

# MEANING BUSINESS

News and information on business sales in Australia







STATE OF THE MARKET FOR EACH STATE INSIDE!

## This is the Benchmark "State Of The Market" report for Quarter 4 of 2021.

At the end of each Quarter we review the previous three months of business sale transactions and we analyse prices and demand. We also look at time on the market and total buyer enquiry numbers, and the number of businesses on the market across Australia.

This report has been prepared to show the sate of each market in five states.

- NSW
- Queensland
- Victoria
- South Australia
- Western Australia

This report is based upon the sale data collated across Australia through the Benchmark offices. We also use data on businesses which are not selling, and we utilise information gathered from third party website providers and from

observation of the market for the sale of Australian Small Businesses. This guide to the current market is intended to demonstrate the results that business owners are achieving when selling their businesses. In many cases the sale price achieved could be greater if planning and preparation for the sale had been implemented at an earlier time.

Benchmark Business Sales and valuations is Australia's largest business brokerage with six offices in five states, and 50 specialist business brokers covering a wide range of business sectors. Each year Benchmark sells hundreds of businesses and provides business valuations and appraisals for many small business owners and their advisors. Benchmark has the largest database of business sales data (produced by a brokerage) in Australia.



Each Quarter we review the past three months of business sales, buyer enquiry and values. We separate the data onto monthly information and show the trends for each state in a table of many industry types (*Small Business Sales* and *Supply*). It is interesting to note that the number of businesses listed across Australia has dropped over the last year. In March 2020 approximately 13,500 businesses were listed for sale. In December 2021 that number was approximately 10,400. The number of businesses listed for sale on websites is a guide only, but the trend is clear. There are less businesses on the market today than were for sale a year ago.



#### **WHATS HOT**

Buyer enquiry has been consistent throughout the quarter. What has changed is the sectors which have received the greatest number of enquiries. Buyer demand for Hospitality has dropped, and other sectors have risen. Here is a short list of the new "hot" sectors.

- · Home improvement
- Service Stations
- Supermarkets
- Cleaning companies
- · Construction and maintenance
- Labour hire
- Transport
- · Online retail
- Vegetation management
- Medical



#### **WHAT'S NOT**

Some small business categories have seen decreased interest from buyers. Main sectors which have seen reduced interest are:

- Hotels/Motels
- Hospitality
- Bakeries
- Bars & Clubs
- Entertainment
- Retail
- Professions
- Gymnasiums
- Printing



#### **VALUES AND PRICES**

Increases and decreases in buyer demand do not always affect value. Value is also impacted by sentiment and (of course) profit. The following sectors have seen increased values:



#### **INCREASED**

- · Home improvement
- Service stations
- Supermarkets
- · Rent Rolls
- · Labour hire
- Transport
- Online retail
- Facilities Management

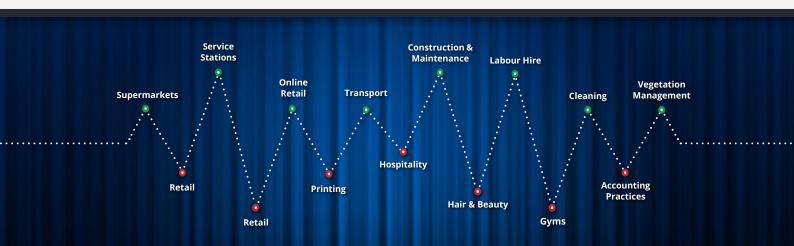
Some sectors have suffered a loss in value.



#### **REDUCED**

- Cafes
- Gymnasiums
- Professions
- Retail
- Hospitality
- Hair & Beauty
- Print
- Motels

The following pages display the "State Of The Market" report for each state across Australia, based upon the enquiry and sales results achieved by Benchmark business brokers across Australia for the last quarter.





