



PROPERTY MARKET FACT SHEET

Inner West
Third Quarter 2014

Market Summary

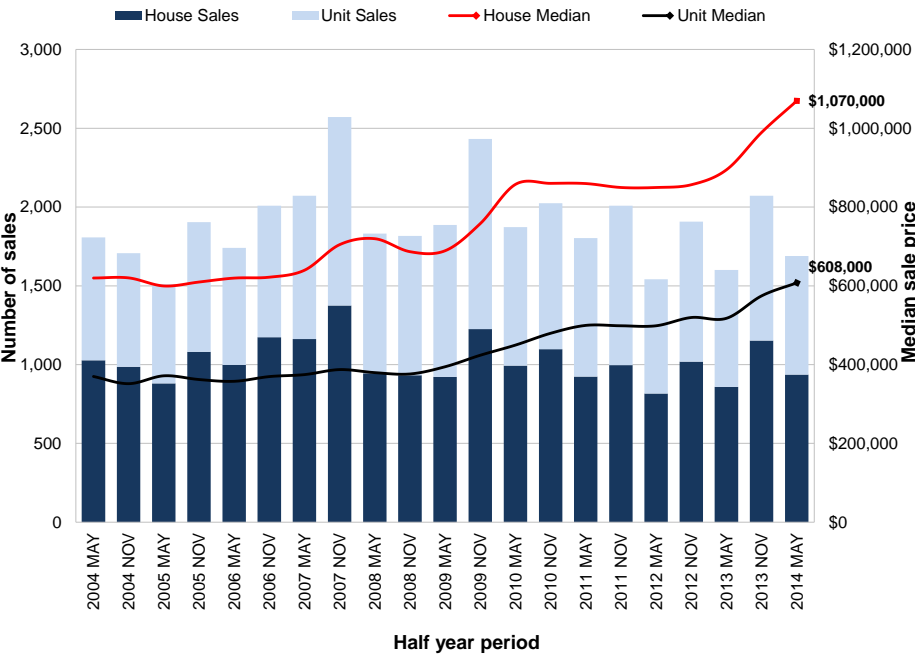
The Inner West property market has been in a phase of strong growth since May 2013.

The area is predominately made up of the Leichhardt, Marrickville and Ashfield Councils and is a well established region with diverse demographics.

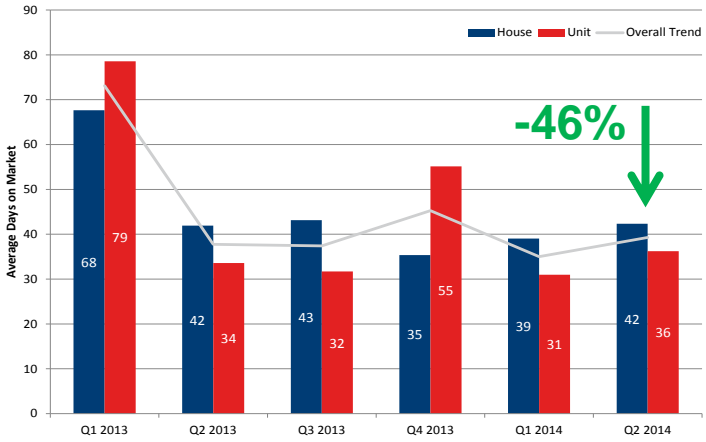
Over the 12 months to May 2014 the area recorded a strong rise in median prices of 19.6 per cent for houses and 17.4 per cent for units. Over the same period houses transactions increased by a bullish 9.1 per cent while unit sales grew by 1.3 per cent.

Over the six quarters to June 2014 average days on market has dropped by 46 per cent. The current aggregate of houses and units currently sits at 39 days on the market.

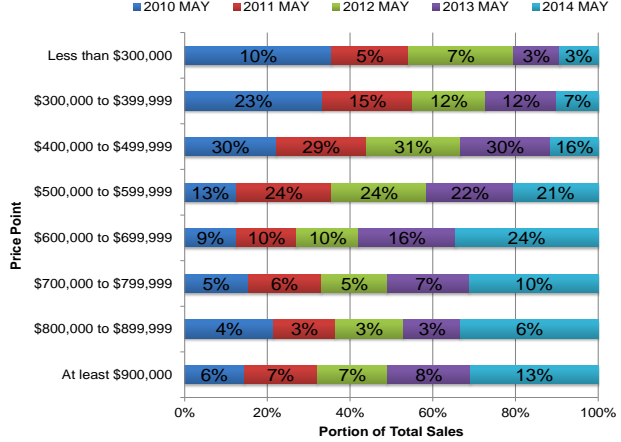
Average change from list to sale price has been continuously positive since Q2 2013.



