



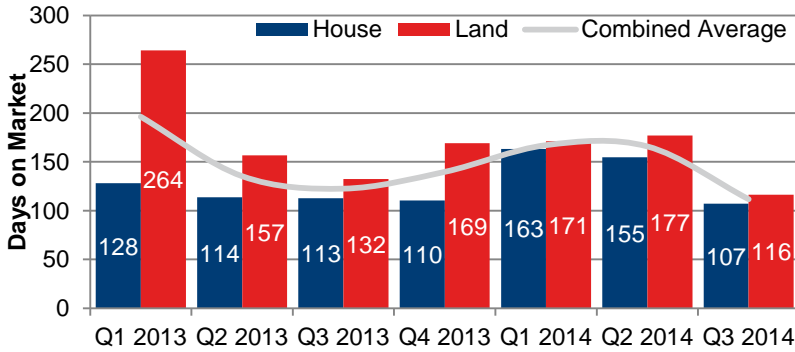
# PROPERTY FACTSHEET

**TAMWORTH**  
4<sup>TH</sup> QUARTER 2014

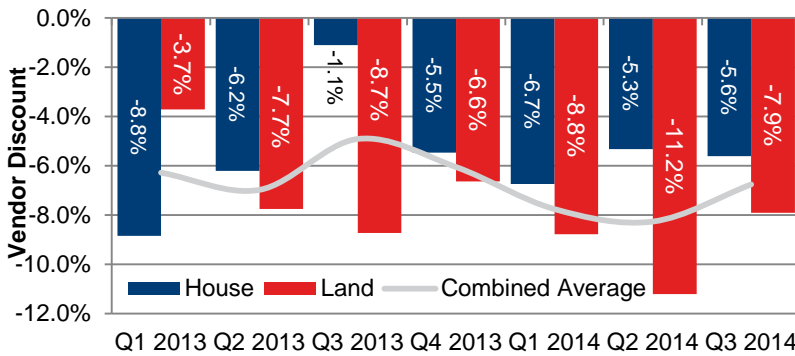


## MARKET OVERVIEW

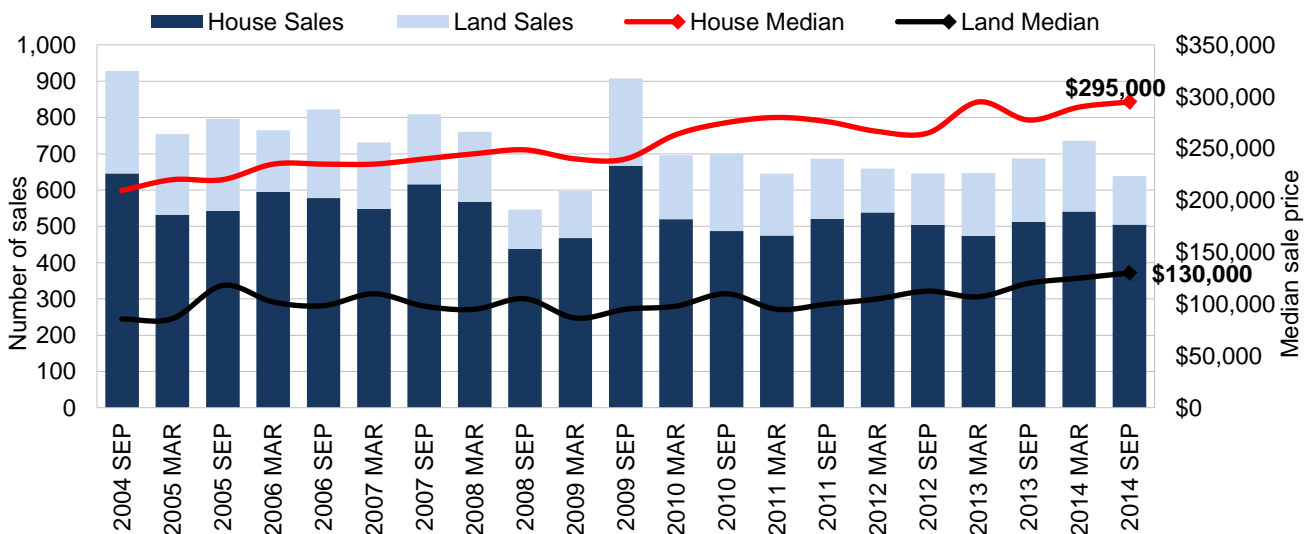
### AVERAGE DAYS ON MARKET



### AVERAGE VENDOR DISCOUNT



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

The Tamworth property market is currently in a stable condition.

Over the 12 months to June 2014, houses in the area recorded an average rise in median prices of 6.3%. Meanwhile, over the same period, land witnessed an 8.3% rise.

Over the seven quarters to September 2014, combined average days on market for houses and units has declined by 18% and now sits at 116 days.