# The Queensland Small Business **STATE OF THE MARKET REPORT**



Туре	Category	Demand	Value	Approx ROI	Туре	Category	Demand	Value	Approx ROI
	Aged Care	1	=	9% to 14%		Equipment Hire	=	=	20% to 33%
	Caravan Parks Freehold	=	=	11% to 19%		Labour Hire	=	=	25% to 33%
ACCOMMODATION	Caravan Parks Leasehold	=	=	16% to 25%		Printing	1	=	50% to 100%
	Hotels Leasehold	1	=	13% to 30%	SERVICES	Professions	1	=	50% to 100%
	Motels	=	1	20% to 40%		Real Estate/Property Management	1	=	20% to 33%
	Automotive Dealership	=	1	14% to 25%		Security	1	1	20% to 33%
	Car Rental	=	1	18% to 36%		Serviced Office	1	1	33% to 60%
AUTOMOTIVE	Caravan/Motorcycle/Marine Dealership	=	=	20% to 40%		Clothing Retail	1	1	50% to 200%
	Mechanical Workshops	=	=	33% to 100%		Discount & Variety	1	-	50% to 100%
	Service Stations	1	1	33% to 45%		Gifts & Florists	1	1	50% to 100%
DOMESTIC	Cleaning Companies	1	1	22% to 33%		Homeware & Furniture	1	1 1 1 1 1 1 1 1	50% to 100%
SERVICES	Maintenance	1	1	25% to 37%	RETAIL	Online Retail	1	1	20% to 33%
EDUCATION &	Childcare Centre	1	=	16% to 20%		Pet Services & Products	=	=	25% to 33%
TRAINING	RTO & Training	1	=	22% to 40%		Post Office & Newsagencies	1	=	33% to 100%
HAIR &	Cosmetic Salons	=	1	33% to 50%		Supermarket (Large)	1	1	25% to 38%
BEAUTY	Hair & Beauty Salons	=	=	45% to 100%		Supermarket (Small)	1	=	50% to 100%
	Bakeries	1	1	50% to 100%	SPORTS & RECREATION	Adventure	=	=	35% to 50%
	Bars & Clubs	1	1	33% to 100%		Gymnasiums	=	1	33% to 50%
	Café/Coffee Lounge	=	=	50% to 100%	STORAGE	Storage Complexes	1	1	16% to 22%
HOSPITALITY	Catering & Events	1	=	33% to 100%		Air Conditioning	1	=	25% to 50%
	Food Franchise	=	1	50% to 100%	Supermarket (Small)  Adventure  Gymnasiums  STORAGE  Storage Complexes  Air Conditioning  Electrical & Plumbing	=	33% to 55%		
	Takeaway & Casual Dining	=	1	50% to 100%		Home Improvement	1	=	33% to 100%
	Vending	1	=	22% to 35%		Pool Servicing	=		33% to 100%
	Construction	1	=	25% to 38%		Courier	1	1	50% to 100%
ENGINEERING & MANUFACTURING	Engineering	1	1	24% to 33%	TRAVEL & TRANSPORT	Road Transport	1	1	25% to 50%
	Manufacturing	1	1	25% to 50%		Logistics	1	1	25% to 38%
	Entertainment	1	1	50% to 100%		Vegetation Management	1	1	22% to 40%
MEDIA &	Internet	1	=	20% to 33%	UTILITIES &	Power Supply & Solar	1	=	22% to 33%
COMMUNICATION	IT & Communications	=	=	25% to 40%	INFRASTRUCTURE	Waste	1	1	16% to 33%
	Marketing	=	1	40% to 80%		Water Treatment	1	=	16% to 25%
	Accounting Practices	=	=	25% to 33%		Equipment Wholesale	1	=	25% to 33%
SERVICES	Dental & Medical	1	=	18% to 33%	WHOLESALE	Food Wholesale	1	1	25% to 30%
	Facilities Management	1	1	20% to 33%		Product Wholesale	=	=	25% to 30%

