



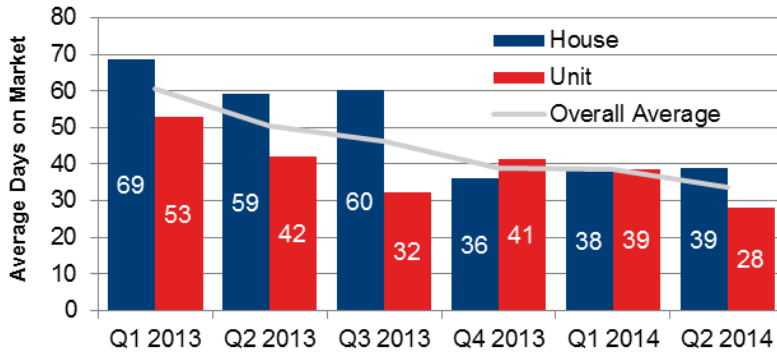
PROPERTY FACTSHEET

BEXLEY AND BEXLEY NORTH
4TH QUARTER 2014

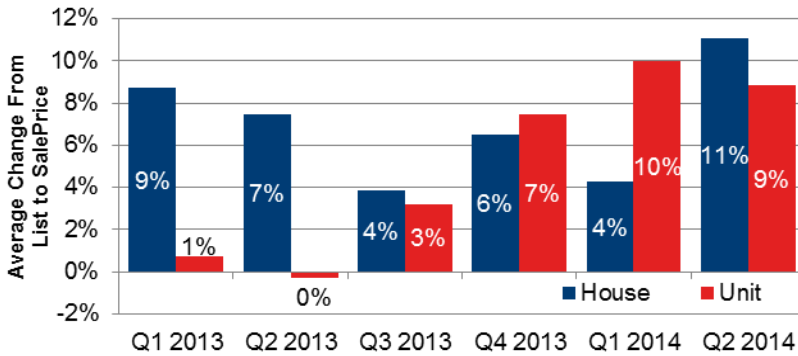


MARKET OVERVIEW

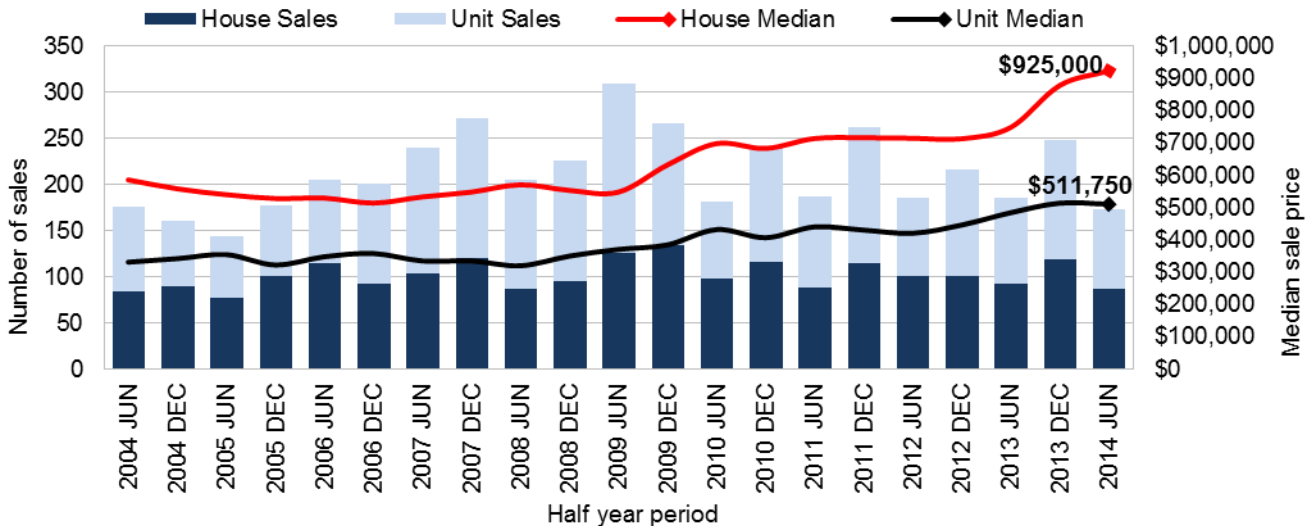
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

Current indicators suggest the Bexley and Bexley North market is in a strong growth phase.

