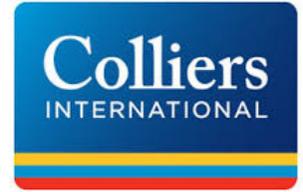




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How to hit pay dirt out west

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First-home buyers seek peaceful, cheaper lifestyle



STARTING LIFE ANEW: Corey Ebert and Stephanie Hostland at Hayfield estate in Ripley, just south of the Ipswich CBD, where they bought a house block. Picture: Peter Wallis

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HOMEBUYERS wanting more bang for their buck should head west, with new research revealing Ipswich has the best-value dirt in south-east Queensland.

New research, by property services group Oliver Hume, has ranked each of the region's local government areas based on the average price of a square metre of land sold during the three months to

the end of June.

The relative value of Ipswich land has seen prices experience solid growth with average lot prices increasing 12 per cent over the past five years and 3 per cent over the past two years.

Ipswich buyers are paying an average of \$507/sqm, almost half the price of land within the boundaries of Brisbane City Council. Logan

(\$523/sqm) was the second-most affordable area, followed by Moreton Bay (\$629/sqm), Gold Coast \$709/sqm),

Redlands (\$741/sqm) and Brisbane (\$970/sqm).

Oliver Hume national research chief George Bougias said Ipswich's value proposition was built on having the second-largest median lot size and lowest median price.

"If pure bang for your buck

is your priority, Ipswich is the place to buy right now," Mr Bougias said.

"There has been a massive investment in infrastructure, there is an increasing number of jobs and the range of options for first and second-home buyers are exceptional."

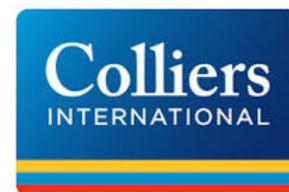
Official land valuations for Ipswich that were released in March (used for determining council rates) saw valuations



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increase by up to 8.8 per cent in 2018.

Stephanie Hostland, 26, and Corey Ebert, 24, recently bought a block of land for under \$300,000 at Hayfield, Ripley, just 10 minutes drive from Ipswich CBD.

"It has enabled us to secure a really spacious home site, compared to other options that tended to be smaller and much less affordable," Ms Hostland said.

"Corey and I are looking to start a family in the next few

years, so we wanted to ensure we had a reasonably large house, as well as a backyard big enough to put in a cubby, sandpit, trampoline and maybe even a pool."

Mr Ebert said the land, for which they paid \$265,000, would be perfect for their husky cross malamute Ellie.

The young Carbrook couple spent almost eight months researching their first home purchase, and realised they could either sacrifice their "future-proofing" approach by purchasing a little closer to town, or move slightly further out and grow their family comfortably.

They plan to build a four-bedroom, four-bathroom home on the site.

Oliver Hume's Julian Coppini said the south-east Queensland market was placed to out-perform the rest of the country over the next couple of years.

Mr Coppini said that the expected increase in demand for new land after changes to lending standards

and lower interest rates had started to materialise.

"We are coming out of quite a difficult period due to the constraints placed on lending and the uncertainty of the federal election," he said.

Research by Colliers International indicates north Bris-