



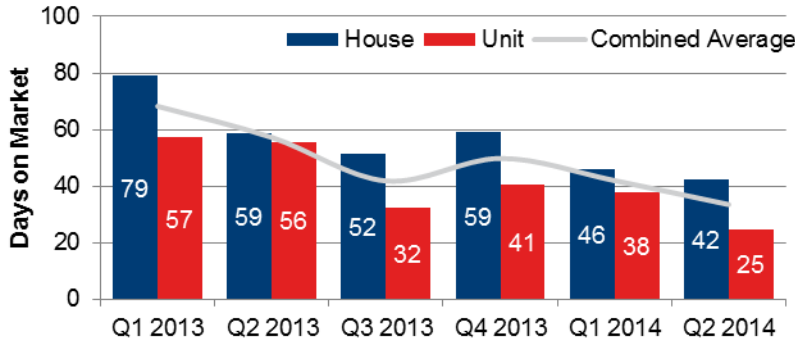
PROPERTY FACTSHEET

RAMSGATE AND RAMSGATE BEACH
4TH QUARTER 2014

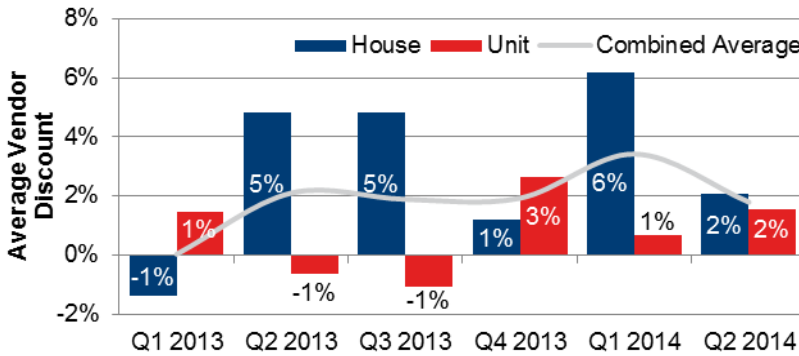


MARKET OVERVIEW

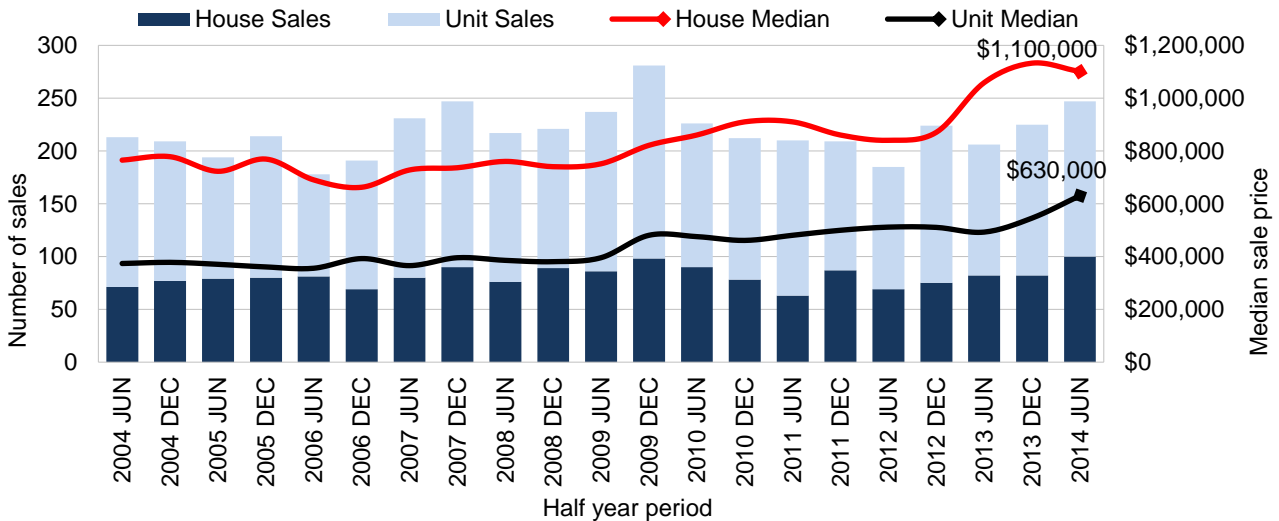
AVERAGE DAYS ON MARKET



CHANGE FROM LIST TO SALE PRICE



10 YEAR CAPITAL GROWTH



KEY FACTS

Current indicators suggest the Ramsgate area property market is in a healthy condition, particularly for units.

Over June 2013-14, median prices for houses in the area saw an average increase of 3.9%. Meanwhile units have outperformed houses with a strong 28% increase over the same period.

Over the six quarters to June 2014 change from listed price to sale price has been mostly positive. The first half of 2014 has been particularly strong with an average combined mark-up of 2.6%.

