



# PROPERTY FACTSHEET

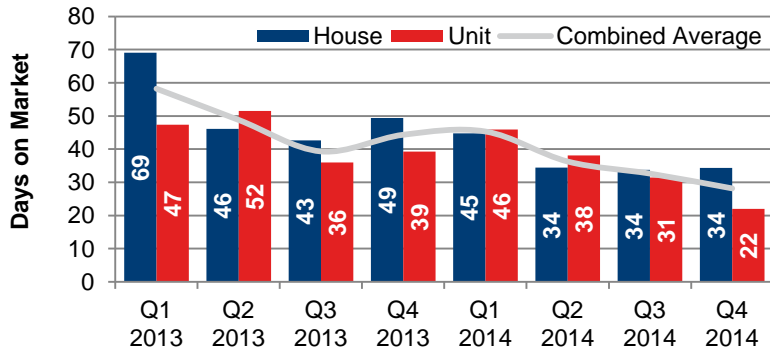
**CHATSWOOD**  
1<sup>ST</sup> QUARTER 2015



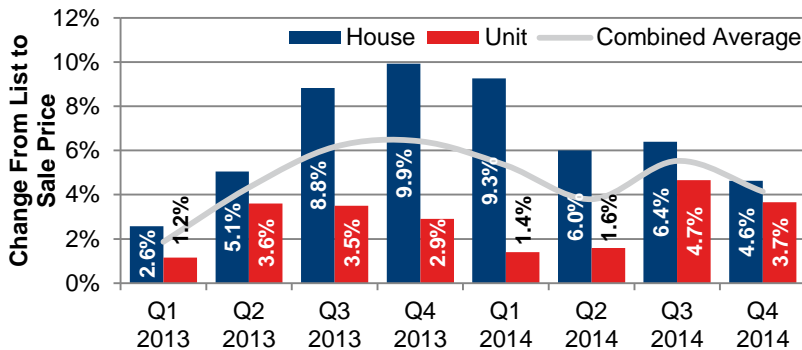


## MARKET OVERVIEW

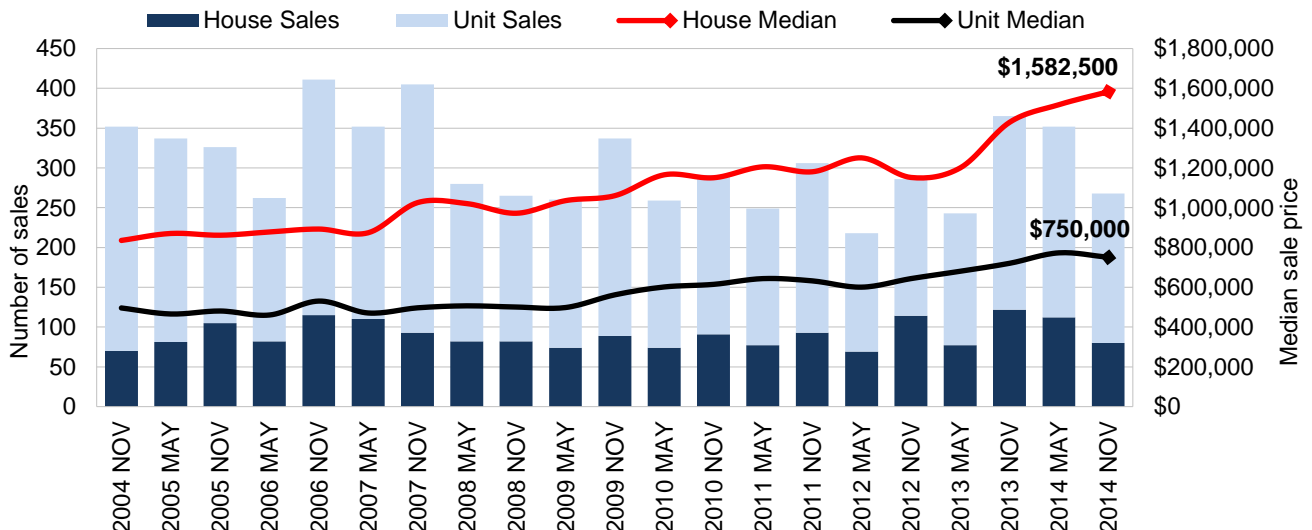
### AVERAGE DAYS ON MARKET



### AVERAGE VENDOR DISCOUNT



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

Chatswood property market conditions are currently strong with more growth predicted moving forward.

