



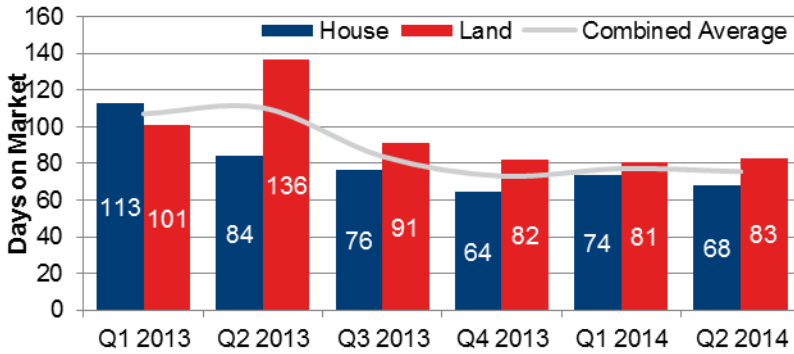
# PROPERTY FACTSHEET

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

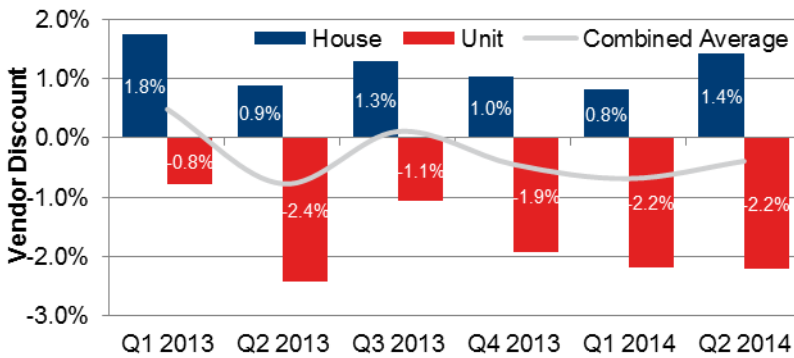


## MARKET OVERVIEW

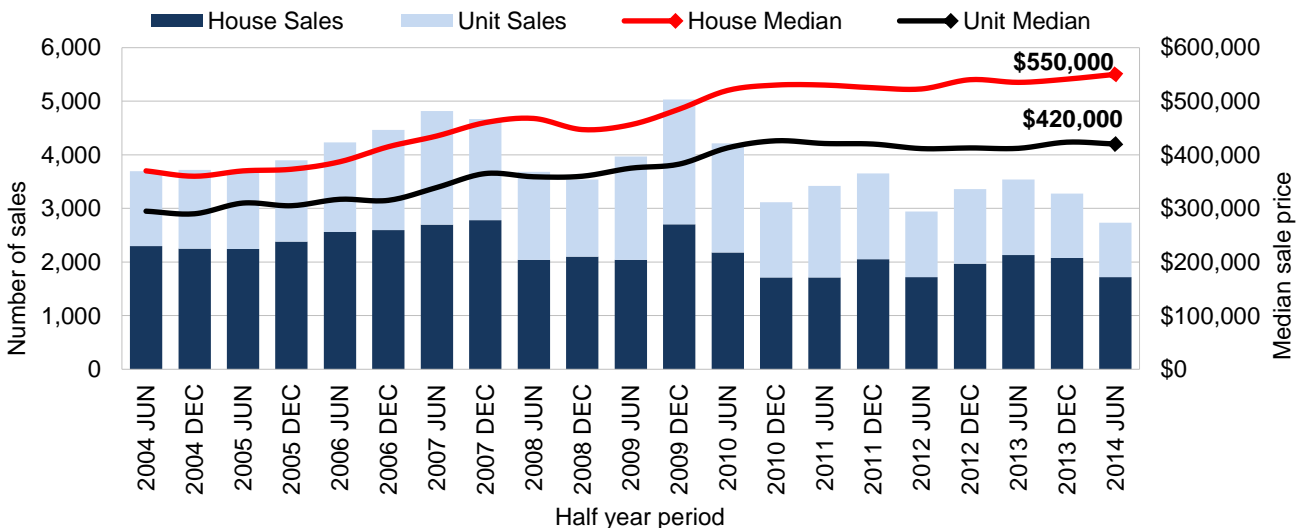
### AVERAGE DAYS ON MARKET



### AVERAGE VENDOR DISCOUNT



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

The Canberra property market is currently in a period of subdued growth.

Over the 12 months to June 2014, houses in the area recorded an average rise in median prices of 2.8%.

Meanwhile units recorded a rise in median prices of 1.9% over the same period.

Over the six quarters to June 2014, average vendor discounting has remained level. Houses have been the best performing, consistently recording sale prices above asking prices.

