



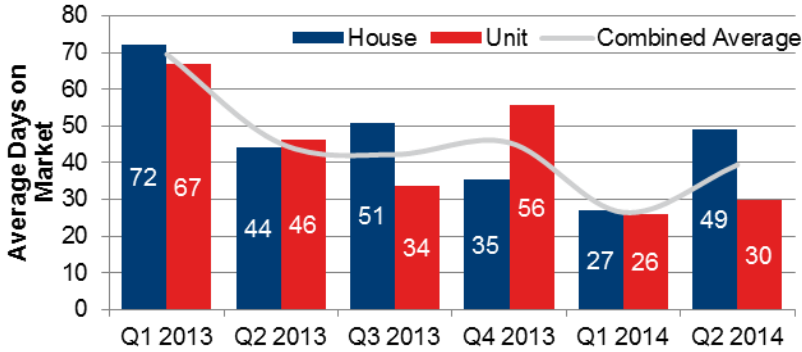
# PROPERTY FACTSHEET

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

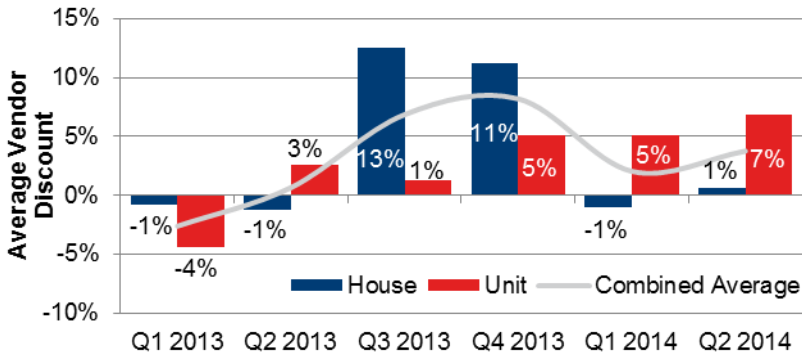


## MARKET OVERVIEW

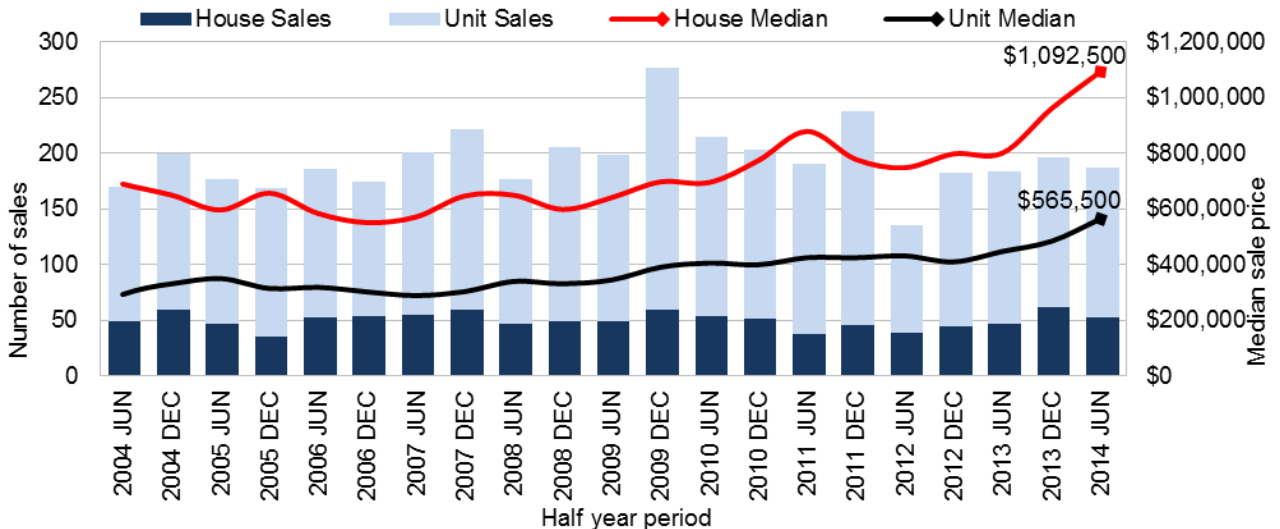
### AVERAGE DAYS ON MARKET



### CHANGE FROM LIST TO SALE PRICE



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

Current indicators suggest the Kogarah property market is experiencing a period of strong growth.

Over June 2013-14, median prices for houses saw a strong increase of 36.1%. While units increased by 25.4% over the same period.

