

Suburbs of Opportunity

The C Series – Cedar Grove

Cedar Grove is a rural community covering 17.8 square kilometres which is bordered by the Logan River and the Cedar Grove Weir.

Economy and Employment

Local area employment is set to get a boost over the coming years, with the development of the 126-hectare Flagstone CBD which is expected to generate an estimated 10,000 new jobs. Additionally, there is between 80 and 100 hectares of industrial land which is being developed within Flagstone, which has the potential to create 30,000 new jobs.¹

Opportunities for future public transport are evident, in order to provide the Cedar Grove community with greater access to locally-based employment opportunities. The proposed rail corridor alignment for the Salisbury to Beaudesert train line includes stations at Undullah and Gleneagle North, which are both within a short drive from Cedar Grove. A delivery date for this project has not been set, although the Queensland Government have cited it as their next major rail project, following the completion of Cross River Rail.²

Construction commenced in September 2018 on Stage One of Logan City Council's state-of-the-art wastewater treatment plant, located on a 204-hectare site in Cedar Grove. This key piece of infrastructure will provide essential services to the growing community in the State Government-controlled Greater Flagstone Priority Development Area.

Population

At the time of the last Census Cedar Grove was home to 2,041 people, which was an increase of only 21 people from its population in 2011. There are no applications for future development in the area and therefore it is expected that Cedar Grove's population will remain stable over the coming years, retaining its rural charm.

Demographics

A large proportion of Cedar Grove residents are aged between 45 and 55. Consequently, the suburb's median age is 39,

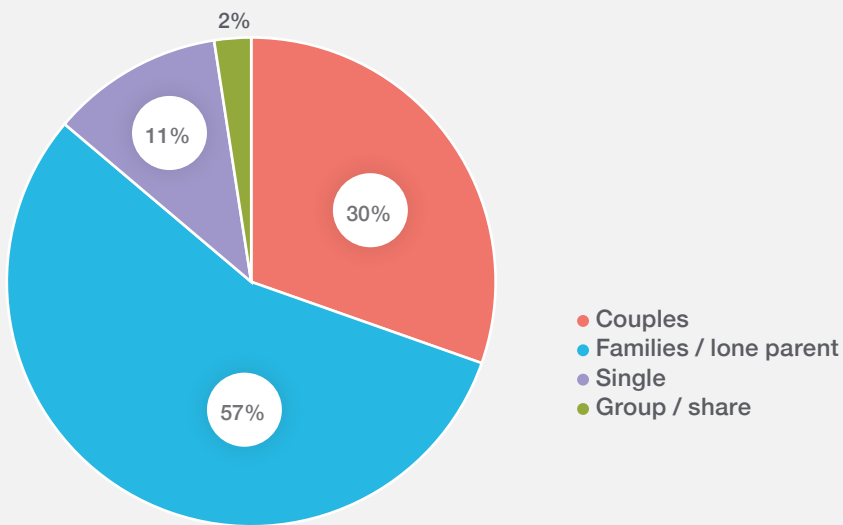
higher than the median age of 34 recorded throughout Logan. The suburb's population are high-income earners, with the median weekly household income of residents recorded at \$1,793, 27% higher than the Logan median.

There are only 696 homes in Cedar Grove. Consistent with most rural areas, the dwelling landscape is made up entirely of detached houses with three or more bedrooms.

There are a range of household types which make up Cedar Creek, with families with children at home accounting for the majority (57%), followed by couples (30%), single-person (11%) and group households (2%).

Rates of home ownership are high with 88% of all dwellings either owned outright (26%) or occupied under mortgage tenure (62%). Consequently, the rental market only makes up a very small portion of the market, comprising fewer than 65 private rental properties in total.

Cedar Grove – Household Composition



Source: Resolution Research, Australian Bureau of Statistics 2016 Census – October 2016

Residential Market Fundamentals

There is a mix of housing types across Cedar Grove on blocks which vary greatly in size. The diversity in both styles of homes and sizes of blocks makes it challenging to find consistency in data across sales. Furthermore, properties in Cedar Grove are tightly held, with an average of only 35 sales per annum over the past five years. The relatively sparse

data shows that the median house price in Cedar Grove has grown by 1.9% (or \$34,500) over the past five years to reach \$454,500. The average size of a house block sold in Cedar Grove since 2014 has been 12,629m².

With demand for homes on larger properties set rise in the face of increasing supply of smaller lots in urban areas, the outlook for median price growth throughout Cedar Grove is considered positive.

- 1 PEET Limited – Flagstone Commercial – “Commercial and Industrial at Flagstone” – October 2018
- 2 Queensland Government – Department of Transport and Main Roads – Salisbury to Beaudesert Rail Corridor Study website