



Dapto

Property Factsheet

1st Half 2017





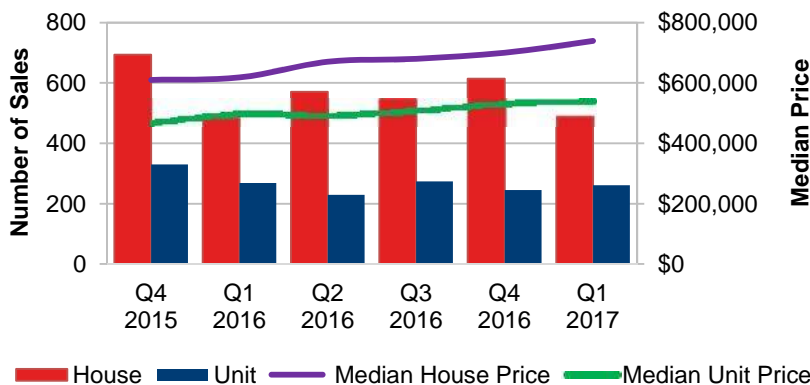
MARKET CONDITIONS

The Dapto property market* recorded a median house price of \$572,500 and \$480,000 for units in Q1 2017, representing solid annual growth of 10.7% and 2.7% respectively. Both house and unit medians are below the Wollongong City Council median of \$739,000 for houses and \$535,500 for units. This indicates that the Dapto market provides a more affordable entry point for which investors or first home buyers can take advantage of, without compromising on positive capital growth.

Properties in Dapto continue to be well sought-after, with average vendor discounting trending on a positive level over the past twelve months. Q1 2017 proves the height of Dapto's market competitiveness, with average vendor discount recording the highest percentage - the average house is currently selling for 5.8% above the asking price while units are selling for 4.1% above the asking price. This reflects the continuing positive sentiment within the Dapto property market, where buyers are increasingly willing to offer above the first list asking price.

House median rents have recorded a slight increase over the 12 months to Q1 2017, currently at \$470 per week. Unit rents saw a similar movement, increasing by \$40 over the same period to \$400 per week. Low vacancy rates (1.1%) reflect the strong rental demand within the Dapto area. Solid rental yields of 4.6% (houses) and 4.2% (units), higher than Sydney's 3.9% and 3.8%, suggest conducive indicators for long term investment.

WOLLONGONG CITY COUNCIL GROWTH



OVERVIEW

Dapto is a developing residential area, located close to Lake Illawarra. Dapto offers a wide range of water and nature activities such as sailing, canoeing and bird watching; making Dapto an attractive living destination.

Change from Last	Year	Half Year
House sales	↑	↓
House median	↑	↑
House rents	↑	↔
Unit sales	↔	↑
Unit median	↑	↓
Unit rents	↑	↓

FUTURE DEVELOPMENTS^^

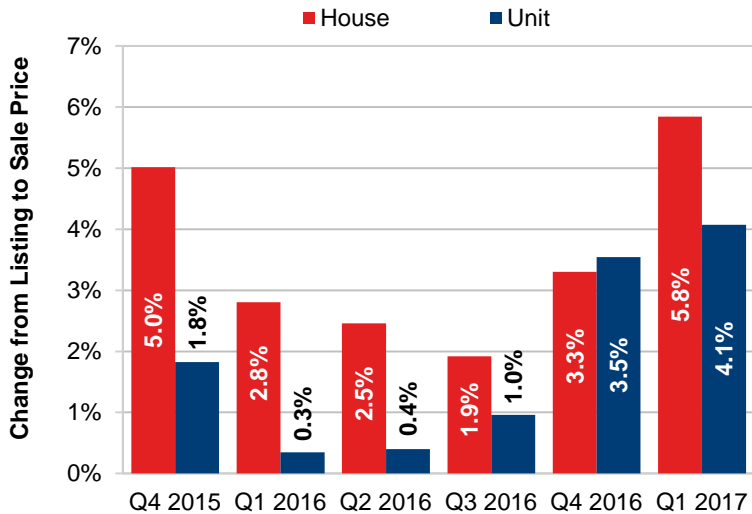
Dapto is set to see approx. \$73.1M** of new projects commencing in the area^[^]. Commercial development accounted for the majority of estimated value at \$27.8M** (38.0%). This is followed by residential projects, which accounted for approx. \$25.1M** (34.3%) and infrastructure projects, which contributed \$20.2M** (27.6%) respectively.