Over the 12 months to November 2014, houses in the area recorded an average rise in median prices of 10.7%. Meanwhile, over the same period, units witnessed a 4.2% rise.

Over the two years to December 2014, combined average days on market for houses and units has declined by 51.8% and now sits at only 28 days.

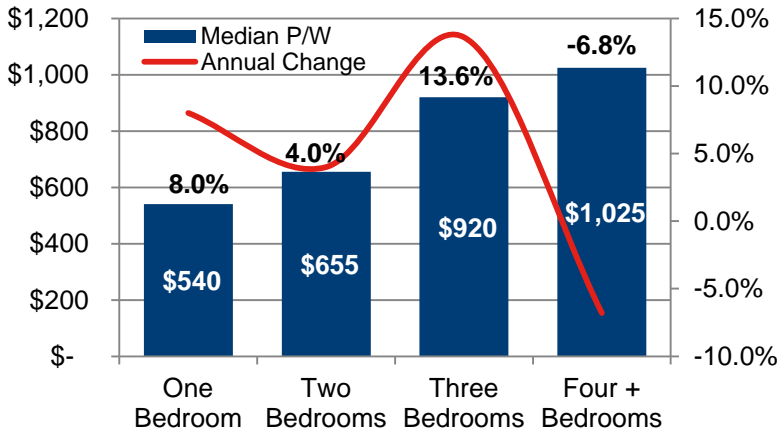
Lower average days on market indicates there is an increasing level of competition among buyers. This is predominately due to undersupply particularly for houses.

Over the same period, combined change between first list to sale price has increased by 2.2% and now sits at 4.1% above the asking price.

This data suggest buyers are willing to pay more to ensure they secure the deal.

## INVESTMENT ANALYSIS

### QUARTERLY RENTAL PERFORMANCE



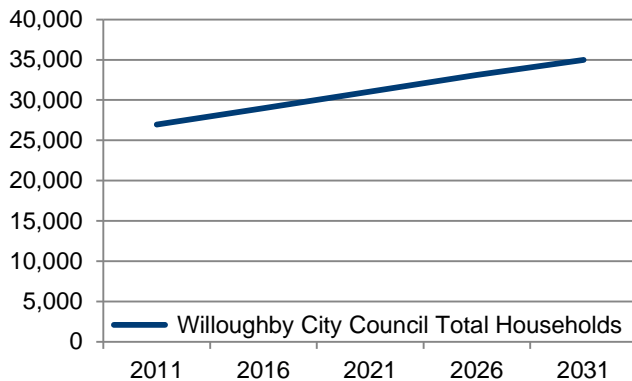
#### KEY FACTS

Current returns indicate a rental yield of 4.1% for units in Chatswood. Three bedroom dwellings saw the largest increase in median rents over the past 12 months with a 13.6% rise and median per week rents reaching \$920.

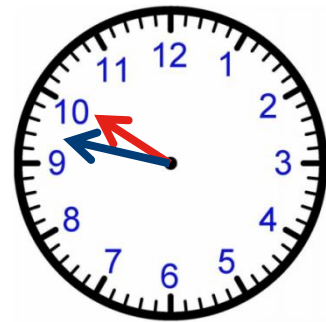
In the first half of 2015 Chatswood is set to receive \$100 million in new projects. Development highlights include a number of mixed-use and residential projects which will add a total of 224 units to the market.

Other projects include \$35 million worth of upgrades to Westfield Chatswood which should help to further improve local amenity and desirability.

### LOCAL DWELLING PROJECTIONS

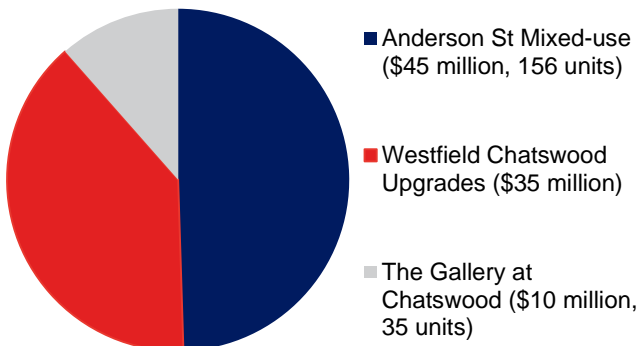


### PROPERTY CLOCK



■ Chatswood ■ Greater Sydney

### TOP 3 NEW PROJECTS 1<sup>st</sup> HALF 2015



### ESTIMATED UNIT RENTAL YIELD

**+4.5%**

**Current Median: \$750,000**  
**Current Median Rent: \$655**

Based on 1095 registered sales compared over the last 12 months.

