

ResultsMentoring.com proudly presents...

Australia's Top 10 Boom Suburbs for 2013



Analysis by Leading Property Market Expert

John Lindeman

FOREWORD

Following on the success of *Australia's Top Ten Boom Suburbs for 2012*, it is our privilege to again partner with one of Australia's leading property market researchers, **John Lindeman**, to bring you this exclusive Property Investor Report containing John's personal selections of **Australia's Top Ten Boom Suburbs for 2013!**

About John Lindeman



John Lindeman

John Lindeman, head of innovative research firm *Property Power Partners*, is widely respected as one of Australia's leading property market analysts.

With over a decade of experience researching the nature and dynamics of the housing market at major data analysts, John is renowned as *the* property market researcher that property experts go to for all their Australian housing market insights.

John's columns appear regularly for *Australian Property Investor Magazine* and he is the author of the landmark publication *Mastering the Australian Housing Market* released in 2011 by Wrightbooks. John's extensive property knowledge is complemented by around 40 years' experience as a successful property investor.

About ResultsMentoring.com

ResultsMentoring.com is the home of Australia's premier independent mentoring program for property investors, the *RESULTS Mentoring Program*, and of Australia's best property mentors... a select group of hand-picked, highly experienced investors with a passion for teaching strategies and techniques that can help you make large sums of money from everyday property deals in *any* market conditions.

ResultsMentoring.com offers professionally run mentoring programs for investors seeking to achieve financial freedom through property. Whether you're just trying getting started, or if you are an experienced investor wanting to take your success to the next level, ResultsMentoring.com can provide you with the personal support and in-depth information you need.

ResultsMentoring.com and **John Lindeman** have joined forces to bring you this timely and valuable report on **Australia's Top Ten Boom Suburbs for 2013.**

We hope that you enjoy and profit from this exclusive resource!

Sincerely,

The Team at **ResultsMentoring.com**

Australia's Top Ten Boom Suburbs for 2013

By John Lindeman

Many years of personal investment experience and extensive research have taught me that buying properties in areas with the best growth potential at the right price and selling when the growth is about to cease is a far more rewarding investment strategy than holding and hoping for long term growth to occur. The reason is simple. Although the Australian residential housing market contains around 15,000 suburbs and localities, only a few hundred have short term growth potential at any time, and when growth occurs, it is usually not only sweet, but also short.

Using a short term growth strategy enables renovators and developers to achieve additional profit from passive growth by buying in the right areas and allows private investors to make the best possible gains in the shortest possible time with the least amount of risk. The purpose of this report is to provide you with information about housing markets in suburbs and towns around Australia with high growth potential over the next few years.

On the following pages you'll find my top housing market predictions for areas that have excellent growth potential in 2013 and beyond. The stats explain what is about to bring change – and growth to each of these housing markets.

For each suburb or town, I've included:

- Location
- Local household demographics
- Type of housing market
- Current asking price ranges
- Current asking rents and rental yields
- Snapshot of recent performance
- Rent forecast
- Price prediction

Wishing you successful investing,

John Lindeman

Chief Property Consultant
Property Power Partners Pty Ltd

START ON THE GROUND FLOOR

Whenever there is a big enough lift in purchase demand for properties, buyers start to compete against each other, causing prices to rise. The last time this occurred in our housing market was in 2009/10, when a large number of aspirational first home buyers decided it was time to buy their first home, prompted by generationally low interest rates, high asking rents and generous first home buyer incentives such as the First Home Owner Grant.

The number of first home buyer loans rose from 16% of all housing loans in March 2008 to double that percentage by mid-2009. This caused a rapid rise in housing prices, which flowed all through the market as first home sellers upgraded and bought better homes in better locations, until housing prices ended up around 20% higher in 2010 than they had been a year before.



First home buyers start on the ground floor of housing prices and their numbers are about to rise strongly once again with interest rates at historically low levels and State governments providing generous first home buyer incentives. Even so, there need to be three other dynamics taking place to actually cause a price ripple effect:

- Rents need to be high enough to encourage first home buyers to make the move.
- There must already be housing shortages in suburbs where they intend to buy.
- Purchase prices must be in ranges which are affordable for first home buyers.