Currently the largest development underway is the expansion of IRT retirement housing, located in Kanahooka. The 16 hectare site which is adjacently located to the current retirement housing will consist of 100 single storey two bedroom units and a single three bedroom unit. This project is estimated at \$27.8M**.

A main residential project for 1st half 2017 is the Avondale Rd Townhouses (approx. \$12.0M), scheduled to commence in March 2017 and adding 26 townhouses to the market. This is followed by Avondale Rd Dwellings (approx. \$7.5M, 11 dwellings) and Harvey St Residential Development (approx. \$5.8M, 68 dwelling/townhouse/villas).

*Dapto market data and key indicators encapsulates aggregate property market conditions in the 2530 postcode
 **Estimated value is the value of land and construction costs, it does not reflect the project's sale/commercial value
 ^Dapto Development figures encapsulate aggregate development market conditions in the postcode 2530.
 ^^Total project value represents the aggregate estimate value of all residential, commercial, industrial, and infrastructure projects scheduled to commence in the first half of 2017.
 Source: Cordell Database, RealEstate.com.au, APM Pricerfinder

AVERAGE VENDOR DISCOUNT



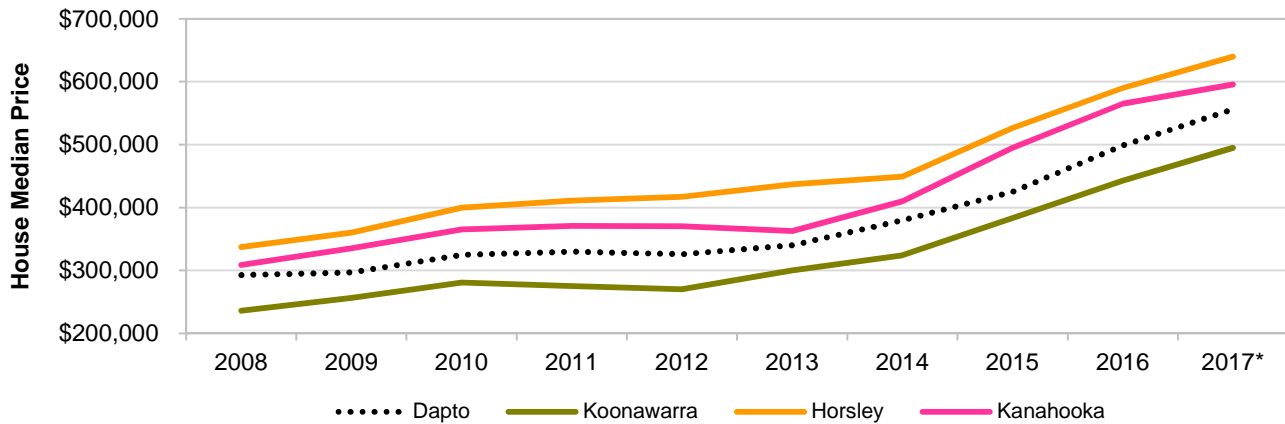
AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first list price and final sold price. A lower percentage difference (closer to zero) suggests buyers are willing to purchase close to the first asking price of a property.