### **About this report**





# The New South Wales Small Business STATE OF THE MARKET REPORT

Туре	Category	Demand	Value	Approx ROI	Туре	Category	Demand	Value	Approx ROI
	Aged Care	1	=	9% to 14%		Equipment Hire	=	=	20% to 33%
	Caravan Parks Freehold	=	=	11% to 19%		Labour Hire	=	=	25% to 33%
ACCOMMODATION	Caravan Parks Leasehold	=	=	16% to 25%		Printing	1	=	50% to 100%
	Hotels Leasehold	1	=	13% to 30%	SERVICES	Professions	1	=	50% to 100%
	Motels	=	1	20% to 40%		Real Estate/Property Management	1	=	20% to 33%
	Automotive Dealership	=	1	14% to 25%		Security	1	1	20% to 33%
	Car Rental	=	1	18% to 36%		Serviced Office	1	1	33% to 60%
AUTOMOTIVE	Caravan/Motorcycle/Marine Dealership	1	=	20% to 40%		Clothing Retail	1	1	50% to 200%
	Mechanical Workshops	=	=	33% to 100%		Discount & Variety	1	+	50% to 100%
	Service Stations	1	1	33% to 45%		Gifts & Florists	1	+	50% to 100%
DOMESTIC	Cleaning Companies	1	1	22% to 33%		Homeware & Furniture	1	+	50% to 100%
SERVICES	Maintenance	1	1	25% to 37%	RETAIL	Online Retail	1	1	20% to 33%
EDUCATION &	Childcare Centre	1	=	16% to 20%		Pet Services & Products	1	=	25% to 33%
TRAINING	RTO & Training	1	=	22% to 40%		Post Office & Newsagencies	1	=	33% to 100%
HAIR &	Cosmetic Salons	=	1	33% to 50%		Supermarket (Large)	1	1	25% to 38%
BEAUTY	Hair & Beauty Salons	=	=	45% to 100%		Supermarket (Small)	1	=	50% to 100%
	Bakeries	1	1	50% to 100%	SPORTS & RECREATION	Adventure	=	=	35% to 50%
	Bars & Clubs	1	1	33% to 100%		Gymnasiums	1	1	33% to 50%
	Café/Coffee Lounge	1	=	50% to 100%	STORAGE	Storage Complexes	1	=	16% to 22%
HOSPITALITY	Catering & Events	1	=	33% to 100%		Air Conditioning	1	=	25% to 50%
	Food Franchise	=	1	50% to 100%	TRADES	Electrical & Plumbing	1	=	33% to 55%
	Takeaway & Casual Dining	=	1	50% to 100%	TRADES	Home Improvement	1	=	33% to 100%
	Vending	1	=	22% to 35%		Pool Servicing	=		33% to 100%
	Construction	1	=	25% to 38%		Courier	1	1	50% to 100%
ENGINEERING & MANUFACTURING	Engineering	1	1	24% to 33%	TRAVEL & TRANSPORT	Road Transport	1	=	25% to 50%
	Manufacturing	1	1	25% to 50%		Logistics	1	=	25% to 38%
	Entertainment	1	1	50% to 100%		Vegetation Management	1	1	22% to 40%
MEDIA &	Internet	1	=	20% to 33%	UTILITIES & INFRASTRUCTURE	Power Supply & Solar	1	=	22% to 33%
COMMUNICATION	IT & Communications	=	=	25% to 40%		Waste	1	1	16% to 33%
	Marketing	=	1	40% to 80%		Water Treatment	1	=	16% to 25%
	Accounting Practices	=	=	25% to 33%		Equipment Wholesale	1	=	25% to 33%
SERVICES	Dental & Medical	1	=	18% to 33%	WHOLESALE	Food Wholesale	1	=	25% to 30%
	Facilities Management	1	1	20% to 33%		Product Wholesale	=	=	25% to 30%

### **About this report**

**This State Of the Market Report** compares the current sale prices for a range of business types with sale prices from the previous quarter. Usually supply and demand are the greatest factors influencing values, but there are other factors which influence the value of small businesses. In this report we provide a guide to business values across many sectors. Within Australia there can be variances in business values which may be a reflection of local conditions hence these reports are state based.

