is approximately 7km from the site. The Centre has over 150 specialty stores and is anchored by Aldi, Woolworths and Coles.

MOUNT LINDSAY HIGHWAY

The Mount Lindsay Highway provides connectivity to Brisbane via Browns Plains. The Government are currently undertaking a \$20m upgrade to ensure its capacity can meet the increasing resident population.

GREATER FLAGSTONE UDA

Flagstone will be a large integrated urban community of approximately 100,000 people with a wide range of facilities and services located in a network of accessible activity centres. North Maclean is set to be a substantial mixed industry and business area providing a wide range of services and employment opportunities.

CBM INVESTMENTS

Disclaimer

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