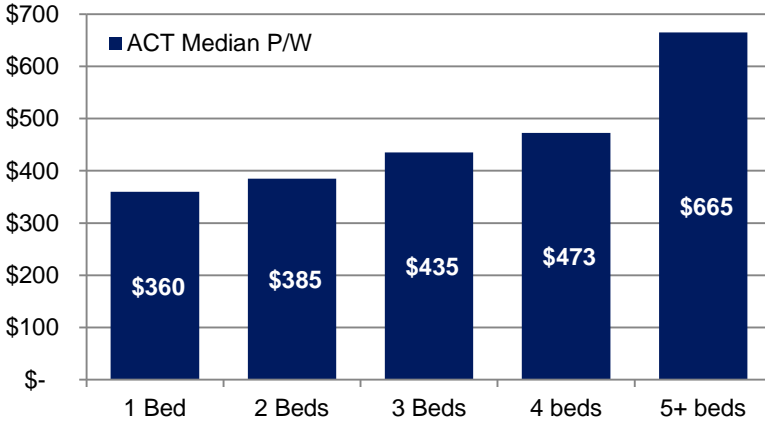
This data indicates that houses have experienced continual high demand, which has outstripped supply.

Over the same period, combined average days on market has declined by 28% and now sits at 76 days.

A drop in days on market shows that vendors expectations are now being met sooner thanks to improved demand.

# INVESTMENT ANALYSIS

## QUARTERLY RENTAL PERFORMANCE



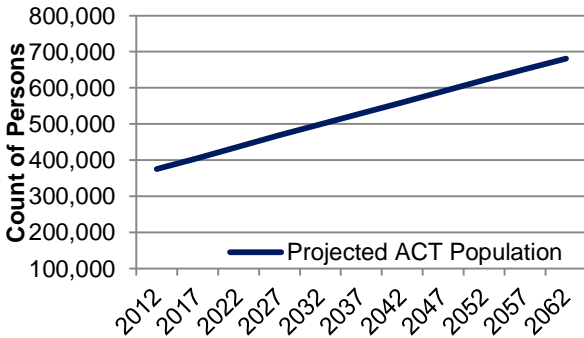
### KEY FACTS

Current returns indicate a yield of 4.6% for houses. Five plus bedroom dwellings currently offer the best returns with a median rent per week of \$665.

Population growth for Canberra indicate an annual growth rate of 1.6% over the next 50 years.

Canberra has a number of large scale projects in the pipeline. The largest planned project is the \$800 million Capital Metro Light Rail system which will connect the northern suburbs to the city center and should improve property values in the area.

## POPULATION GROWTH

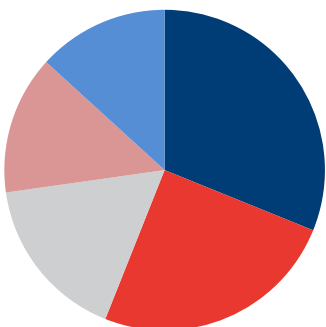


## PROPERTY CLOCK



■ ACT      ■ Regional NSW

## TOP 5 NEW PROJECTS



- Light Rail - Stage 1 (\$800 million)
- Williamsdale Solar Farm (\$640 million)
- ACT Government Office (\$430 million)
- Bus Rapid Transport (\$360 million)
- University of Canberra Hospital (\$340 million)

## ESTIMATED HOUSE RENTAL YIELD

**+4.6%**

**Current Median: \$550,000  
Current Median Rent: \$490**

Based on registered sales compared over the last 12 months.

## CURRENT LISTINGS

### FOR SALE



1 bed 1 bath 1 car

**KINGSTON**  
49/21 Dawes Street,  
KINGSTON

Barely 2 years old, and nestled in a terrific location just moments stroll to Kingston and Manuka sits this fantastic 1 bedroom apartment. With 65m2 o ...  
**\$459,000 - \$479,000**



3 bed 2 bath 2 car

**GARRAN**  
12/7 Eldridge Crescent,  
GARRAN

Located in Garran, a very central suburb of Canberra only a short stroll to Garran village shops, walking distance to Canberra Hospital, Woden Town Ce ...  
**\$520,000**



4 bed 2 bath 4 car

**GORDON**  
43 Harry Hopman Circuit,  
GORDON

Panoramic views! Large Sparkling Pool!! Ready to move in now!!! Positioned in a quiet area of Gordon away from main arterial roads, yet located minutes ...  
**\$480000+**



3 bed 2 bath 2 car

**WATSON**  
217 Aspinall Street, WATSON

Located in one of the best streets in Watson...just minutes from Canberra City with bus stop close by, Watson shopping centre, parks, playing fields, ...  
**\$550,000+**



3 bed 1 bath 2 car

**KAMBAH**  
2/121 Allchin Circuit,  
KAMBAH

Situated in a tightly held complex of only 11 separate courtyard homes in the semi rural enclave of Allchin Circuit in Kambah sits this 3 bedroom home ...



