



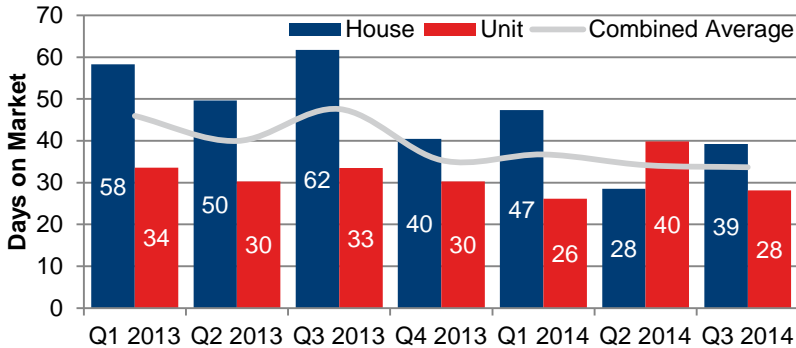
PROPERTY FACTSHEET

CHIFLEY AREA
4TH QUARTER 2014

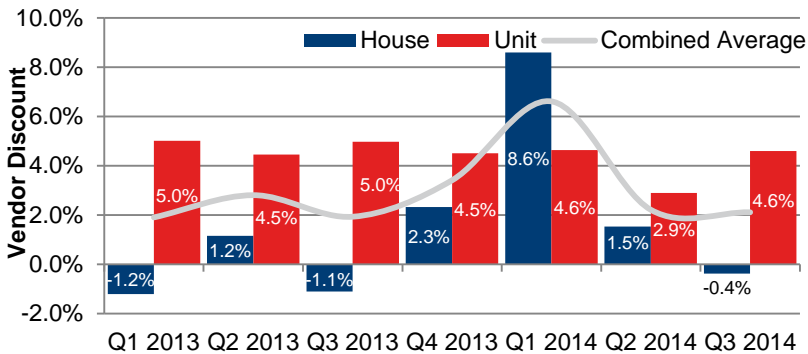


LOCAL MARKET OVERVIEW

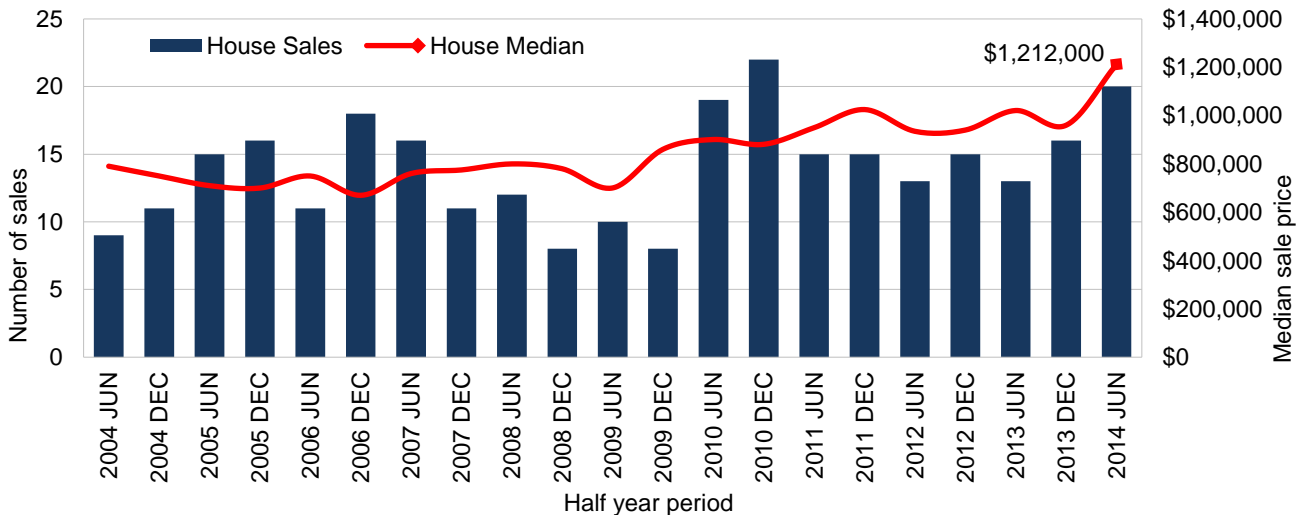
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CHIFLEY CAPITAL GROWTH



KEY FACTS

The Chifley property market has seen a strong upsurge recently and has scope for further growth moving forward.

Over the 5 years to June 2014, houses in the area recorded an annual average rise in median prices of 8.6%.

Meanwhile, over the six quarters to June 2014, combined average vendor discounting for the Randwick City Council has remained mostly positive at a combined average of 2.1% over the asking price.