These conditions are being met in the capital cities of Sydney and Perth, where high rents and housing shortages are being experienced, but prices in outer suburban areas are still within the reach of first home buyers. This is not to say that price growth will not occur in other capital city first home buyer markets but only that the potential for resultant housing price rises is likely to be more certain and substantial in the first home buyer areas of these two cities. Housing investment is not only about generating returns, but also about minimising risk.

My search to find the top ten boom suburbs of 2013 starts with outer Sydney, takes us to Brisbane and also leads us to Perth suburbs where high price growth is extremely likely to occur in the near future as the first home buyer push gathers momentum. I have located the following high growth potential first home buyer suburbs for this report:

Suburb 1: Marayong, New South Wales

Suburb 2: Acacia Ridge, Queensland

Suburb 3: Coo롱gup, Western Australia

Suburb 4: Medina, Western Australia

SUBURB 1: MARAYONG, NEW SOUTH WALES

Location

Marayong is a well-established suburb in the City of Blacktown, the largest local government area in Sydney. The suburb is located about 2 km north-west of the Blacktown CBD and situated around 30km west of the Sydney central business district.

Local household demographics

Marayong has a population of around 7,300 residents, with 70% of these being families with children. The proximity of the Blacktown city centre as well as public and private primary and secondary schools make this area attractive to families. In almost all respects, the suburb's demographics are typical of Australia as a whole with the same median ages, population age distribution, incomes and education levels.

Type of housing market

Around 94% of the dwellings are houses, with 35% of the suburb's households having mortgages being paid off by their occupants and another 31% are rented.

Current asking price ranges

The current median asking house price is around \$365,000 and virtually all properties on the market are priced in the \$330,000 to \$430,000 asking price range, making this an ideal lift-off suburb for Sydney's next first home buyer boom.

Current asking rents and rental yields

Weekly median asking rents are around \$400, providing a rental yield to investors of nearly 6%.

Snapshot of recent performance

Like virtually all first home buyer suburbs, there has been little house price growth in Marayong over the last year while asking rents have risen by over 10%, due to an acute housing shortage in this part of Sydney.

Rent forecast

My analysis reveals that further rent rises are likely prior to the move of first home buyers into this market.

Price prediction

Marayong has excellent potential for high price growth in 2013 and its low median asking price is likely to see it become one of the first Sydney suburbs at the forefront of the first home buyer boom.

SUBURB 2: ACACIA RIDGE, QUEENSLAND

Location

Acacia Ridge is located about 15 km south of the Brisbane CBD, originally established to house returning soldiers from the Second World War and their families.

Local household demographics

Although virtually all of the post-war inhabitants of Acacia Ridge have moved on, many of their original homes remain, providing affordable housing to nearly 7,000 residents of which 63% of the households are families with children. Acacia Ridge residents have a median age of 34, which is two years lower than the State average.

Type of housing market

Virtually all the dwellings in Acacia Ridge are houses, with 43% being rented. Of these, around 40% are public housing. The eastern side of suburb borders an industrial area which also provides employment for many of the suburb's residents.

Current asking price ranges

Although a house can occasionally be found for sale in Acacia Ridge under \$300,000, the majority of listed houses are in the asking price range of \$300,000 to \$350,000, with a current median asking price of \$320,000.

Current asking rents and rental yields

Median asking rents are around \$340 per week and the number of rental vacancies has been falling in recent months. The rental yield is around 6%.

Snapshot of recent performance

There has been no upward of house asking prices in the last year, but asking rents have risen by 6%, caused by a lack of rental accommodation.

Rent forecast

With a worsening housing shortage, rents will continue to rise in Acacia Ridge, providing investors with rental returns well over 6% in the coming year.

Price prediction

Acacia Ridge is one the bargain price suburbs in Brisbane and it's also conveniently located. My research reveals that Acacia Ridge is sure to be at the pole position of Brisbane's first home buyer led house price boom.

SUBURB 3: COOLOONGUP, WESTERN AUSTRALIA

Location

Cooloongup is a suburb of Rockingham City, one Perth's southern local government areas. The suburb is situated around 2 km south-east of the Rockingham town centre, and about 25 km south of the Perth CBD.