RISING 1

FALLING -

STEADY =



## The Victorian Small Business **STATE OF THE MARKET REPORT**



Туре	Category	Demand	Value	Approx ROI	Туре	Category	Demand	Value	Approx ROI
	Aged Care	1	=	9% to 14%		Equipment Hire	=	=	20% to 33%
	Caravan Parks Freehold	=	=	9% to 15%	SERVICES	Labour Hire	=	=	25% to 33%
ACCOMMODATION	Caravan Parks Leasehold	=	=	16% to 25%		Printing	1	=	50% to 100%
	Hotels Leasehold	1	1	18% to 30%		Professions	1	=	50% to 100%
	Motels	1	=	18% to 33%		Real Estate/Property Management	1	=	20% to 33%
	Automotive Dealership	1	1	14% to 25%		Security	1	1	20% to 33%
	Car Rental	=	=	18% to 30%		Serviced Office	1	1	33% to 60%
AUTOMOTIVE	Caravan/Motorcycle/Marine Dealership	1	=	20% to 35%		Clothing Retail	1	1	50% to 200%
	Mechanical Workshops	1	1	33% to 60%		Discount & Variety	1	1	50% to 100%
	Service Stations	1	1	33% to 45%		Gifts & Florists	1	1	50% to 100%
DOMESTIC	Cleaning Companies	1	1	22% to 33%		Homeware & Furniture	1	= 20% to 33% = 25% to 33% = 50% to 1000 = 50% to 1000 = 20% to 33%	50% to 100%
SERVICES	Maintenance	1	1	25% to 37%	RETAIL	Online Retail	1	1	20% to 40%
EDUCATION &	Childcare Centre	1	=	16% to 20%		Pet Services & Products	1	=	25% to 30%
TRAINING	RTO & Training	1	=	25% to 50%		Post Office & Newsagencies	=	=	33% to 100%
HAIR &	Cosmetic Salons	1	1	33% to 50%		Supermarket (Large)	1	1	25% to 38%
BEAUTY	Hair & Beauty Salons	1	=	45% to 100%		Supermarket (Small)	=	=	50% to 100%
	Bakeries	1	1	50% to 100%	SPORTS & RECREATION	Adventure	1	1	25% to 50%
	Bars & Clubs	1	1	33% to 100%		Gymnasiums	1	1	33% to 50%
	Café/Coffee Lounge	1	=	50% to 100%	STORAGE	Storage Complexes	1	1	16% to 23%
HOSPITALITY	Catering & Events	1	=	33% to 100%		Air Conditioning	=	=	25% to 50%
	Food Franchise	1	1	50% to 100%	TRADES	Electrical & Plumbing	=	↓       =       50         ↓       =       50         ↓       ↓       20         ↓       ↓       50         ↓       ↓       50         ↓       ↓       50         ↓       ↓       50         ↓       ↓       50         ↓       ↓       22         =       =       33         ↓       ↓       22         ↓       ↓       25         =       =       33         ↓       ↓       25         =       =       33         ↓       ↓       25         =       =       33         ↓       ↓       25         =       =       22         ↓       ↓       22         ↓       ↓       16         ↓       ↓       16         ↓       ↓       10         ↓       ↓       22         ↓       ↓       10         ↓       ↓       10         ↓       ↓       10         ↓       ↓       22         ↓       ↓	33% to 55%
	Takeaway & Casual Dining	1	=	50% to 100%	1111.12.23	Home Improvement	Gifts & Florists  meware & Furniture  Online Retail  Services & Products  Office & Newsagencies  Upermarket (Large)  Adventure  Gymnasiums  Gymnasiums  Gronge Complexes  Air Conditioning  ectrical & Plumbing  ome Improvement  Pool Servicing  Courier  Road Transport  Logistics  etation Management  Down to 10  10  10  10  10  10  10  10  10  10	25% to 100%	
	Vending	1	=	22% to 35%		Pool Servicing	=		33% to 100%
	Construction	1	1	25% to 38%		Courier	1	=	50% to 100%
ENGINEERING & MANUFACTURING	Engineering	=	=	24% to 33%	TRAVEL & TRANSPORT	Road Transport	1	=	25% to 50%
	Manufacturing	=	1	25% to 50%		Logistics	1	=	25% to 38%
	Entertainment	1	1	50% to 100%		Vegetation Management	1	1	22% to 40%
MEDIA &	Internet	1	1	20% to 33%	UTILITIES &	Power Supply & Solar	1	=	22% to 33%
COMMUNICATION	IT & Communications	=	=	25% to 40%	INFRASTRUCTURE	Waste	1	1	16% to 33%
	Marketing	1	=	40% to 100%		Water Treatment	1	1	16% to 25%
	Accounting Practices	=	=	25% to 33%		Equipment Wholesale	1	=	25% to 33%
SERVICES	Dental & Medical	1	=	18% to 33%	WHOLESALE	Food Wholesale	1	=	25% to 30%
	Facilities Management	1	=	20% to 33%		Product Wholesale	=	=	25% to 30%