Over 12 months to June 2014, houses in the area recorded an average rise in median prices of 23.3%.

Units have also been performing well with a rise in median prices of 5.5% over the same period.

Over the six quarters to June 2014 average change from list to sale price has increased from a combined average of 5% to bullish 10% over advertised price.

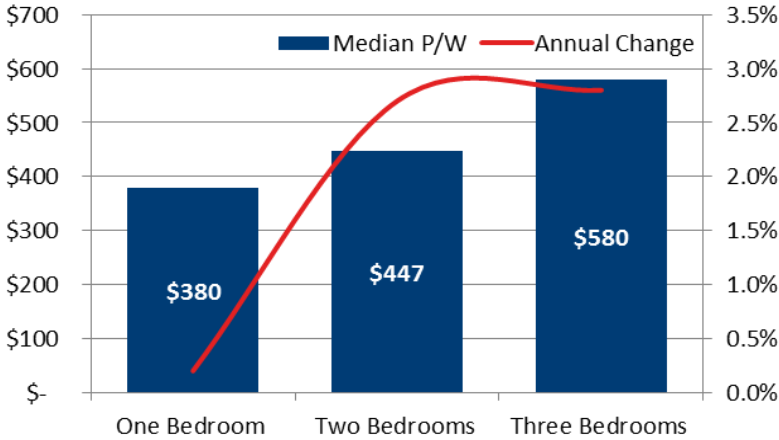
This suggests buyers are prepared to pay well over the asking price to secure the deal.

Over the same period, combined average days on market has declined by 45% and now sits at 33 days.

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

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



KEY FACTS

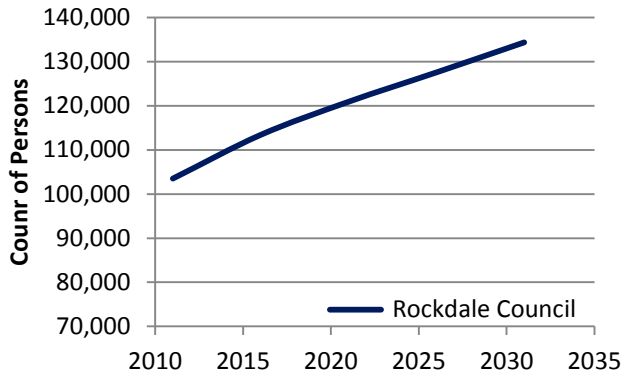
Rental growth has been continuously positive in Bexley and Bexley North over the 12 months to June 2014.

Current returns indicate a yield of 4.5% for units and 3.1% for houses.

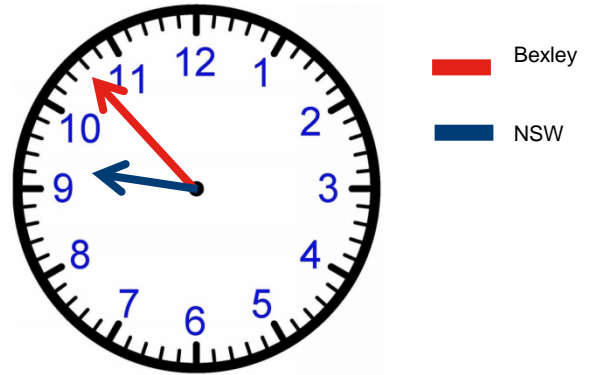
Population growth for the Rockdale City Council indicates an annual growth rate of 1.3% over the next 20 years which is considered strong.