Local household demographics

Cooloongup's 6,800 residents are mainly comprised of families with children, although there is a higher than average number of retirees living in the suburb due to its attractive location.

Type of housing market

Virtually all of the suburb's dwellings are houses which were built after the suburb's establishment in the early seventies. The suburb is home to Rockingham Hospital and also has large open spaces created by the Rockingham Golf Club and Lake Cooloongup. 28% of all dwellings are rented.

Current asking price ranges

The current median asking price for houses is \$290,000 and virtually all houses listed for sale are in the \$280,000 to \$300,000 price range providing an extremely homogeneous suburb ideally suited for first home buyers.

Current asking rents and rental yields

Median asking rents are \$340 per week and the rental yield is over 6%. There are very few rental vacancies available, indicating a tight rental market.

Snapshot of recent performance

Median asking house prices have increased by 4% in the last year, while median asking rents have grown by over 10%.

Rent forecast

This suburb is extremely popular and well located, and with few rentals on the market, pressure on asking rents is sure to grow with further rent rises in store.

Price prediction

Perth's growing housing shortage combined with low asking prices and Cooloongup's excellent location will ensure that first home buyers put the suburb at the top of their wish list, leading to high price growth potential.

SUBURB 4: MEDINA, WESTERN AUSTRALIA

Location

Medina is located around 20 km south of Perth's CBD, and is a northern suburb of the City of Rockingham.

Local household demographics

Medina has around 2,000 residents, of which over 60% form families with children. Around 30% of the households are single parent families, which is double the national percentage. Although the suburb is amongst the southernmost in Perth's metropolitan area, the Mandurah railway has brought Rockingham and its suburbs within an easy commute of around 45 minutes to the Perth CBD, and this is rapidly increasing the number of potential first home buyers in the area.

Type of housing market

Medina's dwellings are virtually all houses, with 40% of the homes having mortgages being paid off by their occupiers and another 34% are rented.

Current asking price ranges

The median asking price for a house in Medina is around \$260,000, with the majority of houses for sale on the market being in the price range \$250,000 to \$369,000.

Current asking rents and rental yields

The shortage of rental properties in Medina means that few properties are available for rent and median asking rents are around \$300 per week. The rental yield is around 6%.

Snapshot of recent performance

Even though Medina is amongst those suburbs with the lowest median house asking prices in Perth, prices have not experienced any recent growth and are still lower than they were five years ago although asking rents have started rising.

Rent forecast

The housing shortage continues to grow in Perth and is placing pressure on rental markets such as Medina, where house rents are sure to rise in the short term.

Price prediction

This is one of the lowest priced housing markets in Perth and Medina is conveniently located both to Rockingham and the Perth CBD. My analysis indicates that house prices here are well overdue for a significant lift and Medina will be one of the first Perth suburbs to experience the first home buyer led house price boom.

JOIN THE GROWING RURAL RECOVERY

Our nation has just begun its recovery from one of its worst periods of climatic disasters, starting with a drought which gripped nearly all the country for nearly ten years. Only a few years ago we were actively contemplating the prospect of worsening water restrictions in our capital cities and increasingly harsh water allocations in the irrigated agricultural regions along the Murray/Darling and Goulburn River catchments. The drought hit rural families and their livelihoods and also affected the housing markets of many regional towns as picking, packing and production centres closed and local economies suffered.



The drought was punctuated with dry, hot summers feeding ferocious bush fires that stripped some of our most picturesque locations of both beauty and life. Then followed several of the wettest summers on record, leaving cities and country regions from Cape York through to Victoria flooded.

It takes two or more good years for regional economies to get back on track after such severe and prolonged setbacks, but we are now facing the unusual prospect of several good years on the land – normal rainfalls, rivers flowing and the dams full but not overflowing. The main industries in these regions are horticultural, such as irrigated orchards and vineyards and dairy farming and recovery from drought has given many towns a new lease of life. As a result, growth is already being experienced in many housing markets of South Australia's Riverland, Victoria's Sunraysia district and Murray/Goulburn Valleys and the Riverina of New South Wales.

The tourism industry is also becoming a growth industry as increasing numbers of houseboats and restored paddle steamers ply the main watercourses, while smaller craft explore the countless creeks, lakes and lagoons. Restaurants, hotels, motels, caravan parks, shops, clubs, tourist and recreational enterprises are starting to receive the benefits.