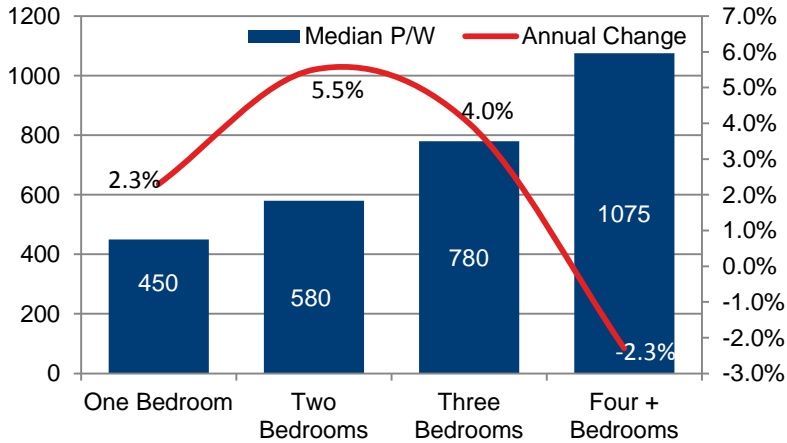
This demonstrates that buyers are willing to pay above expectation to secure the deal. It also shows that the market is currently in favor of sellers.

Over the same period, combined average days on market for houses and units has declined by 35% and now sits at only 34 days.

A drop in days on market further indicates strong demand and a lack of overall supply.

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



KEY FACTS

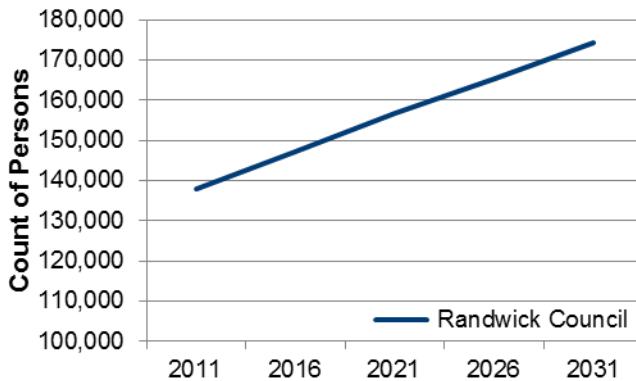
Current returns indicate a yield of 3% for houses in Chifley.

The local rental market has been strong over the past 12 months with combined median rents rising an average of 2.4%.

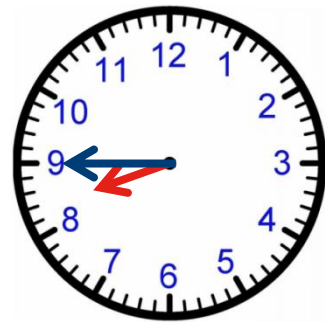
Population growth for the Randwick City Council is expected to increase to 174,300 by 2031, which reflects a 1.2% annual growth rate.

The area surrounding Chifley currently has a number of large projects in the pipeline. Over the next two years a total of 882 new dwellings are planned in the 2036 postcode with 50% located in the \$100 million Little Bay Cove project.

POPULATION GROWTH

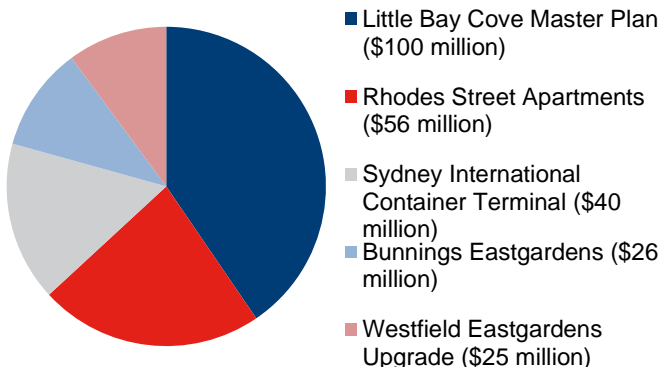


PROPERTY CLOCK



■ Chifley ■ Greater Sydney

TOP 5 NEW PROJECTS



ESTIMATED HOUSE RENTAL YIELD

+3%

Current Median: \$1,212,000
Current Median Rent: \$700

Based on 36 registered sales compared over the last 12 months.

CURRENT LISTINGS FOR SALE



4 2 1

Auction 13 December
27 Jennings Street
MATRAVILLE



3 2 2

Auction 6 December
70 Partanna Avenue
MATRAVILLE



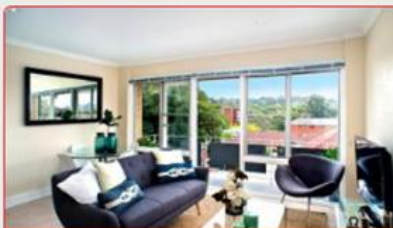
3 2 1

Auction 22 November
83 Combles Parade
MATRAVILLE



4 2 2

For Sale
44 Eyre Street
CHIFLEY



3 1 1

Auction 22 November - Price Guide \$...
6/76 Mount Street
COOGEE



2 1 2

Offers \$650,000+
7/117-119 Houston Road
KINGSFORD

FOR RENT



2 1

\$600 per week
8/65 Birriga Road
BELLEVUE HILL



3 2 2

\$670 per week
36/2 Victoria Street
BOTANY



1 1 1

\$520 per week
411/1-5 Pine Avenue
LITTLE BAY

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

