

PROPERTY MARKET FACT SHEET

Bondi Junction Third Quarter 2014



Bondi Junction



Market Summary

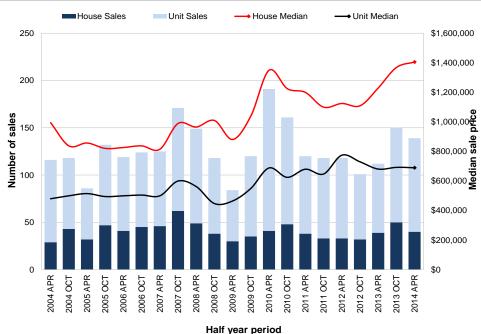
The Bondi Junction housing market is currently in a phase of growth which commenced in 2013. Over 12 months to April 2014 the houses in the suburb recorded a rise of in median prices of 14.3.

Unit growth has been more level recording a 1.3 per cent in median price for units over 12 months to April 2014.

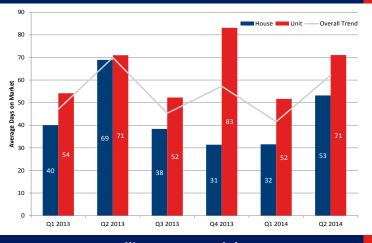
Over the same period unit transactions increased by a strong 35.6 per cent while house sales increased by 2.6 per cent.

Change from list to sale price has been growing strongly over six quarters to June 2014. Average change from list price has risen from 1.29% under list price to 6.9 per cent over sale price.

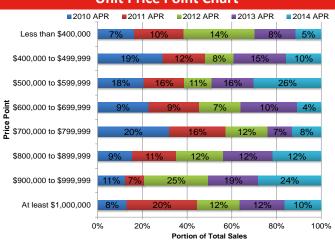
Growth can be attributed to increases in competition and limited supply.



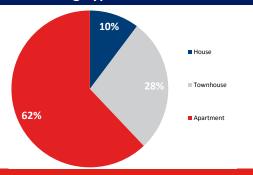
Average Days on Market



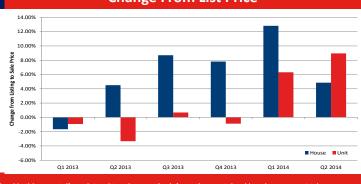
Unit Price Point Chart



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

Bondi Junction



Investment Analysis

Throughout the first half of 2014 prospects for investors remains strong across Bondi Junction.

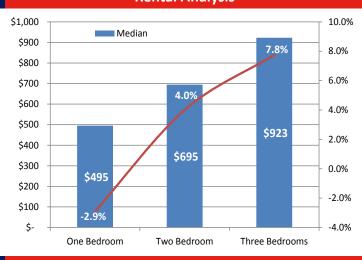
Overall rental growth has been stable over the 12 months to June 2014. The region recorded average rental growth of 3 per cent.

Current returns indicate a yield of 3.5 per cent for houses and 4.7 per cent for units.

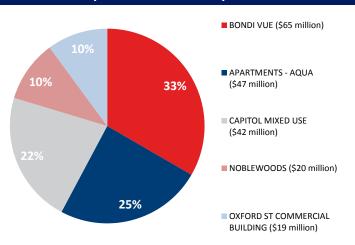
There is a respectable level of new developments in the pipeline which will help improvement of available amenities for existing residence.

Population projections indicate growth of 14 per cent by 2031 which will see a total population of approximately 82,000.

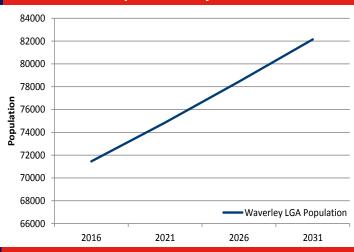
Rental Analysis



Top 5 Planned Developments



Population Projections

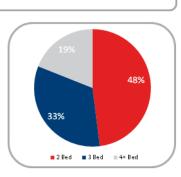


Yield & Bedroom Breakdown

Bondi Junction Houses

+3.5%

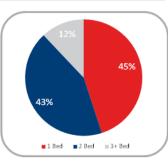
Yield Based on 112 registered house sales over 12 months to May 2014 with a median price of \$1,332,500 and a median rent of \$895 per week



Bondi Junction Units

+4.7%

Yield Based on 459 registered unit sales over 12 months to May 2014 with a median price of \$695,000 and a median rent of \$630 per week



Prepared by PRDnationwide Research. For further details contact:

Phillip Prassas

Principal/Managing Director PRDnationwide Bondi Junction 02 9389 7002 E pprassas@prdbj.com.au

Harrison Hall

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