### **About this report**

RISING 

FALLING 

STEADY



## The South Australian Small Business **STATE OF THE MARKET REPORT**



Туре	Category	Demand	Value	Approx ROI	Туре	Category	Demand	Value	Approx ROI
	Aged Care	1	1	9% to 14%		Equipment Hire	=	=	20% to 33%
	Caravan Parks Freehold	1	=	12% to 19%		Labour Hire	=	=	25% to 33%
ACCOMMODATION	Caravan Parks Leasehold	1	=	16% to 25%		Printing	1	=	50% to 100%
	Hotels Leasehold	=	=	13% to 30%	SERVICES	Professions	1	=	50% to 100%
	Motels	=	1	120% to 33%		Real Estate/Property Management	1	=	20% to 33%
	Automotive Dealership	1	1	14% to 25%		Security	1	1	20% to 33%
	Car Rental	=	=	18% to 30%		Serviced Office	1	1	33% to 60%
AUTOMOTIVE	Caravan/Motorcycle/Marine Dealership	=	1	20% to 35%		Clothing Retail	1	1	50% to 200%
	Mechanical Workshops	1	1	33% to 60%		Discount & Variety	1	<b>+</b>	50% to 100%
	Service Stations	1	1	33% to 45%		Gifts & Florists	1	1	50% to 100%
DOMESTIC	Cleaning Companies	1	1	22% to 33%		Homeware & Furniture	1		50% to 100%
SERVICES	Maintenance	1	1	25% to 37%	RETAIL	Online Retail	1	1	20% to 30%
EDUCATION &	Childcare Centre	1	1	16% to 20%		Pet Services & Products	1	=	25% to 33%
TRAINING	RTO & Training	1	=	25% to 40%		Post Office & Newsagencies	1	=	33% to 100%
HAIR &	Cosmetic Salons	=	1	33% to 50%		Supermarket (Large)	1	1	25% to 38%
BEAUTY	Hair & Beauty Salons	=	1	45% to 100%		Supermarket (Small)	1	1	50% to 100%
	Bakeries	1	1	50% to 100%	SPORTS & RECREATION	Adventure	1	1	25% to 50%
	Bars & Clubs	1	1	33% to 100%		Gymnasiums	1	1	33% to 50%
	Café/Coffee Lounge	=	=	50% to 100%	STORAGE	Storage Complexes	1	1	16% to 24%
HOSPITALITY	Catering & Events	1	1	33% to 100%		Air Conditioning	1	=	25% to 50%
	Food Franchise	1	1	50% to 100%	TRADES	Electrical & Plumbing	↑ ↑ 20 s ↑ = 25 cies ↑ = 33 ↑ ↑ 50  ↓ ↓ 25 ↓ ↓ 33 ↑ ↑ 16 ↑ = 25 = 33 ↑ ↑ 33 ↑ ↑ 33	33% to 55%	
	Takeaway & Casual Dining	=	=	50% to 100%	TITLES	Home Improvement	1	1	33% to 100%
	Vending	1	1	22% to 35%		Pool Servicing	=		33% to 100%
	Construction	=	=	25% to 38%		Courier	1	1	50% to 100%
ENGINEERING & MANUFACTURING	Engineering	=	=	24% to 33%	TRAVEL & TRANSPORT	Road Transport	1	1	25% to 50%
	Manufacturing	=	=	25% to 50%		Logistics	1	=	25% to 38%
	Entertainment	1	1	50% to 100%		Vegetation Management	1	1	22% to 40%
MEDIA &	Internet	1	=	20% to 33%	UTILITIES &	Power Supply & Solar	1	=	22% to 33%
COMMUNICATION	IT & Communications	=	=	25% to 42%	INFRASTRUCTURE	Waste	1	1	16% to 33%
	Marketing	=	=	40% to 100%		Water Treatment	1	1	16% to 25%
	Accounting Practices	=	=	25% to 33%		Equipment Wholesale	1	=	25% to 33%
SERVICES	Dental & Medical	1	=	18% to 33%	WHOLESALE	Food Wholesale	1	1	25% to 33%
	Facilities Management	1	1	20% to 33%		Product Wholesale	=	=	25% to 33%

