



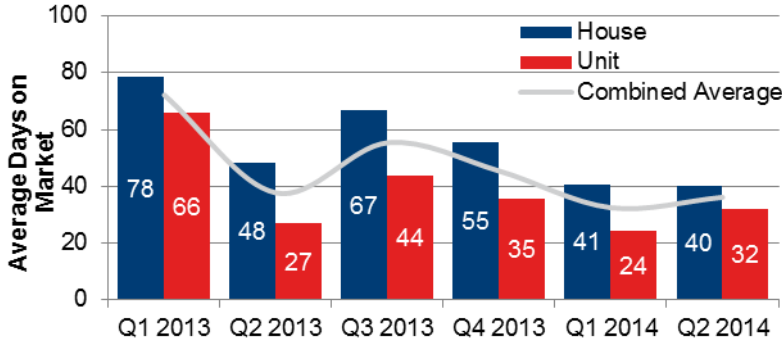
PROPERTY FACTSHEET

KINGSGROVE
4TH QUARTER 2014

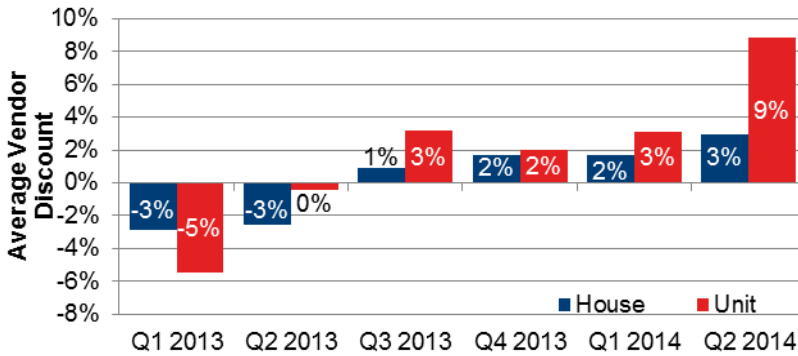


MARKET OVERVIEW

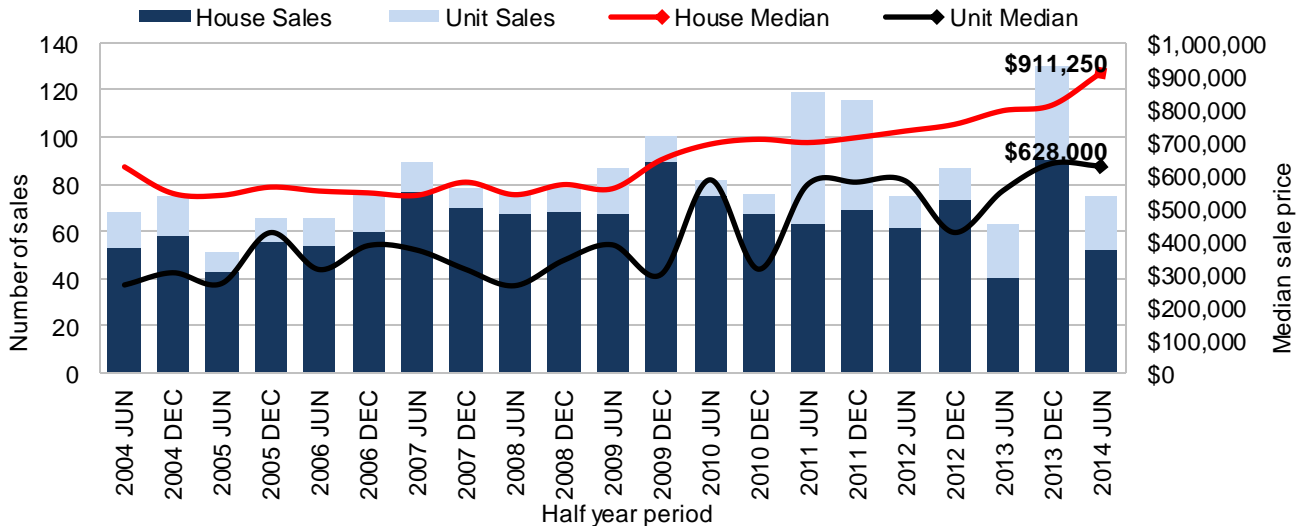
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

Current indicators suggest the Kingsgrove market is in a period of strong growth.

Over 12 months to June 2014, houses in the area recorded an average rise in median prices of 11%.