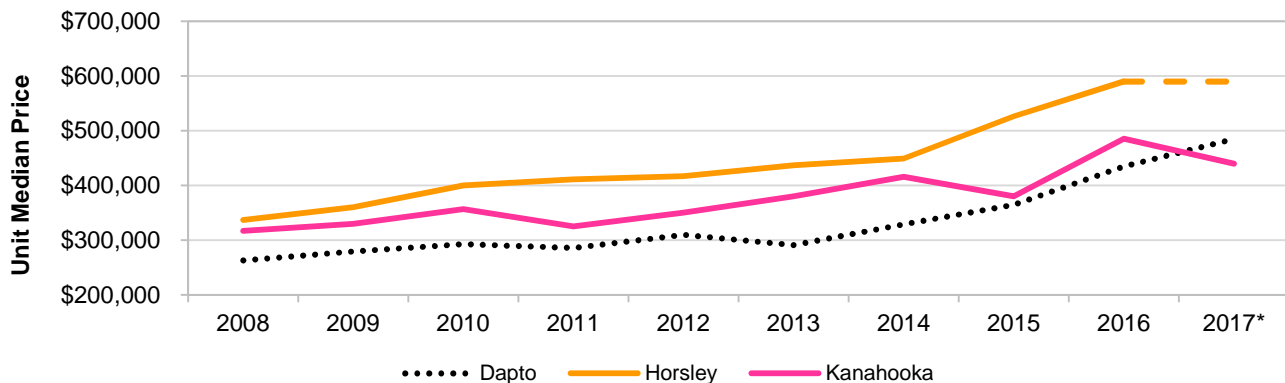
MARKET COMPARISON TABLE

The market comparison graph provides the comparative trend for median price of house and units over the past 10 years. Suburbs profiled are chosen based on proximity to the main suburb analysed in the factsheet, which is Dapto. The main suburb is highlighted through a dotted black line graph.

HOUSE MARKET COMPARISON



UNIT MARKET COMPARISON

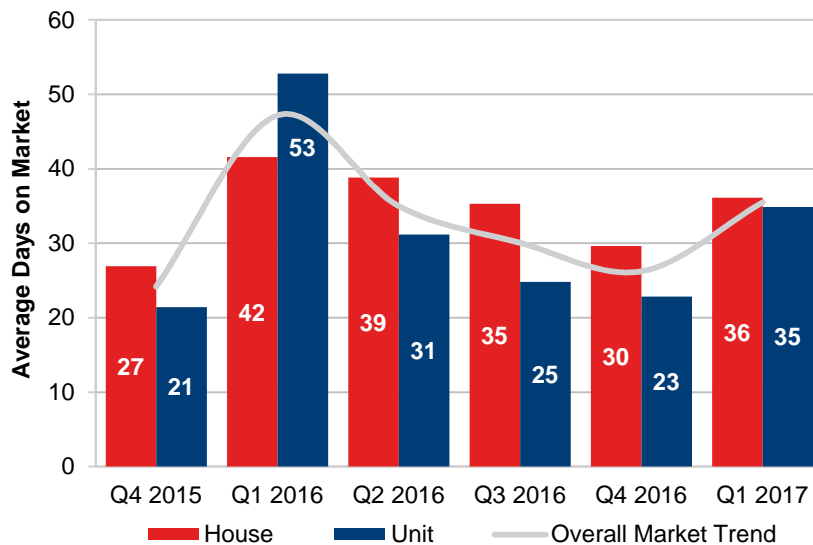


*Disclaimer: 2017 data encapsulates Q1 2017 only, quoted data represents both settled transaction (i.e. government data) and agents' advice.

**Dashed line in median line price graph is due to no sales records for that period of time and median price displayed is approximate only based on previous known median price and trend.

Source: APM Pricerfinder, Realestate.com.au, Real Estate Institute of Australia.