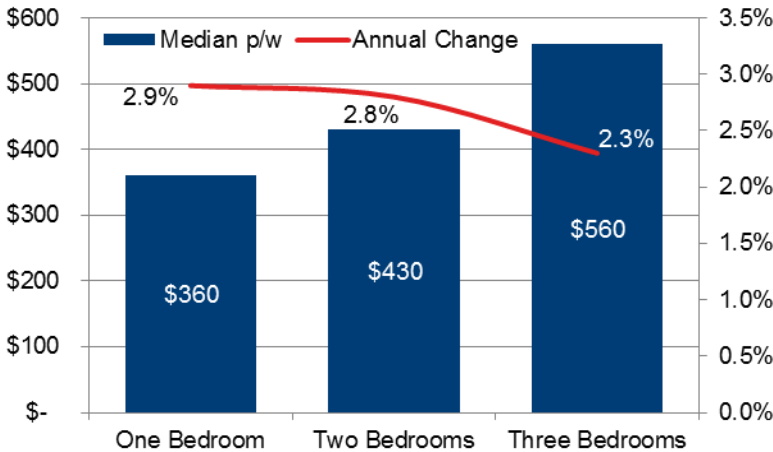
Over the six quarters to June 2014, average vendor discounts have remained mostly positive. The second quarter of 2014 has been particularly strong with a combined average mark-up of 4% for houses and units.

This indicates that demand is high and buyers are prepared to offer above the asking price to secure deals.

Over the same period, combined average days on market declined by 76%. Currently, average days on market for houses sits at 49 days and 30 days for units.

Faster selling properties further indicates buyers are becoming more savvy and competitive.

## INVESTMENT ANALYSIS QUARTERLY RENTAL PERFORMANCE



### KEY FACTS

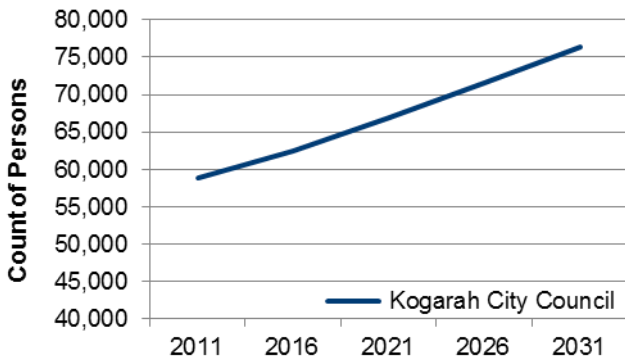
The majority of dwelling sizes in Kogarah recorded growth over the quarter ending June 2014. One bedroom rents saw the largest increase at 2.9%, while two and three bedrooms increased by 2.8% and 2.3% respectively.

Investors will do well in Kogarah with unit yields sitting at 4% as at June 2014.

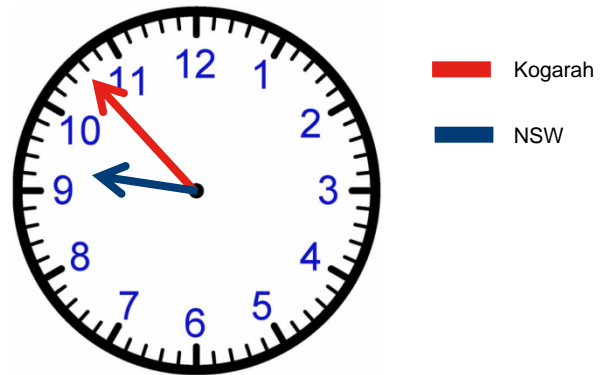
Population growth in Kogarah indicates an annual growth rate of 1.3%, with a predicted population of 76,000 by 2031.

Over the next five years, \$264 million worth of new dwellings will be delivered to the Kogarah property market which will provide an additional 1,236 units.

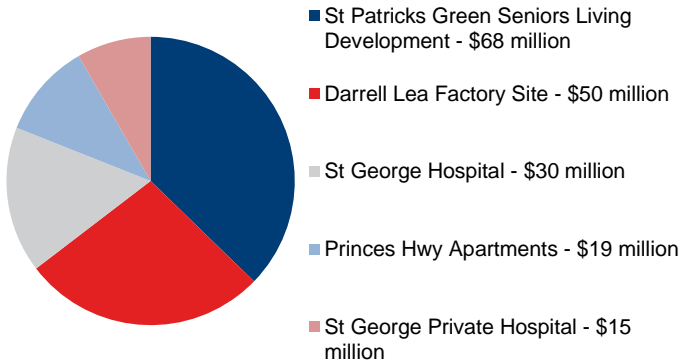
### POPULATION GROWTH



### PROPERTY CLOCK



### TOP 5 NEW PROJECTS



### ESTIMATED UNIT RENTAL YIELD

**+4.0%**

**Current Median: \$565,500  
Current Median Rent: \$435**

Based on 135 registered sales compared over the last 12 months.