Developers encouraged baby boomer retirees with marina style estates in several major river towns around five years ago, but rising summer temperatures and falling water levels combined with the GFC to severely limit property sales. The rebirth of tourism is now generating another housing market impetus from tourists who visit river towns and decide to make their retirement a river change. This promises renewed hope not only for new marina style developments, but to housing markets in the region generally.

Although housing market growth has already started in some of these recovering rural areas, my quest has been to locate those towns where further housing price growth is imminent. My analysis of river towns along the Murray, Murrumbidgee and Darling River systems has discovered these three high growth potential towns for this report:

Suburb 5: Leeton, New South Wales

Suburb 6: Cobram, Victoria

Suburb 7: Loxton, South Australia

SUBURB 5: LEETON, NEW SOUTH WALES

Location

Leeton is situated in the Riverina district of New South Wales, around 400 km west south-west of Sydney.

Local household demographics

Leeton has around 8,400 residents. 10% of the workforce is employed in the primary industries of grain mill and cereal product manufacturing and meat manufacturing. The population rose by only 100 people between 2006 and 2011 and during those years the number of people employed in primary industry fell by 8%.

Type of housing market

Virtually all of the town's dwellings are houses of which 36% are owned outright, 33% have mortgages being paid off by their occupiers and another 28% are rented. These figures are similar to the Australian average.

Current asking price ranges

The median asking price for a house in Leeton is around \$190,000, with the majority of houses for sale on the market being in the price range \$120,000 to \$300,000.

Current asking rents and rental yields

There is a shortage of houses for rent with the median asking rent being \$250 per week providing a current rental return of around 7%.

Snapshot of recent performance

House prices fell by more than 10% during the last twelve months but have now steadied and sales are rising strongly, indicating that recovery is already well underway. Rental demand rose strongly during the last year with media asking house rent rising by 25%.

Rent forecast

Leeton's rental shortage is growing and although the house rental yield is already very attractive, weekly asking rents are set to climb strongly as prosperity brings more employment opportunities to the town.

Price prediction

My research has shown that recovery from the lean drought years is gathering pace and housing demand is also strengthening, led by growing rural industries and increased tourism. The relatively low median asking house price is sure to receive a significant uplift over the next two years.

SUBURB 6: COBRAM, VICTORIA

Location

Cobram is situated on the Murray River around 260 km north of Melbourne.

Local household demographics

Cobram has around 6,000 residents. The number of people aged 65 and over is a little higher than the Australian average and the number of people aged 20 – 54 is a little lower.

Type of housing market

90% of the dwellings in Cobram are houses, with 40% of the homes being owned outright, 26% having mortgages being paid off by their occupiers and 30% rented.

Current asking price ranges

The median asking price for a house in Cobram is \$230,000 with the majority of houses for sale on the market being in the price range \$160,000 to \$400,000.

Current asking rents and rental yields

There is a shortage of houses for rent in Cobram with the median asking rent being \$240 per week providing rental yields of over 5%.

Snapshot of recent performance

Cobram's economy and housing market suffered badly during the long years of drought and house prices have not yet returned to the levels of five years ago. The return of prosperity and growth to the region has seen house prices rise slightly in the last year and recovery is underway, with house asking rents rising by nearly 10% in the last twelve months.

Rent forecast

Median house asking rents have started rising and the potential for further rent rises is high with new business and employment opportunities creating higher rent demand as more new residents arrive.

Price prediction

Cobram's housing market stands to gain not just from rural industry expansion in the area, but also from the strong rebirth of tourism and growing numbers of retirees seeking a river change. These dynamics are likely to provide high price growth potential to Cobram's house market over the next few years.

SUBURB 7: LOXTON, SOUTH AUSTRALIA

Location

Loxton is one of the larger towns of South Australia's Riverland district and is located around 250 km east of Adelaide on the Murray River.

Local household demographics

Loxton has 6,400 residents with half of the households being families with children. The influence of the drought on Loxton was so severe that the town's population fell from 2006 to 2011 by over 400 people.

Type of housing market

Virtually all the dwellings in Loxton are houses, with 26% being rented and 31% being paid off by their occupiers.