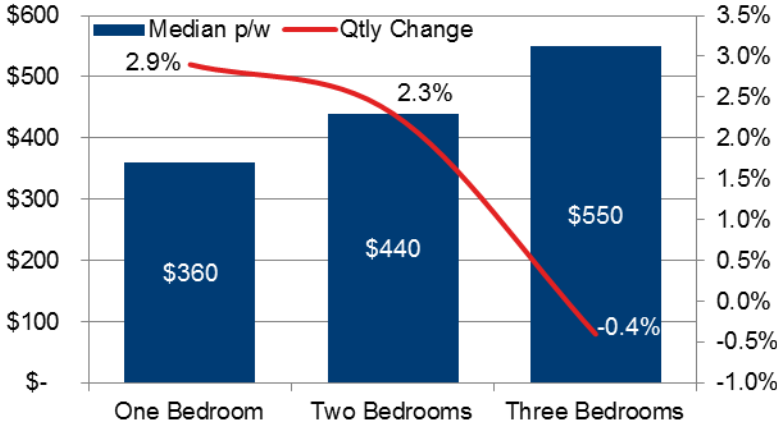
This suggests that demand is high and buyers are prepared to offer above the asking price to secure the deal.

Over the same period, combined average days on market has declined by 49% and currently sits at 42 days for houses and 25 days for units.

Faster selling properties further indicates buyers are becoming more savvy and competitive.

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



KEY FACTS

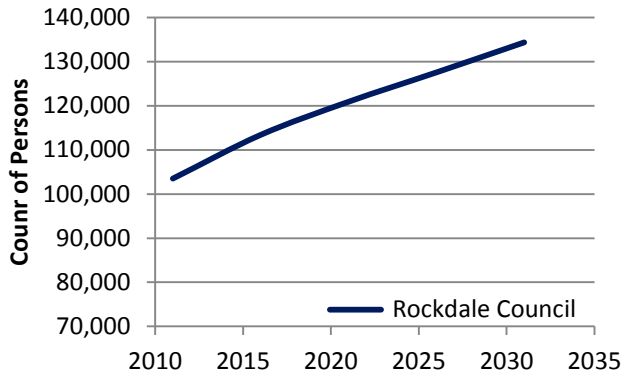
The majority of dwelling types in the area recorded growth over the quarter ending June 2014 with one bedroom rent per week increasing 2.9% while two bedrooms increased by 2.3%.

Current returns indicate a yield of 4.6% for units and 3.5% for houses.

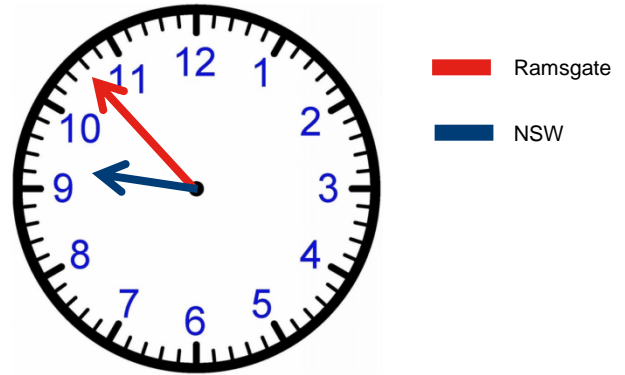
Population growth for Rockdale City Council indicates an annual growth rate of 1.3% over the next 20 years and should 30,000 new residents by 2031.

The \$53 million local development pipeline exclusively consists of residential developments with a total of 154 new dwellings planned.

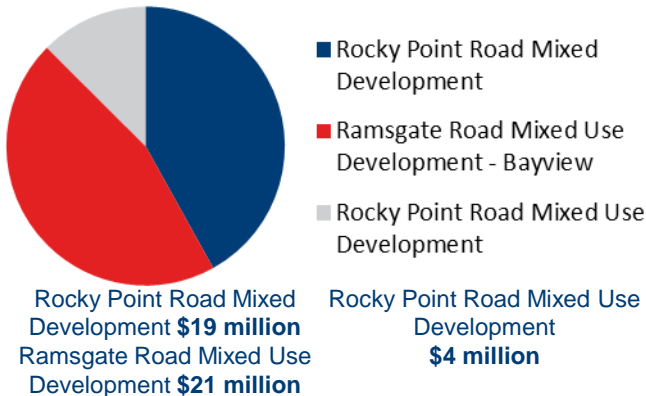
POPULATION GROWTH



PROPERTY CLOCK



TOP 3 NEW PROJECTS



ESTIMATED UNIT RENTAL YIELD

+4.1%

**Current Median: \$630,000
Current Median Rent: \$500**

Based on 147 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



FOR RENT



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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