AVERAGE DAYS ON MARKET**



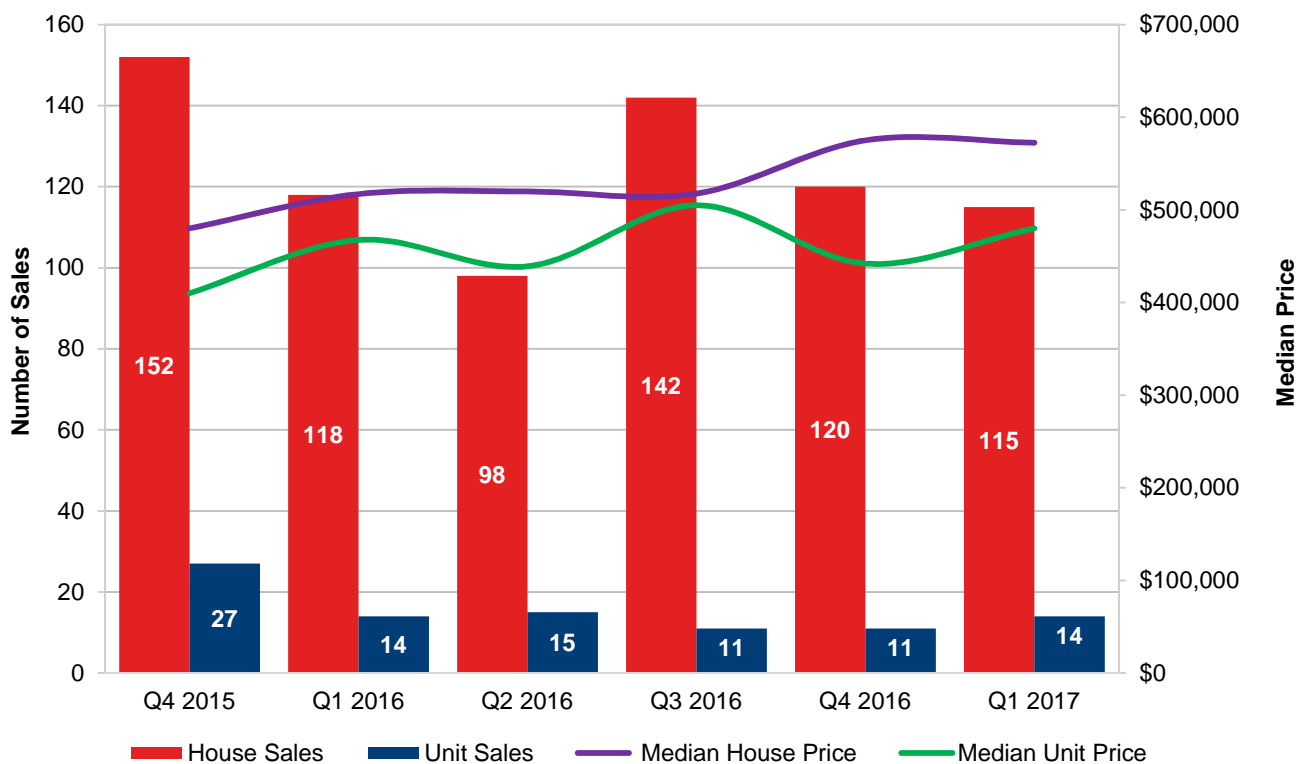
HOUSE KEY FACTS Q1 2017

Median Sale Price: \$572,500
 Annual Growth: 10.7%*
 Average Days on Market: 36
 % Change between First Listed Price and Sold Price: 5.8%

UNITS KEY FACTS Q1 2017

Median Sale Price: \$480,000
 Annual Growth: 2.7%*
 Average Days on Market: 35
 % Change between First Listed Price and Sold Price: 4.1%

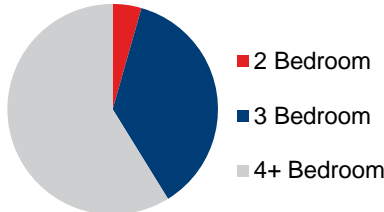
SALES AND MEDIAN PRICE**



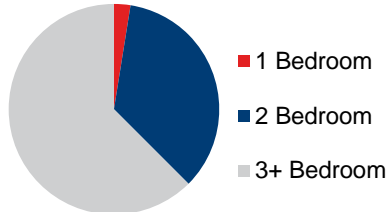
*Annual growth represents price growth for property transactions between Q1 2016 to Q1 2017 (inclusive).
 **Dapto market data and key indicators encapsulates aggregate property market conditions in the postcode of 2530.
 Source: APM Pricerfinder, Realestate.com.au, SQM Research.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



HOUSE KEY FACTS Q1 2017

Median Rent Price: \$470 per week
 Suburb Rental Yield: 4.6%
 Average Days on Market: 24
 Bedroom Breakdown:
 2 Bed: 4.4%, 3 Bed: 36.8%, 4+ Bed: 58.8%

