

ALBION

RENTAL YIELD
6%



Albion is a small inner northeastern suburb of Brisbane with a population of about 2,700. With a total area of 1.5km², Albion is home mainly to single professionals and young families, and small to medium-sized businesses. The rental, hiring and real estate services industry has the largest number of businesses in the area. Features of Albion are Albion Park Raceway for harness racing, and the greyhound racing track in the south of the suburb.

KEY INDICATORS



INFRASTRUCTURE INVESTMENT



There are seven major roadway projects underway or recently completed in this part of Brisbane.



VACANCY RATES



As a popular area close to the CBD, the supply of rental dwellings is limited.



POPULATION GROWTH



New employees are flocking to Brisbane's growing CBD.



PROJECTED CAPITAL GROWTH



Likely to leverage off being next door to one of the world's fastest-growing commercial property markets.



PROJECTED RENTAL GROWTH



Growth will be strong by national standards, and average for Brisbane.



ESTIMATED RENTAL YIELDS



Yields are expected to rise above average as potential buyers are priced out of the market.



DIVERSITY OF ECONOMY



Brisbane is a major world city tipped to be one of the fastest-growing commercial centres on the planet. Albion will be a part of this.



AFFORDABILITY



There are cheaper Brisbane entry points available, but prices are still pretty good.



SUPPLY & DEMAND



Rampant development across Brisbane's CBD will mean increasing supply.



COUNCIL PLANNING



Planning is benefiting from an effective council.

WHY IT'S HOT

Albion is priced close to Brisbane's median but is far from a median area in Brisbane. It is relatively close to the CBD, next door to the expensive and popular 'inner north', and stands to benefit from massive transport enhancements that will both improve access to the suburb and remove through traffic. Pricing is still deflated after 2011's flooding, but it can't stay still for long.

-NextHotSpot

Investor tip: look for a unit. They are considerably cheaper, more in demand from Albion buyers and tenants, and rent for pretty close to what houses rent for. Avoid complexes on major connecting roads – there are quite a few in this part of Brisbane – because this will undoubtedly limit the appreciation of your investment over time.

-Your Investment Property

STATS & FACTS

- Affordable inner-city precinct with prices still deflated from 2011 floods
- Major beneficiary of Brisbane's transport grid enhancements
- \$4.8bn Airport Link, \$3bn Clem7 Tunnel, \$8bn Cross City Rail and others having impact
- 135,000 vehicles use the nation's biggest privately funded roadway daily
- Young demographics and a high number of renters, at around 46%
- Trend is smaller dwellings with unit price of around \$350k and 6% rental yields
- Both houses and units tend to show long-term growth of around 9%, including post-2011 flood dips
- Plans for urban renewal at Lutwyche and Windsor

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