



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
450m <sup>2</sup>	400m <sup>2</sup>	415m <sup>2</sup>	400m <sup>2</sup>	415m <sup>2</sup>	400m <sup>2</sup>	415m <sup>2</sup>	400m <sup>2</sup>	415m <sup>2</sup>	400m <sup>2</sup>	486m <sup>2</sup>	599m <sup>2</sup>	420m <sup>2</sup>

Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20	Lot 21	Lot 22	Lot 23	Lot 24	Lot 25
420m <sup>2</sup>	420m <sup>2</sup>	577m <sup>2</sup>	461m <sup>2</sup>	442m <sup>2</sup>	445m <sup>2</sup>	442m <sup>2</sup>	445m <sup>2</sup>	442m <sup>2</sup>	445m <sup>2</sup>	442m <sup>2</sup>	445m <sup>2</sup>

# 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%

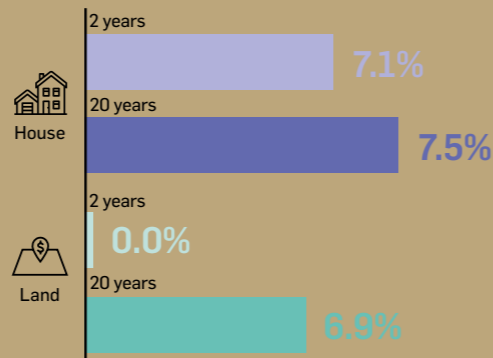
Prepared by Urbis; Source: APM PriceFinder, Realestate.com.au

**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

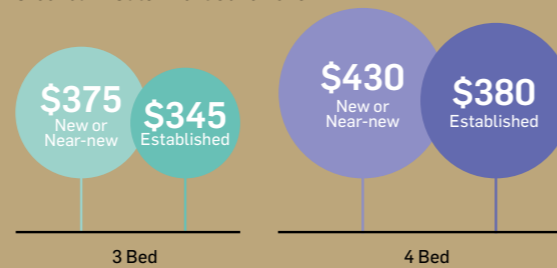
Greenbank Catchment June 2018

	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

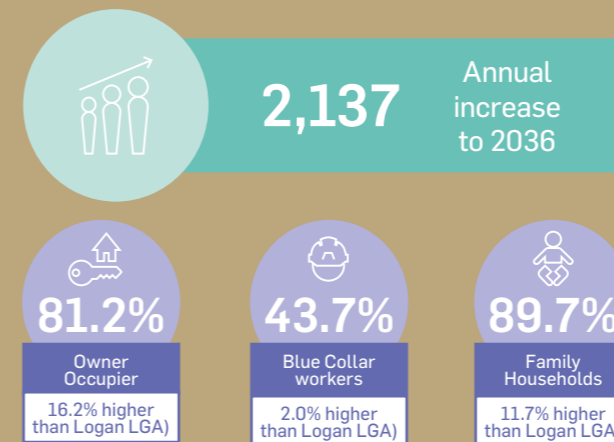
Greenbank Catchment June 2018



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

## DEMOGRAPHICS

### PROJECTED POPULATION



Prepared by Urbis; Source: ABS Census 2016

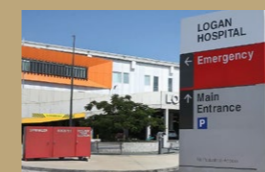
## INFRASTRUCTURE INVESTMENT



### 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**

This study has been prepared for the sole use of Roubaix Properties Pty Ltd and is not to be relied upon by any third party for the purposes of financial investment without specific approval. As the publication involves projections and assumptions it can be affected by a number of unforeseen variables. The forecasts and assumptions are a prediction and whilst Urbis has made every effort to ensure that the forecasts and assumptions are based on reasonable information, they may be affected by incorrect assumptions or by known or unknown risks and uncertainties. This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may, in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

## 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

\*All prices, market research, floor plans, imagery of the development and the surrounding areas (including 3D renders of the development), photographs and statements as to views available from the development, statements as to site location and other information contained in this brochure are general in nature and indicative only. Buyers are encouraged to undertake their own investigations before deciding to buy. All sales are subject to the terms and conditions offered by the developer in its formal contract of sale and disclosure documentation issued after an expression of interest is made by the Buyer.