Current asking price ranges

The median asking price for a house in Loxton is \$220,000 with the majority of houses for sale on the market being in the price range \$165,000 to \$400,000.

Current asking rents and rental yields

An acute shortage of rental properties is developing in Loxton with median asking rent being \$240 per week providing a current rental return of nearly 6%.

Snapshot of recent performance

After many years of drought and minimal water allocations, Loxton's population declined as the economy suffered. This led to falls in house prices from which the town is only just recovering as the economy revives. House prices have already risen by 30% in the last twelve months and further rises are in store as the area booms once again, while median house asking rents have risen by 33% in the last year.

Rent forecast

Although median house asking rents have risen strongly in the last year, further rent rises are likely as growth returns to the region and the demand for employment grows, bringing more new residents into the area.

Price prediction

The return of economic prosperity has also been accompanied by increasing tourism. The town is once again exhibiting an aura of quiet confidence with strong house price and rent growth underway. My analysis indicates that with several good years in store, the potential for further house price growth is extremely high.

THE BABY BOOMER RETIREMENT BOOM IS ON

One fifth of Australia's households are comprised of people over 55, living in well-established suburbs where their final housing repayments were made years ago. Although a general exodus was expected from these areas as the owners retired, the onset of the Global Financial Crisis caused many to put off retiring, as the value of their superannuation and share investments had been severely compromised. After several years of waiting for these investments to recover some or all of their value, potential retirees are increasingly realising that this is highly unlikely in the current economically uncertain conditions.



The majority of boomers are now reaching the point at which they need to make some hard decisions about their futures. Retirement age is creeping up for more and more each year and boomers born in the immediate post-war years are already aged 65 and over. Without the security of sufficient superannuation, the only other life time asset they now have is the family home and selling it is an obvious solution. This leaves us with a fundamental question – where will they move to? With such huge numbers of potential retirees involved, the impact on housing local market prices is likely to be substantial.

Retirees almost always prefer to live near water but this could be near the ocean, lakes, rivers, even mountain streams. A more effective way of looking at this dynamic is to look at the distance of potential retiree areas from, and ease of travelling to, the nearest capital city. A few hours' drive at most, or a comfortable plane trip to visit family and friends in the city will be their preferred option.

The towns and resorts where they relocate will have excellent retail, recreational and entertainment facilities and their new homes will be attractively priced by way of comparison to the selling price of their old family homes. The other dynamic that will determine where retirees move is what I call the cohort effect – the propensity for retirees to move to locations where other similarly aged people already live.

As each new destination is discovered, a few arrivals will be followed by many more, until prices become too high and the succeeding waves of retirees move up or down the coast, lake or river to nearby cheaper locations causing a price ripple effect. The benefit to investors is that we can locate such potential growth areas before the growth starts and then ride the price rises as they occur.

I have searched for areas with high retiree potential and found three locations to include in this report.

Suburb 8: Tuggerah, New South Wales

Suburb 9: Port Willunga, South Australia

Suburb 10: Ocean Grove, Victoria

SUBURB 8: TUGGERAH, NEW SOUTH WALES

Location

The northern Central Coast town of Tuggerah is situated on Tuggerah Lake, around 100 km north of Sydney and just 2 km south of the regional centre, Wyong.

Local household demographics

The population of Tuggerah is around 1,000 and the percentage of residents aged 65 and over is lower than the Australian average. The percentage of families with children is a high 71% and the median age is 6 years lower than the State average.

Type of housing market

All dwellings in Tuggerah are houses and townhouses, with 34% being rented.

Current asking price ranges

The current median asking price is \$320,000 with most houses for sale in the \$300,000 to \$350,000 price range.

Current asking rents and rental yields

The current median asking rent for houses is \$350 per week, but the rental shortage is so high that there are few properties to let at any time.

Snapshot of recent performance

Tuggerah has suffered from the general oversupply of housing on the Central Coast which kept house prices subdued for many years. Although Tuggerah's house price fell slightly in the last twelve months, buyer demand is rising and there is also a shortage of rental stock which generated a small rise in median over the last year.

Rent forecast

Because retirees will buy rather than rent, investors should look to future retiree areas for the price growth potential rather than any expectation of rental rises. Nevertheless, Tuggerah has a shortage of rental properties and rents can be expected to rise.