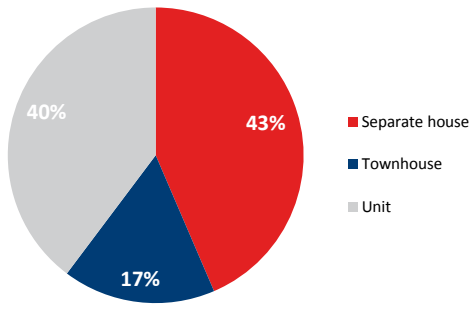
Average Days on Market



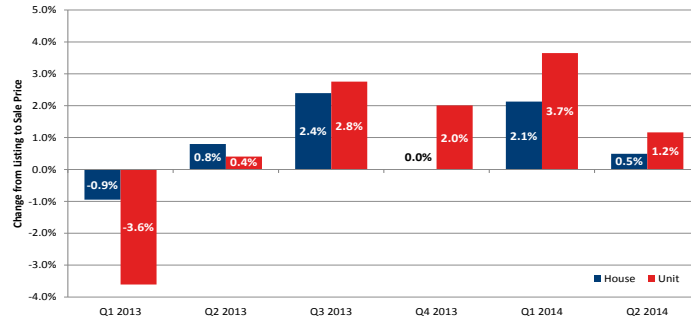
Unit Price Point Chart



Dwelling Type Breakdown



Change From List Price



Investment Analysis

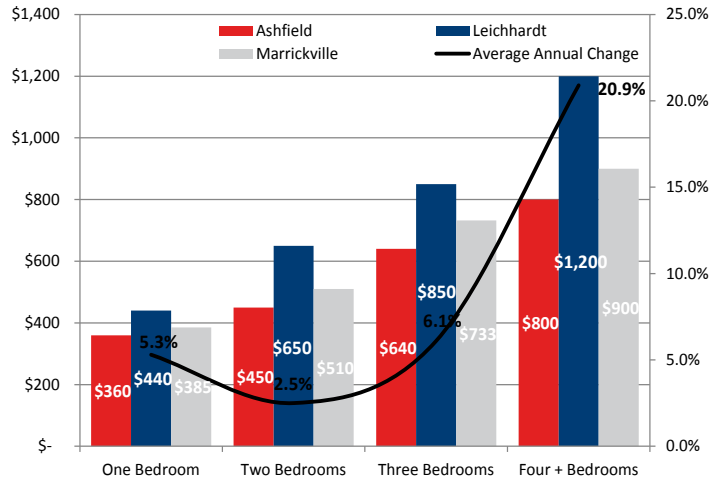
Throughout the first half of 2014 capital growth prospects have remained strong.

Rental growth has been continuously positive over the 12 months to June 2014. The region recorded average annual growth of 8.7 per cent.

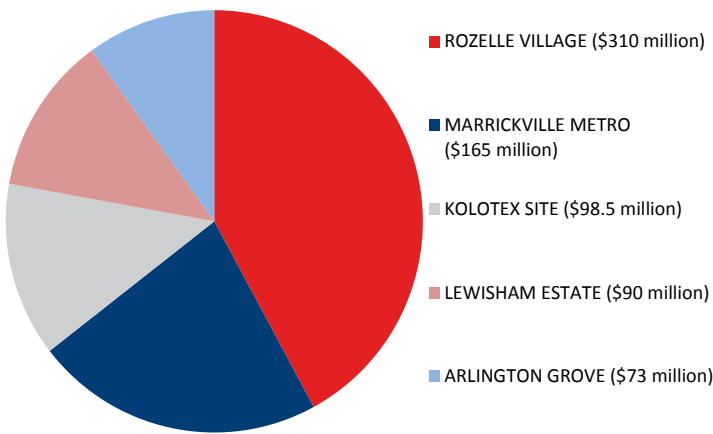
Current returns indicate a yield of 3.2 per cent for houses and 3.8 per cent for units.

There is a healthy development pipeline for Inner West totaling \$3.1 billion. Highlights include upgrades to Marrickville Metro, a number of mixed use developments and improved connectivity through public transport and new roads.

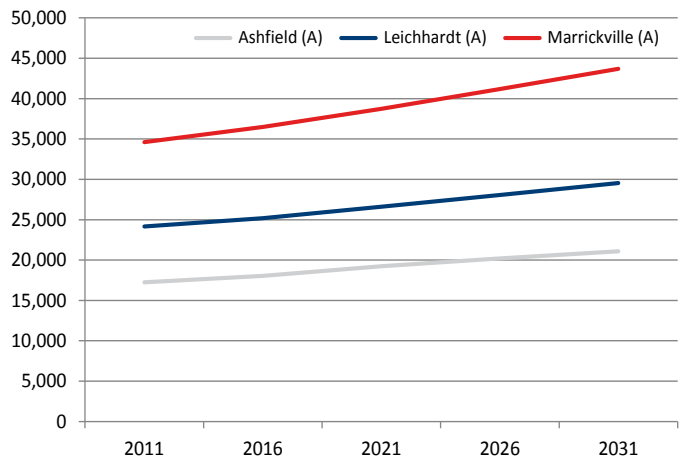
Rental Analysis



Top 5 Planned Developments



LGA Population Projections

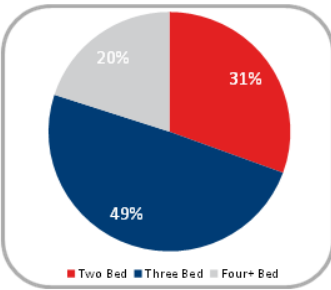


Yield & Bedroom Breakdown

Inner West Houses

+3.2%

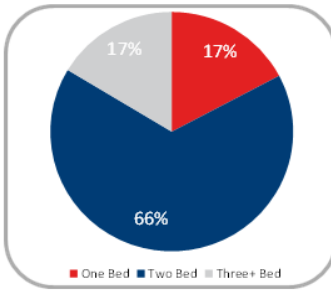
Yield Based on 2090 registered house sales over 12 months to May 2014 with a median price of \$1,070,500 and a median rent of \$663 per week



Inner West Units

+3.8%

Yield Based on 1671 registered unit sales over 12 months to May 2014 with a median price of \$608,000 and a median rent of \$445 per week



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