



Laurieton

Property Factsheet

1st Half 2017





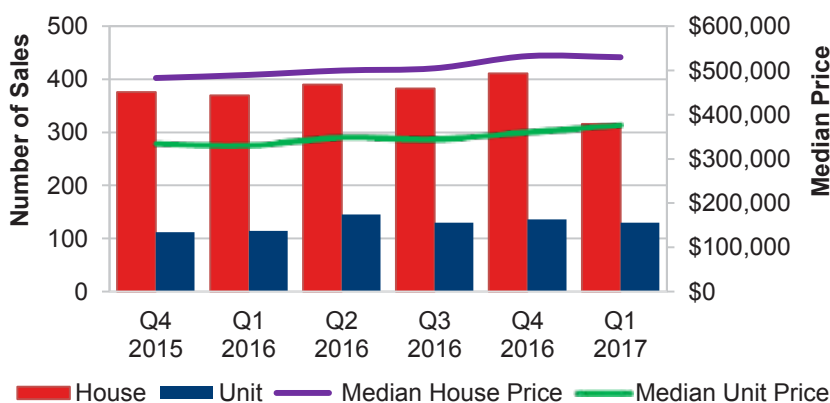
MARKET CONDITIONS

The Camden Haven* property market recorded a median house price of \$486,250 and \$348,000 for units in Q1 2017, representing an annual price growth of 4.7% and 5.1% respectively. Over the same period of time the Port Macquarie – Hastings LGA witnessed higher annual price growth for houses and units by 8.2% to \$530,000 and 13.6% to \$375,875 respectively. Camden Haven* represents a more affordable option compared to the LGA. When combined with positive annual price growth, this indicates that the Camden Haven* area is well suited for first home buyers and investors, who are looking for a lower entry price point and still ensure capital growth.

Vendor discounts for units has witnessed a sharp reversal from its previous trend and now sits at 0.4% in Q1 2017. Houses are seeing a stable continuance of their discounting trend, which is currently at -2.8% for Q1 2017. The unit market's reversal indicates that buyers are willing to offer slightly above the sale price to secure their ideal unit, largely attributable to the scarcity of units in the area. Discounting for houses shows that the Camden Haven is considerably geared towards a buyers market.

Median rents have improved over the past 12 months, growing by 5.0% to \$420 for houses and 11.9% to \$316 for units. The combination of the positive growth trend for median rents and exceptional rental yields of 4.5% (houses) and 5.1% (units), indicate that the Camden Haven* market provide conducive conditions for those seeking to invest.

PORT MACQUARIE – HASTINGS GROWTH



OVERVIEW

Camden Haven is located at the base of North Brother Mountain in Dooragan National Park. Laurieton township is an idyllic holiday escape for families as well as nature lovers and beach enthusiasts. Laurieton is perfect place to enjoy the friendly local hospitality and also take in the scenic views.

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↑	↑
House Rental Price	↑	↑
Unit Sales	↔	↔
Unit Median Price	↑	↑
Unit Rental Price	↑	↔

FUTURE DEVELOPMENTS**

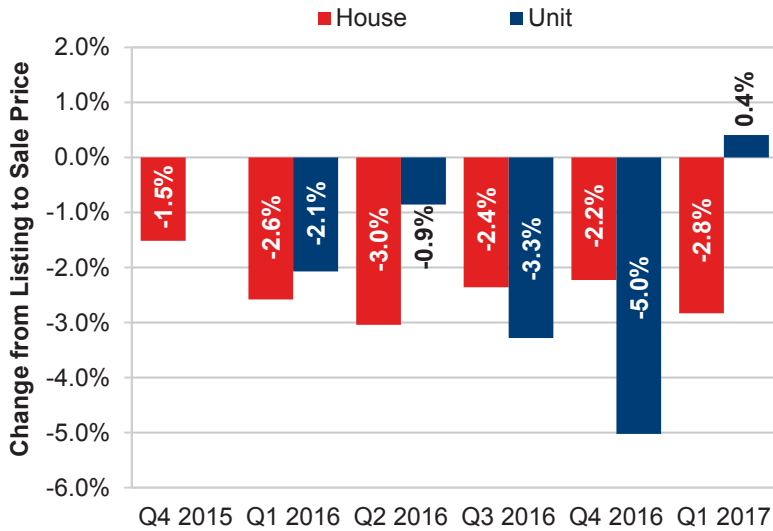
Camden Haven* is set to see approx. \$47.9M** of new projects commencing in the 1st half of 2017. Residential projects accounted for the majority of the development value (70.7%), totaling an estimated \$33.9M** of projects. This is followed by mixed use at approximately \$12.0M** (25.0%) and commercial projects at approximately \$2.0M** (4.2%).