3 bed 2 bath 2 car

**HARRISON**  
49 Mapleton Avenue,  
HARRISON

This neat and tidy 3 bedroom townhouse is 3 bed just adorable. The location is excellent: across the road from the local Harrison school, 5 minutes' d ...



3 bed 1 bath 1 car

**FRANKLIN**  
110 Odgeroo Avenue,  
FRANKLIN

This gorgeous home situated in the ever popular suburb of Franklin has been priced for an immediate let - don't miss this Saturday's open home! Living ...  
**\$395+ per week**



2 bed 1 bath 1 car

**BRUCE**  
136/1 Braybrooke Street,  
BRUCE

If you are looking for modern living in the quiet and convenient suburb of Bruce then look no further. This fabulous apartment offers cutting edge desi ...  
**\$360 per week**



1 bed 1 bath 1 car

**TURNER**  
6/13A David Street, TURNER

This one bedroom, fully furnished studio apartment is the epitome of style and comfort. Located in the great area of Turner and with great entertainme ...  
**\$350 - \$400 per week**



3 bed 2 bath 1 car

**PALMERSTON**  
2/153 Kosciuszko Avenue,  
PALMERSTON

Without a doubt, this is one of the best 3 bed ensuite townhouses currently available in Palmerston. Situated in a quiet, small complex sits a home wh ...  
**\$370 / week**



3 bed 1 bath 1 car

**NGUNNAWAL**  
9/33 Yarrowonga Avenue,  
NGUNNAWAL

A home perfect for a young couple or growing family. Situated in this small and peaceful complex sits this truly stunning home ... that has been neutr ...  
**\$340 / week**



4 bed 2 bath 2 car

**RIVETT**  
45 Salsola Street, RIVETT

Are you looking for a place to call home, while you build or are between houses, then this lovely home will delight. Fully renovated family home, clos ...  
**\$470 / week**



## 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.

For further details contact:

### Jeremy Francis

Director & Licensed Agent  
PRDnationwide Inner North  
7/32 Lonsdale Street Braddon  
ACT 2612 Australia  
T 02 6262 5232  
M 0418 429 470  
E [jeremy.francis@prd.com.au](mailto:jeremy.francis@prd.com.au)  
[prdinnersnorth.com.au](http://prdinnersnorth.com.au)

### Boris Teodorowych

Director  
PRDnationwide Inner North  
7/32 Lonsdale Street Braddon  
ACT 2612 Australia  
T 02 6262 5232  
M 0402 907 182  
E [boris.teodorowych@prd.com.au](mailto:boris.teodorowych@prd.com.au)  
[prdinnersnorth.com.au](http://prdinnersnorth.com.au)

### Justin Ingram

Director  
PRDnationwide Inner North  
7/32 Lonsdale Street Braddon  
ACT 2612 Australia  
T 02 6247 5669  
M 0431 116 399  
E [justin.ingram@prd.com.au](mailto:justin.ingram@prd.com.au)  
[prdinnersnorth.com.au](http://prdinnersnorth.com.au)

### Andrew Early

Director  
PRDnationwide Inner North  
7/32 Lonsdale Street Braddon  
ACT 2612 Australia  
T 02 6262 5232  
M 0423 465 805  
E [andrew.early@prd.com.au](mailto:andrew.early@prd.com.au)  
[prdinnersnorth.com.au](http://prdinnersnorth.com.au)



# TO FIND OUT MORE

## Contact one of our National Franchise Services

### Queensland

32–36 Doggett Street,  
Newstead QLD 4006  
GPO Box 2750 Brisbane QLD 4001  
P 07 3229 3344 F 07 3221 7744  
E [brisbane@prd.com.au](mailto:brisbane@prd.com.au)

### Victoria

51 Lydiard Street,  
South Ballarat VIC 3350  
PO Box 540 Ballarat VIC 3350  
P 03 5331 1111 F 03 5331 5778  
E [victoria@prd.com.au](mailto:victoria@prd.com.au)

### New South Wales

Level 7, 10 Help Street,  
Chatswood NSW 2067  
GPO Box 2750 Brisbane QLD 4001  
P 02 9947 9160 F 02 9947 9163  
E [sydney@prd.com.au](mailto:sydney@prd.com.au)

### Tasmania

493 Main Road,  
Montrose TAS 7010  
PO Box 335 Glenorchy TAS 7010  
P 03 6273 5555 F 03 6273 0825  
E [tasmania@prd.com.au](mailto:tasmania@prd.com.au)

[www.prdnationwide.com.au](http://www.prdnationwide.com.au)