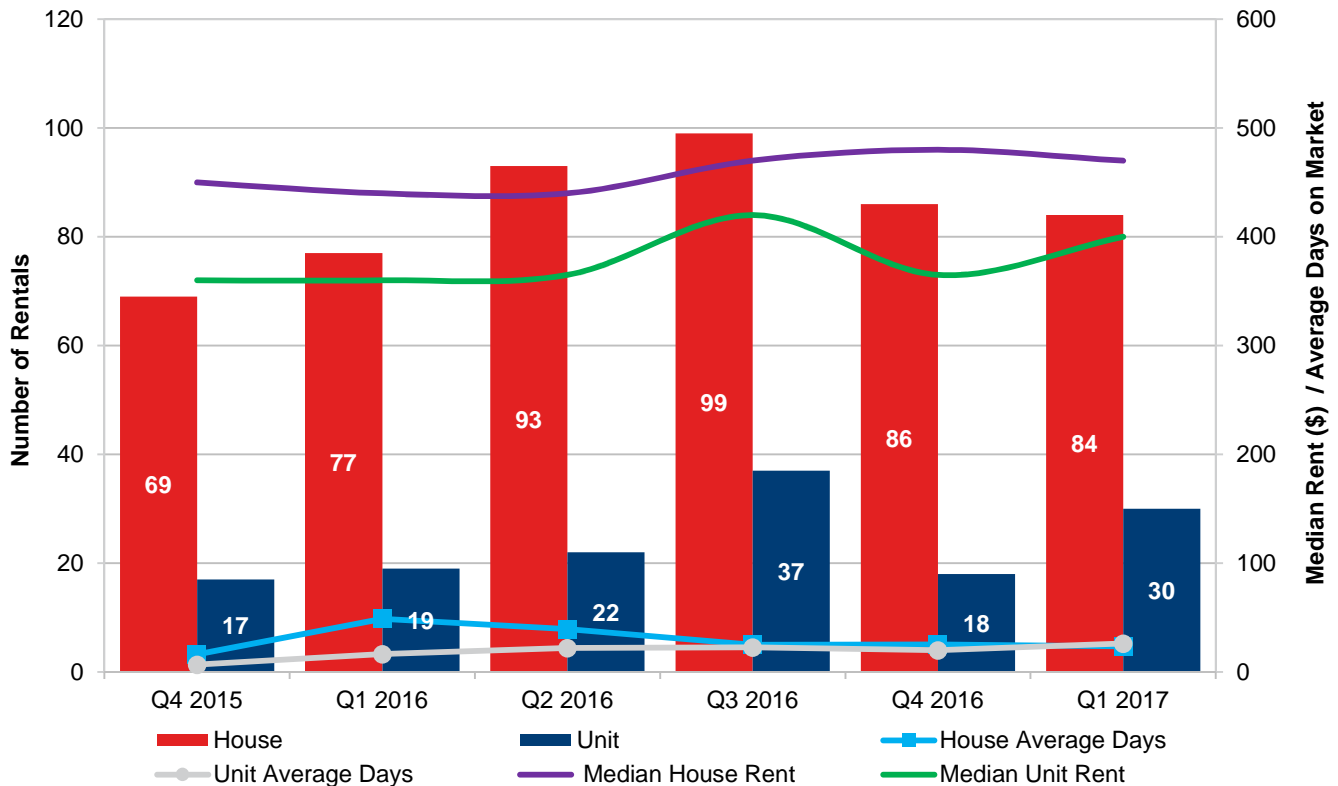
UNITS KEY FACTS Q1 2017

Median Rent Price: \$400 per week
 Suburb Rental Yield: 4.2%
 Average Days on Market: 26
 Bedroom Breakdown:
 1 Bed: 2.5%, 2 Bed: 35.0%, 3+ Bed: 62.5%