Price prediction

Tuggerah is yet to experience the advent of large numbers of retirees, but is ideally placed to do so. Not only are house prices extremely affordable, the area is ideally located between the two largest cities in New South Wales; Sydney and Newcastle. Local recreational facilities are excellent and the dynamics show that this is one area where retirees seeking a lower priced retirement property are highly likely to move to, causing strong price growth potential in the next few years.

SUBURB 9: PORT WILLUNGA, SOUTH AUSTRALIA

Location

Port Willunga is a coastal village at the northern end of the Fleurieu Peninsula located around 50 km south of Adelaide.

Local household demographics

The population of Port Willunga is around 1,700 with a median age of 39, which is also the State's median age. There is a higher than average number of residents with median ages from 45 and over, but the percentage of residents aged 70 and over is lower than the State average.

Type of housing market

All the dwellings in Port Willunga are houses, with 25% of dwellings being rented. As the percentage of dwellings still under mortgage is higher than the State average, this indicates that not many retirees have moved into the area as yet.

Current asking price ranges

The median asking price for houses is currently \$360,000 with most houses listing for sale from \$300,000 to \$600,000.

Current asking rents and rental yields

Current asking rents appear to be low at \$280 per week with a shortage of rentals in the summer season and a surplus in off peak times, but the rental figures are distorted by overnight rentals and holiday lettings.

Snapshot of recent performance

The growing popularity of Port Willunga for retirees has seen house prices rise by over 15% in the last year, but there is certainly scope for much more significant price rises over the next few years as the demand from potential buyers continues to trend upwards.

Rent forecast

Price growth rather than rent growth is the main investor attraction to potential retiree areas and as Port Willunga's rental market is in balance, only moderate rent rises can be expected by investors.

Price prediction

The rise in retiree numbers to this area has only just started, but with Port Willunga's ideal location and easy travelling distance from Adelaide this trend will strengthen over the coming years. My analysis indicates that the potential price growth for houses in this retiree market is high.

SUBURB 10: OCEAN GROVE, VICTORIA

Location

Ocean Grove is the largest town on the Bellarine Peninsula, around 20 km south-east of Geelong and 100 km from Melbourne.

Local household demographics

Ocean Grove has 12,500 residents which swells to four times this number each summer as tourists flock to enjoy the area's surf beaches, fishing, kayaking, canoeing, bushwalking and other outdoor activities. The percentage of residents aged 65 and over is slightly higher than the Victorian average.

Type of housing market

Virtually all dwellings in Ocean Grove are houses, with 22% being rented. Over one quarter of the dwellings are holiday homes.

Current asking price ranges

The median asking price for a house is \$480,000 with many house and land packages available under \$400,000. Most standard house asking prices are in the range from \$370,000 to \$550,000.

Current asking rents and rental yields

The current median asking rent for a house is \$380 per week.

Snapshot of recent performance

Housing demand caused by the arrival of retirees in recent years has seen a consistent rise in Ocean Grove house prices, but this was only 4% during the last twelve months and there is much more potential for growth as demand continues to rise. Rents have risen by over 10% in the last year, and further rises are also indicated by the shortage of house rental stock in this suburb.

Rent forecast

While price growth rather than rent growth is the main investor attraction to potential retiree areas, there is a shortage of rental properties which indicates that rent rises may also occur.

Price prediction

Ocean Grove is starting to attract baby boomer retirees for many reasons. It's an easily manageable travelling distance to Melbourne and Geelong is only a short drive away. The recreational facilities are varied with house prices in an affordable retiree price range. My research shows that price growth has already started, but still has a long way to go and the potential price growth for this retiree market in the next few years is excellent.

THE METHODOLOGIES USED IN THIS REPORT

This report has been produced using unique methodologies and predictive systems developed by Property Power Partners.

Firstly, our analysts continuously conduct top down research of the key dynamics of every type of housing market in Australia. We collate and analyse changes in population, demographics, availability and cost of finance, economic developments and climatic variations to measure and interpret the intending behaviour of buyers, sellers and investors and to predict how these will affect housing prices and rents in the short term.