Residential development drives the main proportion of development value. This consists of a mixture of 6 residential projects. Three subdivisions make up a total of \$26.4M**, with the remaining three projects totaling \$7.5M**, which will add 33 additional dwellings to the market.

The main residential project in first half 2017 is the Ocean Drive subdivision, at approx. \$19.3M**. 702 lots will result from the subdivision, which is the majority of the total lots derived from the 3 residential subdivisions (921 lots) projects planned in the Laurieton / Camden Haven area.

*Camden Haven market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall
**Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Quoted construction and completion dates are estimate only, as per relevant data authority.
Source: APM Pricefinder, realestate.com.au, Real Estate Institute of NSW.

AVERAGE VENDOR DISCOUNT*



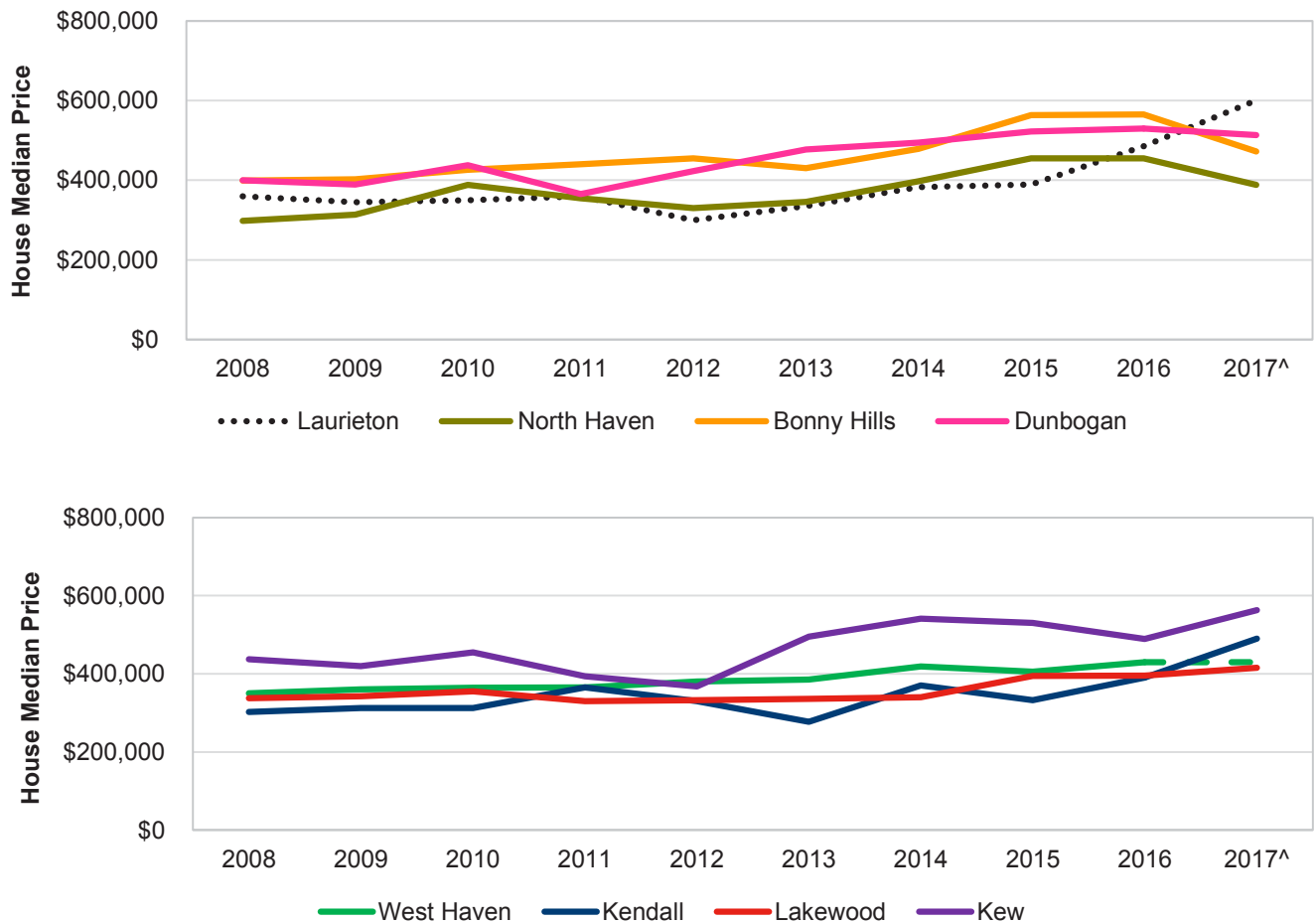
AVERAGE VENDOR DISCOUNT

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 GRAPH

The market comparison graph provides 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 Laurieton. The main suburb is highlighted through a dotted black line graph.