There is also a strong development pipeline with a number of large scale mixed use projects across the area.

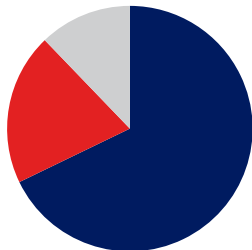
POPULATION GROWTH



PROPERTY CLOCK



TOP 3 NEW PROJECTS



- Fredrick Street Mixed Use Development
- Sarsfield Circuit Mixed Used Development
- Albany Street Units

Fredrick Street Mixed Use Development **\$22 million**
Sarsfield Circuit Mixed Used Development **\$6 million**

Albany Street Units **\$4 million**

ESTIMATED UNIT RENTAL YIELD

+4.5%

Current Median: \$511,750
Current Median Rent: \$440

Based on 87 registered sales compared over the last 12 months.

CURRENT LISTINGS

FOR SALE



KINGSGROVE
26 Vivienne Street,
KINGSGROVE

Located in short walking distance to shops, schools and railway station is this well presented double brick family home. This is an excellent opportun ...
Auction



KINGSGROVE
11 Moya Crescent,
KINGSGROVE

Very adaptable and well appointed for entertaining, this substantial brick home offers a great family lifestyle in a Blue Ribbon cul-de-sac setting. Co ...
Auction



CAMPSIE
3/130-132 Evaline Street,
CAMPSIE

Generous proportions and an inviting sun filled ambience combine to deliver an appealing family lifestyle in this renovated full brick townhouse. Situ ...
Offers Over \$650,000



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



ROSELANDS
72 Remly Street,
ROSELANDS

Set over two levels this double brick home has been built and maintained by the same family. Located in one of the most sought after street on a highl ...
Auction



KINGSGROVE
69 Rosemeath Avenue,
KINGSGROVE

Situated at the high end of this wide and quiet tree lined street close to local shops, schools, parks and transport is this well presented double bri ...
Auction



FOR RENT



BEXLEY NORTH
39 Shaw Street, BEXLEY
NORTH

* 3 spacious bedrooms with built-ins* Sunroom off the main bedroom* Brand new kitchen * Polished timber floors * Separate lounge and dining room* 2 n ...
\$620 / week



LAKEMBA
90 Sproule Street, LAKEMBA

* Light and bright 2 bedroom unit * Built ins in main bedroom * Spacious lounge room leading to balcony* Freshly painted and new blinds (to be install ...
\$380 / week



KINGSGROVE
C308/11 Mashman Avenue,
KINGSGROVE

Be the one to experience the cosmopolitan lifestyle at The Pottery - * 2 bedrooms, main with ensuite and walk-in robe and other with built-in, both ro ...
\$610 / week



BEXLEY NORTH
56 Shaw Street, BEXLEY
NORTH

Centrally located and only a short stroll Bexley North railway station and local shops is this family home featuring; * 3 bedrooms, all with built-ins ...
\$590 / week



BARDWELL PARK
30 Darley Road, BARDWELL
PARK

* 3 good sized bedrooms* Separate lounge and dining * Newly polished timber floors throughout and brand new carpet in bedrooms* Updated kitchen * Orig ...
\$620 / week



BEXLEY
17-19 Eddystone Road,
BEXLEY

* 2 large bedrooms with built ins* Open plan kitchen, lounge and dining* Main bedroom with ensuite* Solid timber kitchen with stone benchtops* Gas sta ...
\$520 / 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:

Frank Mazzotta

Director

PRDnationwide Bexley North

7 Shaw Street Bexley North

NSW 2207 Australia

T 02 4443 0519

E frank@prdbn.com.au

prdbn.com.au

Prepared by PRDnationwide Research:

Harrison Hall

Research Analyst

PRDnationwide National Franchise Services

T 07 3026 3374

E harrisonhall@prd.com.au

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

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

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

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

www.prdnationwide.com.au