This comprehensive market analysis enables us to identify those localities and regions around Australia with the greatest potential for housing price and rent change over the next few years.

Secondly, we employ our patented Property Power Database (PPD), which is a continuously updated residential property market research resource employing a highly effective deductive demand trend methodology, specifically invented by John Lindeman. The PPD collects and analyses continuously sourced real time market indicators showing buyer and seller trends plus renter and investor trends at suburb level.

The PPD's tested and highly accurate predictive algorithms can provide the short term house and unit price and rent movement potential of every suburb in Australia. We then short list only those suburbs with the highest growth potential and lowest risk for inclusion in this report.

Thirdly, we conduct anecdotal research by personally checking our findings on each short listed suburb against information provided by local real estate agents, property managers, developers, valuers and local government representatives. We also conduct our own on the ground visits to each location wherever possible to either corroborate or discount the information gathered.

DATA SOURCES USED IN THIS REPORT

General data sources:

Population, demographic, household, housing, finance, economic, climatic and resource related data analysed was adapted and aggregated to suburb level from information provided to the general public by the Housing Industry Association, Australian Bureau of Statistics, Bureau of Meteorology, Australian Bureau of Agricultural and Resource Economics and from main media housing related publications.

- **Housing Industry Association of Australia**
Housing Forecasts, HIA Economics Group 2011
- **Australian Government**
Sustainable Australia, Sustainable Communities, Department of SEWP&C
Our Cities our Future, Department of Infrastructure and Transport
State of Supply Report, National Housing Supply Council
Rainfall and Temperature Deficiencies and Anomalies, Bureau of Meteorology

- **Australian Bureau of Statistics**
Housing Finance Australia 5609.0 Released monthly
Australian Demographic Statistics 3101.0 Released quarterly
Dwelling Unit Commencements Australia 8750.0 Released monthly
Quickstats Census 2006 and 2011 data

Demographic and descriptive information:

Demographic and descriptive information was sourced from ABS QuickStats using 2011 Census data and from Wikipedia.

Images and illustrations:

Bidgee and Manfred Heyde, from Wikimedia Commons

Housing market indicators:

Many housing market indicators such as sale prices, weekly rents, price and rent movements are lagging indicators. That is, they provide information about past buyer, seller and renter activities and while there may be useful lessons or patterns in such behaviour that we can learn from, they do not point the way to the future because they represent the results of purchases and rentals, not the causes which brought about those results.

Even if this data were predictively useful, these results are published months after the events have occurred due to the time it takes to settle contracts and the need for the data to be collected and collated before it is published. Although this data can be used for private purposes, there is also the matter of copyright, which further restricts the manner in which such data can be used by third parties.

Our resolution to these issues is to use only leading indicators to forecast renter and buyer demand trends such as current median asking rents, current rental vacancies, current median asking prices, plus current sales and listings aggregated to suburb level. We source this information from printed and on-line property listing, property marketing and rental vacancy advertisements, taking into consideration the fact that:

1. Each advertiser can only promote those listings and vacancies provided to them by real estate agents and property managers and this will vary across localities within States and across States.
2. Not all residential properties for sale or rent are publically listed or promoted.

To resolve these issues, we have conducted extensive analyses to estimate the total listings, rental vacancies and sales that occur at any time in any suburb based on the advertised numbers that are publically available. In similar fashion, we calculate our own median asking prices and median asking rents for any suburb by aggregating and then deriving median asking prices and asking rents from publically advertised property listings and rental vacancies.

This system of analysis and adaptation enables us to utilise real time leading indicator data rather than lagging indicator data which is already many months old by the time it is published.

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This report provides general information on the residential property market. It does not claim or intend to provide financial or personal investment advice. Property Power Partners Pty Ltd and Results Mentoring Pty Ltd recommend that you obtain financial advice specific to your situation before making any financial investment or decision based on the information contained herein. It always remains the responsibility and choice of the reader to make their own individual decisions with regard to their property investments.

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FINAL WORDS...

We trust you have enjoyed reviewing **Australia's Top 10 Boom Suburbs for 2013** by John Lindeman!

If you're ready to take your property investing to the next level, and want to capitalise on the significant opportunities that lie ahead in 2013 and beyond, then visit:

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We wish you a successful and prosperous year!

- End of Report -