



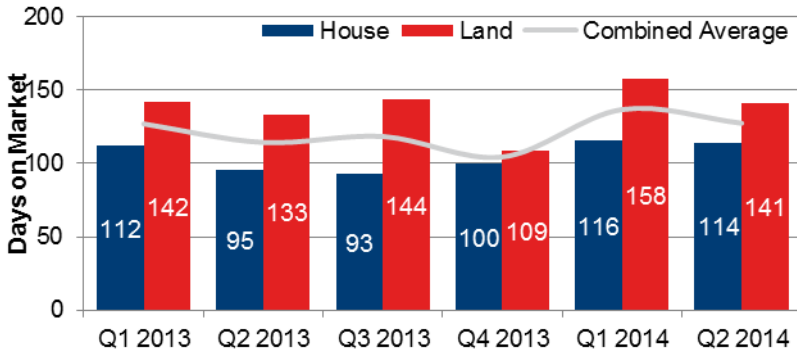
PROPERTY FACTSHEET

HUNTER VALLEY
4TH QUARTER 2014

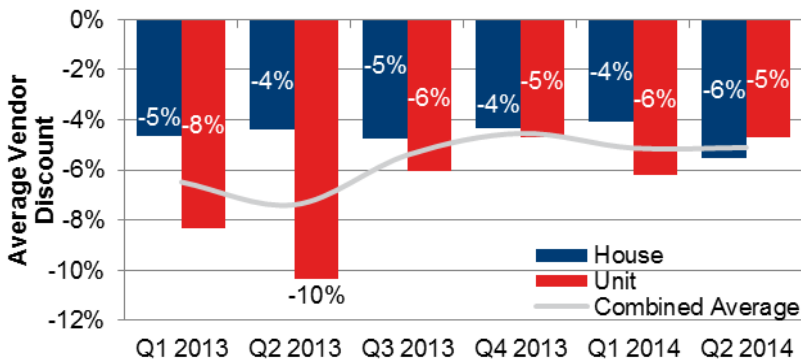


MARKET OVERVIEW

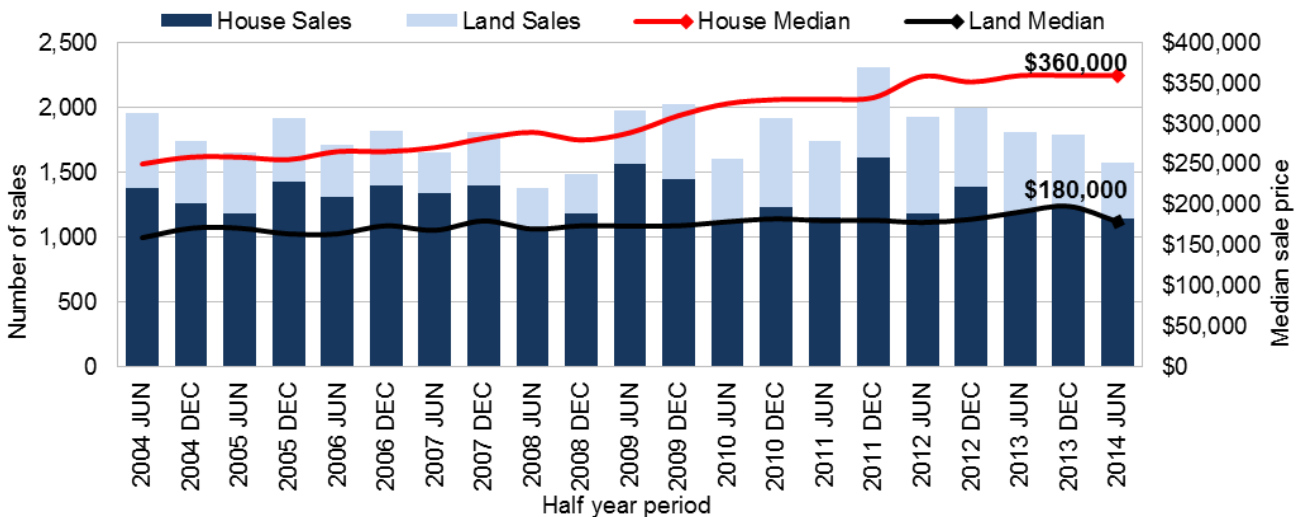
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

Current indicators suggest the Hunter Valley market is in a period of subdued growth.

