

PROPERTY MARKET FACT SHEET

Inner West Third Quarter 2014



Inner West

Market Summary

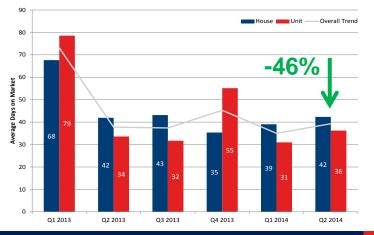
The Inner West property market has been in a 3,000 phase of strong growth since May 2013.

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

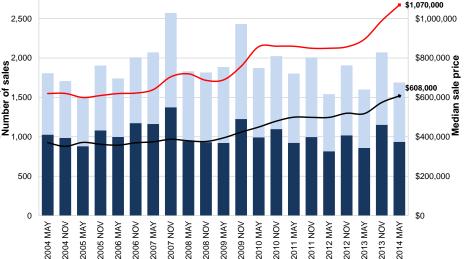
Over the 12 months to May 2014 the area recorded a strong rise in median prices of 51,500 19.6 per cent for houses and 17.4 per cent for B Over the same period houses units. ž _{1,000} transactions increased by a bullish 9.1 per cent while unit sales grew by 1.3 per cent.

Over the six guarters 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.



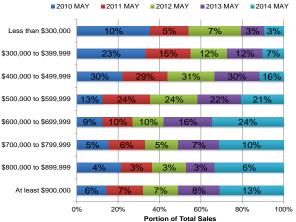
Average Days on Market



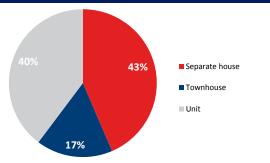
House Sales

Unit Sales

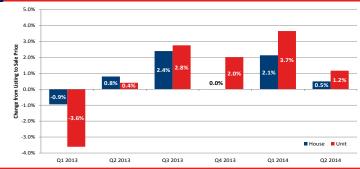
Half year period



Dwelling Type Breakdown



Change From List Price



PRDnationwide does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRDnationwide will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material. Prepared by PRDnationwide Research © All medians and volumes are calculated by PRDnationwide Research. Use with written permission only. All other responsibilities disclaimed. © 2014 Graphs and tables prepared by PRDnationwide Research. Source: PriceFinder, Cordell, ABS

Price Point

2010 MAY 2011 MAY 2012 MAY

Unit Price Point Chart



Unit Median

\$1,200,000

P

House Median

Inner West

Investment Analysis

PRD nationwide RESEARCH

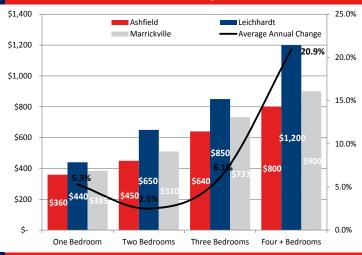
Rental Analysis

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.

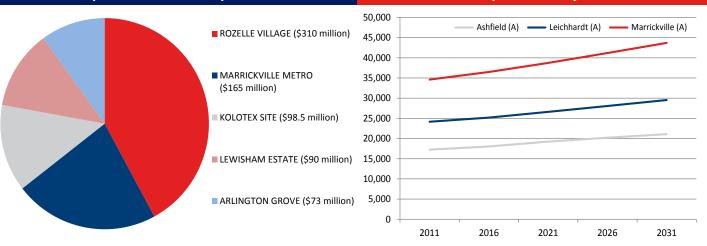
Current returns indicate a yield of 3.2 per cent for houses and 3.8 per cent for units.

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.

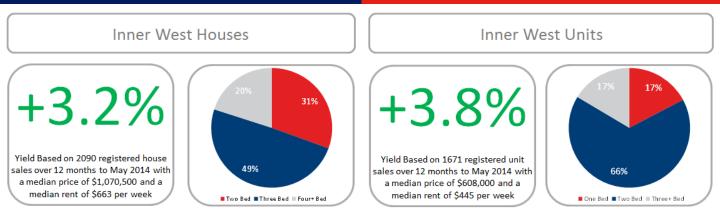


LGA Population Projections

Top 5 Planned Developments



Yield & Bedroom Breakdown



PRDnationwide does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRDnationwide will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material. Prepared by PRDnationwide Research © All medians and volumes are calculated by PRDnationwide Research. Use with written permission only. All other responsibilities disclaimed. © 2014 Graphs and tables prepared by PRDnationwide Research. Source: PriceFinder, Cordell, ABS

Prepared by PRDnationwide Research. For further details contact:

PRDnationwide Leichhardt 498-502 Parramatta Road Petersham NSW 2949 P 02 9564 3177 E enquiries@prdleichhardt.com

Harrison Hall

Research Analyst PRDnationwide National Franchise Services P 07 3026 3374 E harrisonhall@prd.com.au