## Q4 2014 LOCAL PERFORMANCE

### TOP 5 HOUSE SALES (BASED ON SALE PRICE)

Street	Suburb	Asking Price	Sale Price	Sale Date	Land Area	Beds	Baths	Cars	Days on Market
12 DEVONSHIRE ST	CHATSWOOD	\$3,700,000	\$3,660,000	8/10/2014	1147	6	5	2	149
4 CHATSWOOD AVE	CHATSWOOD	Auction	\$3,280,000	11/10/2014	821	4	2	5	24
19 MACARTNEY AVE	CHATSWOOD	Auction	\$2,320,000	25/10/2014	702	4	3	2	30
3 MCLEAN AVE	CHATSWOOD	Auction	\$2,000,000	17/10/2014	765	3	2	1	8
65 CENTENNIAL AVE	CHATSWOOD	-	\$1,988,000	25/10/2014	715	4	2	2	31

### TOP 5 UNIT SALES (BASED ON SALE PRICE)

Street	Suburb	Asking Price	Sale Price	Sale Date	Beds	Baths	Cars	Days on Market
6001/438 VICTORIA AVE	CHATSWOOD	-	\$3,800,000	2/10/2014	1	1	1	7
5901/438 VICTORIA AVE	CHATSWOOD	-	\$3,700,000	17/10/2014	2	2	1	9
5703/438 VICTORIA AVE	CHATSWOOD	-	\$3,170,000	12/11/2014	3	2	2	2
5503/438 VICTORIA AVE	CHATSWOOD	-	\$3,080,000	29/10/2014	1	1	2	2
5501/438 VICTORIA AVE	CHATSWOOD	-	\$2,615,000	19/12/2014	1	1	2	8

## LOCAL POSTCODE COMPARISON

Period	2067 (Chatswood)				2068 (Willoughby)				2066 (Lane Cove, Loungeville)			
	House #	House Price	Unit #	Unit Price	House #	House Price	Unit #	Unit Price	House #	House Price	Unit #	Unit Price
2005	177	\$860,100	432	\$482,750	240	\$950,000	71	\$451,000	244	\$951,000	334	\$365,000
2006	188	\$852,500	450	\$504,500	265	\$1,030,000	67	\$425,000	275	\$970,000	389	\$387,500
2007	186	\$967,500	519	\$495,000	307	\$1,190,000	91	\$446,000	332	\$1,140,500	433	\$400,000
2008	159	\$965,000	379	\$500,000	202	\$1,215,000	75	\$459,000	229	\$1,125,000	371	\$420,000
2009	159	\$1,050,000	433	\$533,000	261	\$1,225,000	105	\$476,000	297	\$1,175,000	450	\$437,500
2010	154	\$1,170,000	370	\$612,750	237	\$1,360,000	70	\$556,000	295	\$1,315,000	371	\$491,000
2011	161	\$1,170,000	1175	\$717,500	210	\$1,347,500	95	\$560,000	263	\$1,250,000	510	\$510,000
2012	174	\$1,192,000	306	\$635,000	241	\$1,357,000	74	\$577,500	240	\$1,242,000	515	\$525,000
2013	202	\$1,330,000	421	\$712,200	283	\$1,487,000	84	\$658,000	342	\$1,410,000	614	\$607,500
2014	162	\$1,568,000	395	\$758,900	216	\$1,700,000	72	\$680,500	233	\$1,600,000	401	\$625,000



## ABOUT PRDnationwide RESEARCH

**PRDnationwide's research division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia**

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

## OUR KNOWLEDGE

**Access to accurate and objective research is the foundation of all good property decisions**

As the first and only truly knowledge based property services company, PRDnationwide shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

## OUR PEOPLE

**Our research team is made up of highly qualified researchers who focus solely on property analysis**

Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.

## OUR SERVICES

**Our research team is made up of highly qualified researchers who focus solely on property analysis**

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

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**PROPERTY**  
**KNOWLEDGE**

