

# STAFFORD

LONG-TERM GROWTH TREND  
**7.5%**



Stafford is a northern suburb of Brisbane located about 11km from the CBD. It is a tree-lined residential suburb with a large number of 'Queenslander' and post-war housing commission homes on large quarter-acre blocks. This has made the area very attractive to young families who want to live close to the city but still have enough room for a backyard.

## KEY INDICATORS



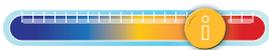
### INFRASTRUCTURE INVESTMENT



There are close transport links, but no major projects are within Stafford's boundaries. Even so, it will still benefit from wider investments in Brisbane infrastructure.



### POPULATION GROWTH



Stafford is attractive to young families, so its population should grow. At the worst, growth will remain stable into the future.



### PROJECTED RENTAL GROWTH



As the area continues to evolve and the housing market improves, rents will increase.



### DIVERSITY OF ECONOMY



The suburb's proximity to the Brisbane CBD means it has direct access to the city's economic drivers.



### SUPPLY & DEMAND



As an established suburb, there are limited oversupply issues, stacking firmly in favour of investors.



### VACANCY RATES



Vacancy rates are fairly tight at 1.58% but may increase slightly as more supply hits the market.



### PROJECTED CAPITAL GROWTH



Don't expect prices to start doubling overnight, but they should perform well in the context of Australia as a whole.



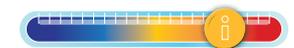
### ESTIMATED RENTAL YIELDS



Rental yields currently at around 5% are expected to improve further.



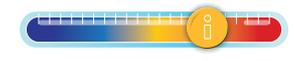
### AFFORDABILITY



Even with its close proximity to the CBD, the area is still affordable for both renters and investors. Median price for houses is currently \$447,250, with units at \$389,080.



### COUNCIL PLANNING



Part of the Brisbane LGA, Stafford will benefit from its proactive approach to investments in infrastructure.

## WHY IT'S HOT

As Brisbane continues to grow, its northern suburbs like Stafford are set to benefit. This area has great transport links and can still be classified as 'affordable' by the owner-occupier market. It's a good bet for an investor wanting a strategic location that will grow in value over time.

-NextHotSpot

This is another strong investor area within Brisbane, reflecting on the city's growing importance within the Australian economy. As the city grows, people will be looking for quality inner-city suburbs with excellent amenities, but they will want this at an affordable price. Stafford offers just that.

-Your Investment Property

## STATS & FACTS

- A consistently growing suburb that is close to the CBD but flies under the radar of investors
- Median house price is under \$500k, so it's a great entry price point for the Brisbane market
- With a long-term growth trend of 7.5%, the potential for future growth is great
- Only 24% of properties are rented. This low supply of rentals is a great benefit for investors
- With close proximity to the CBD, Stafford will benefit greatly from improvements in transport infrastructure
- A large number of professional couples with young children target this area and will be premium tenants
- Rental yields are around 5%, but they have great potential to increase

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