KEY COMMENTS

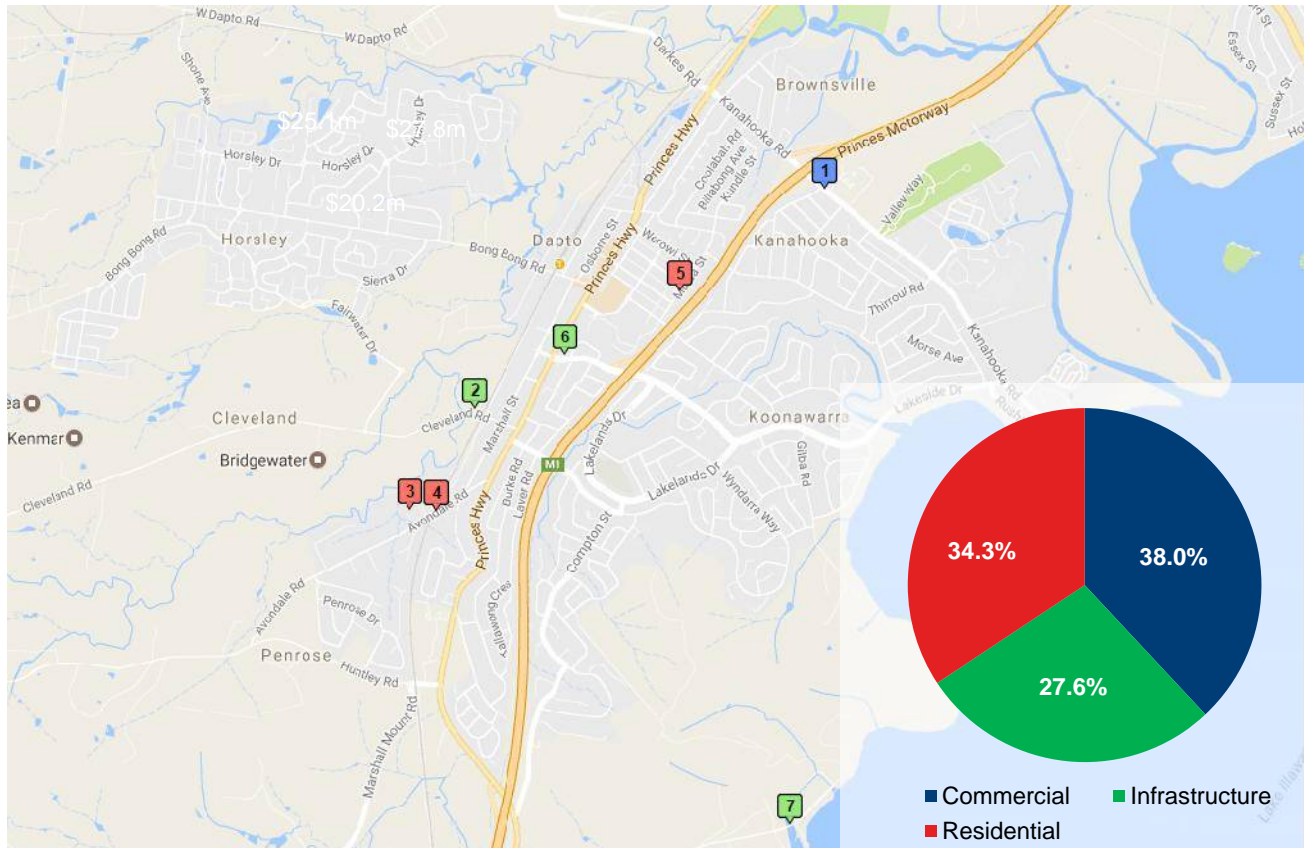
Interest in Dapto* and its surrounding suburbs is recorded at 1412 online visits per property, which is well above the NSW average of 774 visits. Median rent for houses and units are further strengthening, with annual growth of 6.8% (to \$470 per week) and 11.1% (to \$400 per week) to Q1 2017 respectively. Vacancy rates in the Dapto area have decreased over the past six months and are currently situated at a low level of 1.1%, indicative of the strong level of rental demand in the area.

MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Dapto market data and key indicators encapsulates aggregate property market conditions in the postcode of 2530. Source: APM Pricefinder, Realestate.com.au, SQM Research.

PROJECT DEVELOPMENT MAP 1st HALF 2017*



Location	Project**	Type	Estimated Value***	Commence Date^
1	Illawarra Retirement Village – Kanahooka (100 units)	Commercial	\$27,771,000	16/01/2017
2	Home of Football for the Illawarra	Infrastructure	\$14,500,000	02/02/2017
3	Avondale Rd Townhouses (26 townhouses)	Residential	\$12,000,000	06/03/2017
4	Avondale Rd Dwellings (10 dwellings)	Residential	\$7,500,000	01/04/2017
5	Harvey St Residential Development (34 dwellings, 21 townhouses & 13 villas)	Residential	\$5,570,000	15/05/2017
6	West Dapto Access	Infrastructure	\$5,176,000	17/04/2017
7	Yallah Bay Road Bridge	Infrastructure	\$500,000	01/04/2017

*Disclaimer: Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

**Projects refers to the top developments within the Dapto area, with scheduled commencement dates between Q1 2017 (January 1st 2017) to end of Q2 2017 (June 30th, 2017). For a full list of projects please contact PRDnationwide Research.

***Estimated value is the value of land and construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value

^Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRDnationwide does not hold any liability to the exact date in which each project commences and/or is completed.

Source: Cordell Database, BatchGeo, Department of Planning and Environment NSW.

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 services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customized products

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.



OUR SERVICES INCLUDE:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

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