Units have also been performing well with a rise in median prices of 12.8% over the same period.

Over the six quarters to June 2014 average change from list to sale price has increased from a combined average discount of 4.1% to a bullish 5.9% over advertised price.

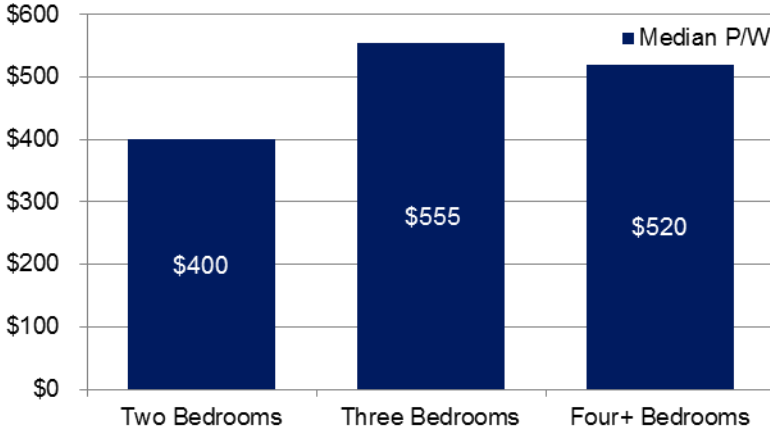
This data indicates there the market has seen an increase in demand particularly over the first half of 2014.

Over the same period, combined average days on market has declined by almost half and now sits at 36 days.

A drop in days on market further indicates strong demand as well as improved buyer sentiment.

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



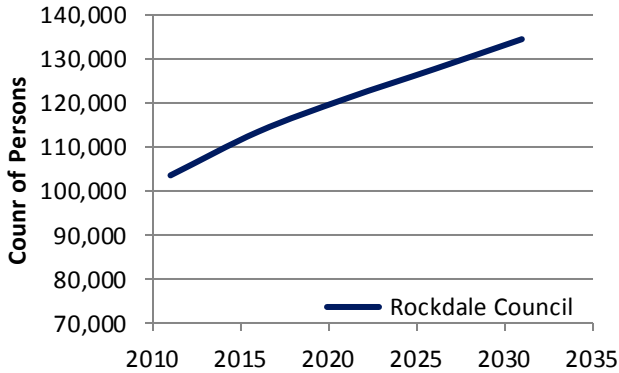
KEY FACTS

Current returns indicate a yield of 4.5 per cent for units and 3.1 per cent for houses. Three bedrooms offer the best returns with a median rent per week of \$555.

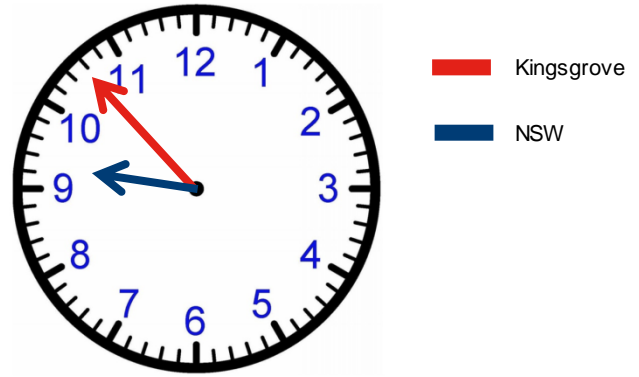
Population growth for the Rockdale City Council indicates an annual growth rate of 1.3 per cent over the next 20 years which is considered strong.

There is a strong development pipeline with a number of large scale mixed use projects across the area including the \$50 million The Crescent Development.

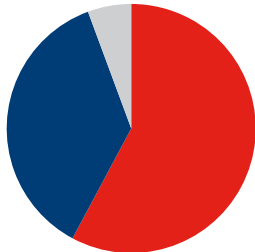
POPULATION GROWTH



PROPERTY CLOCK



TOP 3 NEW PROJECTS



- The Crescent Residential Development
- Bunnings Kingsgrove
- Vanessa St Industrial Development

The Crescent Residential Development **\$50 million**
Bunnings Kingsgrove **\$6 million**

Vanessa Street Industrial Development **\$4 million**

ESTIMATED HOUSE RENTAL YIELD

+3.4%

Current Median: \$855,000
Current Median Rent: \$550

Based on 57 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



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.



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