## CURRENT LISTINGS

### FOR SALE



2 2 1

**KOGARAH**  
7/161-171 Princes Highway,  
KOGARAH

Generous proportions and an inviting sun filled ambience combine to deliver an appealing family lifestyle in this well presented full brick apartment. ...

**Auction**



2 1 1

**RAMSGATE BEACH**  
9/90 Chuter Avenue,  
RAMSGATE BEACH

This two bedroom apartment is perfectly positioned on the top floor of a prestige North East corner block opposite the park.

Features include; 2 bedr ...

**Auction**



1 1 1

**KOGARAH**  
Unit 15/26 Premier Street,  
KOGARAH

This huge modern unit will impress, one large bedroom with a built in wardrobe and a separate study area. Spacious Living area leading to a entertaine ...

Offers Over \$440,000



3 1 2

**MONTEREY**  
50 Monterey Street,  
MONTEREY

Situated on a clear level block in a quiet sought after street close to beach and parks and only a short drive to selective schools in St George and C ...

**Auction**



2 1 2

**BEXLEY**  
1/180 Queen Victoria St,  
BEXLEY

This first floor security apartment showcases contemporary interiors and is bathed in natural light. It combines a generous layout with a spacious wr ...

**Auction**



3 1 4

**CARSS PARK**  
25 Allawah Avenue, CARSS  
PARK

Opportunity knocks with this full brick and tile home located in this tightly held suburb. Offering three bedrooms Separate Lounge

Original neat con ...  
**AUCTION this Sat 18th Oct @ 11.30am On Site**

### FOR RENT



2 1

**KOGARAH**  
1/128 Railway Parade,  
KOGARAH

Modern unit in an unbeatable location! Featuring two good size bedroom with built-in-wardrobes, combined lounge and dining area with air-conditioning, ...

**\$460 / week**



2 1 1

**KOGARAH**  
6/11 Blake Street, KOGARAH  
Unit in a fantastic location!

Features: two spacious bedrooms with built-in-wardrobes in both rooms, updated kitchen, original bathroom, laundry facil ...

**\$400 / week**



2 1 1

**ROCKDALE**  
3/24 Chapel Street,  
ROCKDALE

Renovated two bedroom units, brand new kitchen, freshly painted, new carpet, built-in-wardrobe, internal laundry, security intercom, balcony, lock up ...

**\$450 / week**



2 1

**KOGARAH**  
9/1 Green Street, KOGARAH

Beautifully presented unit in a great location! Featuring two good size bedrooms with built-in-wardrobes in both bedrooms, spacious living area leadin ...

**\$410 / week**



4 1 2

**KOGARAH**  
42 Lachal Avenue, KOGARAH

Featuring four spacious bedrooms, separate lounge and dining areas, original kitchen and bathroom, internal laundry with second toilet and good size ...

**\$610 / week**



2 1

**KOGARAH**  
8/3 Palmerstone Street,  
KOGARAH

Renovated two bedroom unit featuring spacious bedrooms, floating floorboards throughout, freshly painted, brand new eat-in kitchen with stainless stee ...

**\$390 / 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:**

### **Nick Reskakis**

Sales Manager  
PRDnationwide Kogarah  
128 Railway Parade, Kogarah  
NSW 2217 Australia  
T 02 9588 2977  
E [nick@prdkogarah.com.au](mailto:nick@prdkogarah.com.au)  
[prdnationwide.com.au/kogarah](http://prdnationwide.com.au/kogarah)

### **Tony Reskakis**

Property Manager  
PRDnationwide Kogarah  
128 Railway Parade, Kogarah  
NSW 2217 Australia  
T 02 9588 2977  
E [tony@prdkogarah.com.au](mailto:tony@prdkogarah.com.au)  
[prdnationwide.com.au/kogarah](http://prdnationwide.com.au/kogarah)

### **Mario Reskakis**

Licencee in Charge  
PRDnationwide Kogarah  
128 Railway Parade, Kogarah  
NSW 2217 Australia  
T 02 9588 2977  
E [mario@prdkogarah.com.au](mailto:mario@prdkogarah.com.au)  
[prdnationwide.com.au/kogarah](http://prdnationwide.com.au/kogarah)

**Prepared by PRDnationwide Research:**

### **Harrison Hall**

Research Analyst  
PRDnationwide National Franchise Services  
T 07 3026 3374  
E [harrisonhall@prd.com.au](mailto:harrisonhall@prd.com.au)  
[prdnationwide.com.au/Research](http://prdnationwide.com.au/Research)

# 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)