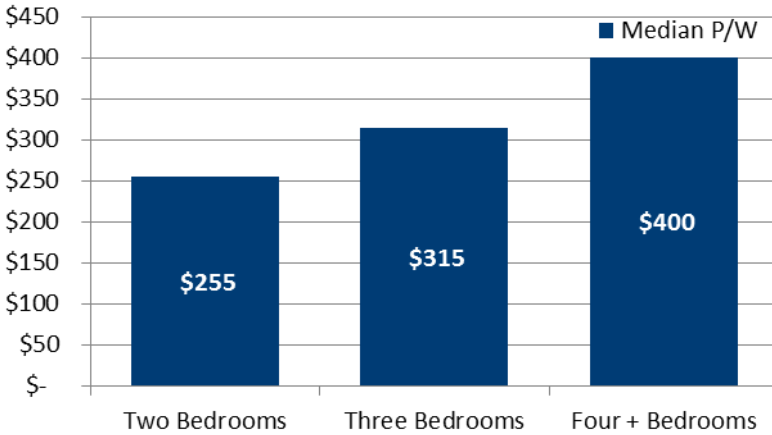
Over 12 months to June 2014 house prices have been stable while over 5 years median prices have grown at an annual average rate of 4.5%

Over the six quarters to June 2014 average vendor discounting has dropped from a combined 6.5% to 5.1%. This suggests vendors are becoming realistic to current conditions and are offering lower listing prices.

Over the same period, combined average days on market has remained level which indicates an even market between buyers and sellers.



INVESTMENT ANALYSIS RENTAL PERFORMANCE



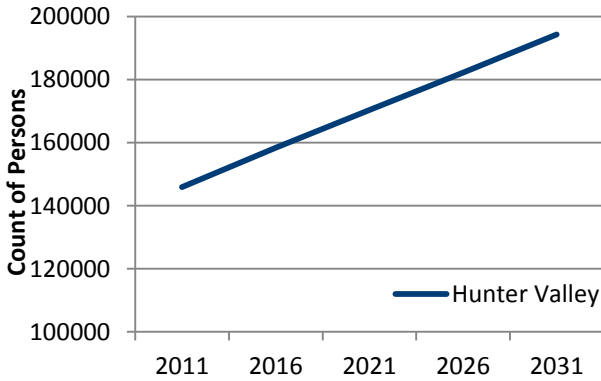
KEY FACTS

Current returns indicate a yield of 5.2 per cent for houses. Four plus bedroom properties offer the highest returns with a median rent per week of \$400.

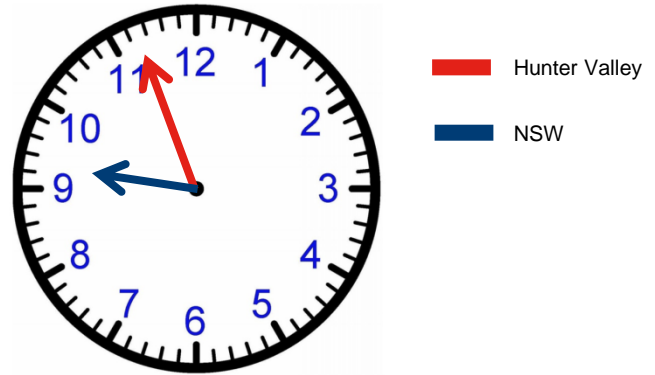
Population growth for the Hunter Valley indicates an annual growth rate of 1.2% over the next 20 years which will add 50,000 people to the region.

There is also a strong development pipeline which should help to strengthen the local economy. The Huntlee Village project is the most ambitious and should add up to 5,600 new dwellings over the next 25 years.