### **About this report**





# The Western Australian Small Business STATE OF THE MARKET REPORT



Туре	Category	Demand	Value	Approx ROI	Туре	Category	Demand	Value	Approx ROI
	Aged Care	1	1	9% to 14%		Equipment Hire	1	=	20% to 33%
	Caravan Parks Freehold	1	=	10% to 19%		Labour Hire	1	=	25% to 33%
ACCOMMODATION	Caravan Parks Leasehold	=	=	16% to 25%		Printing	1	=	50% to 100%
	Hotels Leasehold	1	1	13% to 30%	SERVICES	Professions	1	=	50% to 100%
	Motels	=	=	20% to 33%		Real Estate/Property Management	=	=	20% to 33%
	Automotive Dealership	1	=	14% to 25%		Security	1	1	20% to 33%
	Car Rental	=	=	18% to 30%		Serviced Office	1	1	33% to 60%
AUTOMOTIVE	Caravan/Motorcycle/Marine Dealership	1	=	20% to 35%		Clothing Retail	1	1	50% to 200%
	Mechanical Workshops	1	=	33% to 60%		Discount & Variety	1	-	50% to 100%
	Service Stations	1	1	33% to 45%		Gifts & Florists	1	1	50% to 100%
DOMESTIC	Cleaning Companies	1	1	22% to 33%		Homeware & Furniture	1	+ = = = + + + + + + + + + + + + + + + +	50% to 100%
SERVICES	Maintenance	1	1	25% to 37%	RETAIL	Online Retail	1	1	20% to 33%
EDUCATION &	Childcare Centre	1	=	16% to 20%		Pet Services & Products	=	=	25% to 33%
TRAINING	RTO & Training	1	=	25% to 40%		Post Office & Newsagencies	1	1	33% to 100%
HAIR &	Cosmetic Salons	1	1	33% to 50%		Supermarket (Large)	=	=	27% to 38%
BEAUTY	Hair & Beauty Salons	=	1	45% to 100%		Supermarket (Small)	1	=	50% to 100%
	Bakeries	1	1	50% to 100%	SPORTS & RECREATION	Adventure	=	=	30% to 50%
	Bars & Clubs	1	1	33% to 100%		Gymnasiums	1	1	33% to 50%
	Café/Coffee Lounge	1	=	50% to 100%	STORAGE	Storage Complexes	=	=	16% to 22%
HOSPITALITY	Catering & Events	=	=	33% to 100%		Air Conditioning	1	=	25% to 50%
	Food Franchise	=	=	50% to 100%	TRADES	Electrical & Plumbing	1	=	33% to 55%
	Takeaway & Casual Dining	=	=	30% to 100%		Home Improvement	=	1	33% to 100%
	Vending	1	=	22% to 35%		Pool Servicing	1		33% to 100%
	Construction	1	1	25% to 38%		Courier	1	1	50% to 100%
ENGINEERING & MANUFACTURING	Engineering	1	=	24% to 33%	TRAVEL & TRANSPORT	Road Transport	1	1	25% to 50%
	Manufacturing	=	1	25% to 50%		Logistics	1	=	25% to 38%
	Entertainment	=	=	50% to 100%		Vegetation Management	1	1	22% to 40%
MEDIA &	Internet	1	=	20% to 33%	UTILITIES &	Power Supply & Solar	1	=	22% to 33%
COMMUNICATION	IT & Communications	=	=	25% to 40%	INFRASTRUCTURE	Waste	1	1	16% to 33%
	Marketing	=	1	40% to 100%		Water Treatment	1	1	16% to 25%
	Accounting Practices	=	=	25% to 33%		Equipment Wholesale	=	=	25% to 33%
SERVICES	Dental & Medical	1	=	18% to 33%	WHOLESALE	Food Wholesale	1	1	25% to 30%
	Facilities Management	1	1	20% to 33%		Product Wholesale	=	=	25% to 30%

### **About this report**



### Deal with the specialists.

# Australia's only national business brokerage.



**61,500+** active buyer database.



**500+** businesses listed with Benchmark.



businesses under contract.



business sale transactions.



specialist business brokers.