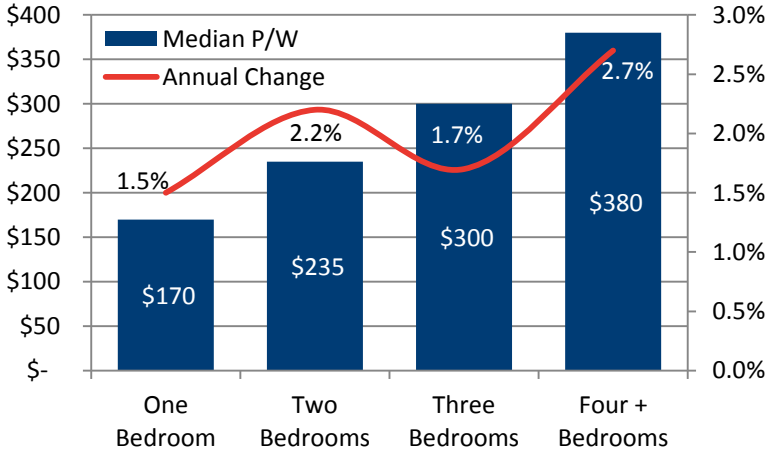
Lower average days on market indicates there is an increasing level of competition among buyers.

Over the same period, combined average vendor discounting has remained mostly steady. Currently vendors are discounting an average of -6.7%.

Level average vendor discounting suggests there is a healthy balance between supply and demand in the area and should help to continue market stability.

# INVESTMENT ANALYSIS

## QUARTERLY RENTAL PERFORMANCE



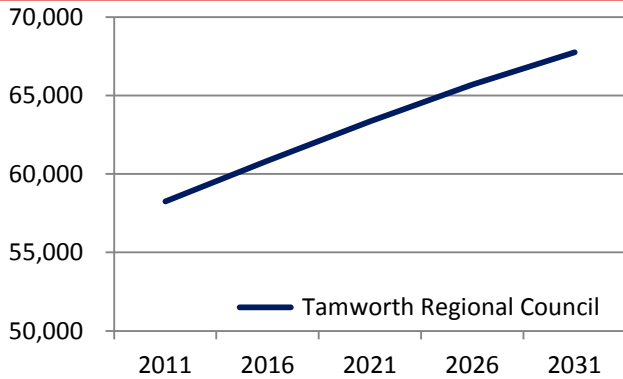
### KEY FACTS

Current returns indicate a yield of 6.0% for houses in Tamworth. Four plus bedroom dwellings saw the largest increase in median rents over the past 12 months at 2.7%, with median per week rents reaching \$380.

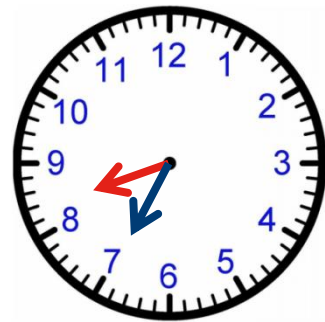
Population growth for the Tamworth Local Government Area is expected to increase to 67,750 by 2031, which reflects a 0.6% annual growth rate.

There is currently \$530 million in the local development pipeline. Projects like the \$117 million Tamworth Hospital upgrade which will be completed early 2015 should help to further cement Tamworth as a regional economic hub.

## POPULATION GROWTH

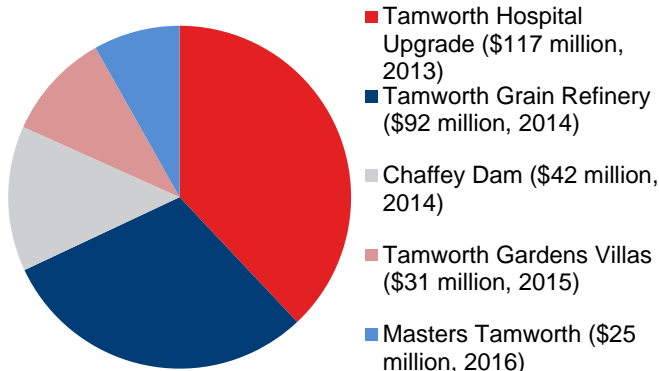


## PROPERTY CLOCK



Tamworth: 6.0%  
Regional NSW: 0.6%

## TOP 5 NEW PROJECTS



## ESTIMATED UNIT RENTAL YIELD


**+6%**

**Current Median: \$295,000  
Current Median Rent: \$340**




Based on 1,046 registered sales compared over the last 12 months.

## CURRENT LISTINGS


### FOR SALE



**NEW**

3  1  3 

**By Negotiation**  
126 Crown Street  
TAMWORTH



**NEW**

3  1 


**\$249,000**  
10 Brewery Lane  
TAMWORTH



**NEW**


4  2  2 




**\$359,000**  
32 Bligh Street  
TAMWORTH




3  2  2 




**\$279,000**  
Unit 1, 14 Wren Close  
TAMWORTH



3  1  1 


**\$290,000**  
10 Narine Close  
TAMWORTH





4  2  2 

**\$585,000**  
110 Woonooka Road  
TAMWORTH

### FOR RENT




**NEW**

4  2 

**\$430 per week**  
8 Prentice Avenue  
Tamworth



**NEW**

4  1  2 

**\$380 per week**  
13 Warburton Drive  
TAMWORTH



**NEW**

4  2  2 

**\$370 per week**  
8 McKinlay Place  
TAMWORTH

## 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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YOUR HOME OF  
**PROPERTY**  
**KNOWLEDGE**