POPULATION GROWTH



PROPERTY CLOCK



TOP 3 NEW PROJECTS



ESTIMATED HOUSE RENTAL YIELD

+5.2%

**Current Median: \$360,000
Current Median Rent: \$360**

Based on 1,137 registered sales compared over the last 12 months.

CURRENT LISTINGS

FOR SALE



3 bedrooms, 1 bathroom, 1 car

LORN
27 The Avenue, LORN
The romance of this charming residence known as Westmoor will captivate you from the moment you enter the front gate. Built in 1900 this home has m ... offers over \$580,000



6 bedrooms, 2 bathrooms, 2 cars

BOLWARRA HEIGHTS
7 Pinnacle Close, BOLWARRA HEIGHTS
Impressive street presence and set in a quiet, popular location, this fabulous home has been designed to accommodate the largest of modern families w ... \$535,000



3 bedrooms, 2 bathrooms, 2 cars

BOLWARRA HEIGHTS
lot 2/ 34 Lang Drive, BOLWARRA HEIGHTS
This prime average site has a elevated position which beautiful north facing views over the Paterson river valley. Featuring a full street frontage an ... \$350000



5 bedrooms, 3 bathrooms, 5 cars

MAITLAND
9 Hopman Close, MAITLAND
Set on 1.65ha in a semi rural prestige estate, this commanding residence has been built to the highest quality and attention to detail to the period f ... \$1,300,000



3 bedrooms, 2 bathrooms, 1 car

BOLWARRA
3/9 Victoria Road, BOLWARRA
Looking for that low maintenance yet still luxurious lifestyle? Look no further. Here is your opportunity to secure a property which suits a number of ... \$479,000



4 bedrooms, 2 bathrooms, 2 cars

MAITLAND
62 New England Hwy, MAITLAND
Now here is a GEM. This circa 1920's beauty is a winner for those who love the feel of warmth, charm, originality and its wonderful style. Invite dinn ... Offers above \$699,000



4 bedrooms, 2 bathrooms, 1 car

LORN
5 Nichols Street, LORN
This old-meets-new home offers a large dining/living area with polished timber floorboards and french doors that lead to an entertainment deck which o ... \$440 / week



2 bedrooms, 1 bathroom

MAITLAND
3/327 High Street, MAITLAND
Well located 2 bedroom 1 bathroom unit with new kitchen. Close to all shops and amenities in central Maitland. It is a must to view, available for 6 o ... \$290 / week



4 bedrooms, 2 bathrooms, 2 cars

BOLWARRA
10 Margot Close, BOLWARRA
This four bedroom home features spacious tiled living areas, including a combined lounge dining area and family room with split system air conditionin ... \$430 / week



4 bedrooms, 3 bathrooms, 3 cars

BOLWARRA HEIGHTS
11 Tocal Road, BOLWARRA HEIGHTS
This large, well-appointed family home in beautiful Bolwarra Heights is just seven minutes drive to Maitland's CBD. Come through the gate of the quaint ... \$470 / week



2 bedrooms, 1 bathroom

MAITLAND
1/327 High Street - The Exchange Hotel, MAITLAND
Beautifully updated with hard timber floors, high ceilings and plenty of space; The Exchange Hotel offers great value accommodation right in the heart ...

\$650 / week



1 bedroom, 1 bathroom

MAITLAND
9/70-72 Church Street, MAITLAND
This recently renovated single level unit is located in a well maintained single level complex opposite Pender Place Shopping Centre and a bus stop ne ... \$240 / 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:

Luke Anderson

Principal & Licensee in Charge
PRDnationwide Hunter Valley
107 Newcastle Road East Maitland
NSW 2323 Australia
T 02 4934 2000
M 0408 976 509
E luke@prdhuntervalley.com.au
prdhuntervalley.com.au

Rhonda Nyquist

Principal
PRDnationwide Hunter Valley
107 Newcastle Road East Maitland
NSW 2323 Australia
T 02 4934 2000
M 0419 341 999
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