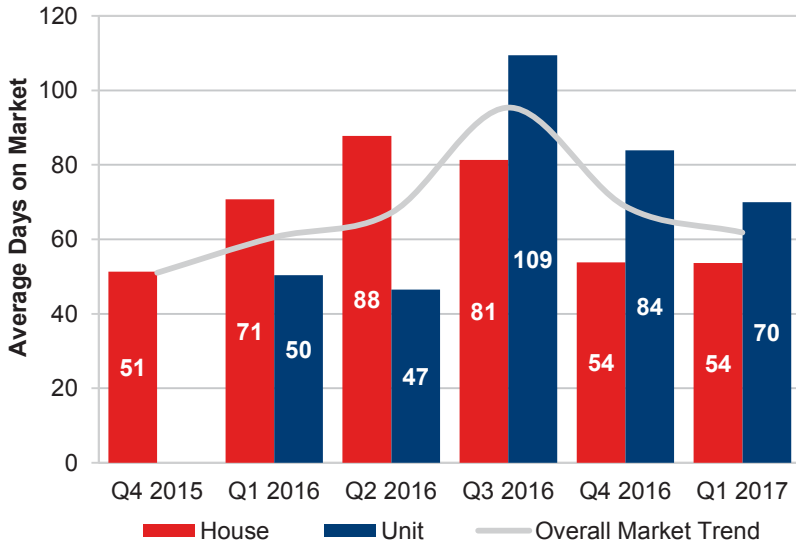
HOUSE MARKET COMPARISON



*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**



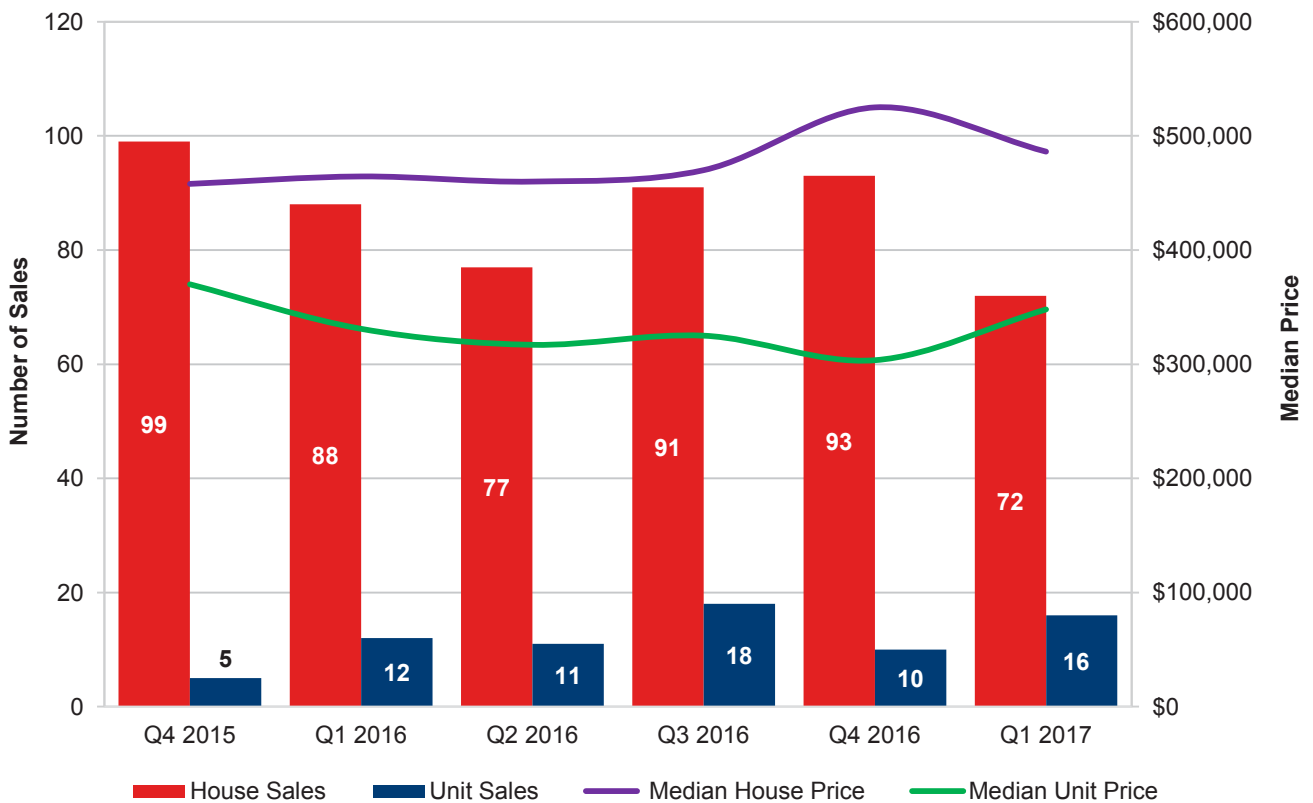
HOUSE KEY FACTS Q1 2017

Median Sale Price: \$486,250
 Annual Growth: 4.7%*
 Average Days on Market: 54
 % Change between First Listed Price and Sold Price: -2.8%

UNITS KEY FACTS Q1 2017

Median Sale Price: \$348,000
 Annual Growth: 5.1%*
 Average Days on Market: 70
 % Change between First Listed Price and Sold Price: 0.4%

SALES AND MEDIAN PRICE**



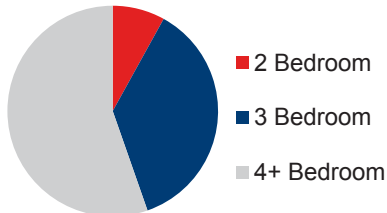
*Annual growth represents price growth for property transactions between Q1 2016 to Q1 2017 (inclusive).

**Camden Haven market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.

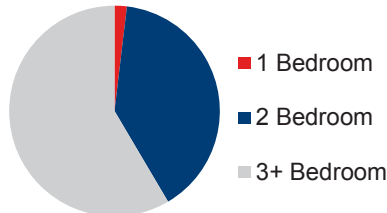
Source: APM Pricerfinder, realestate.com.au, SQM Research, Real Estate Institute of NSW, Central Coast Council.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Median rent for houses and units in the Camden Haven* area have witnessed strong growth over the past 12 months, increasing by 5.0% to \$420 for houses and 11.9% to \$316 for units. The combination of positive growth trend for median rents, exceptional rental yields of 4.5% (house) and 5.1% (units), and a low vacancy rate of 2.2% indicates that the Camden Haven market provides conducive conditions for those long-term investments.

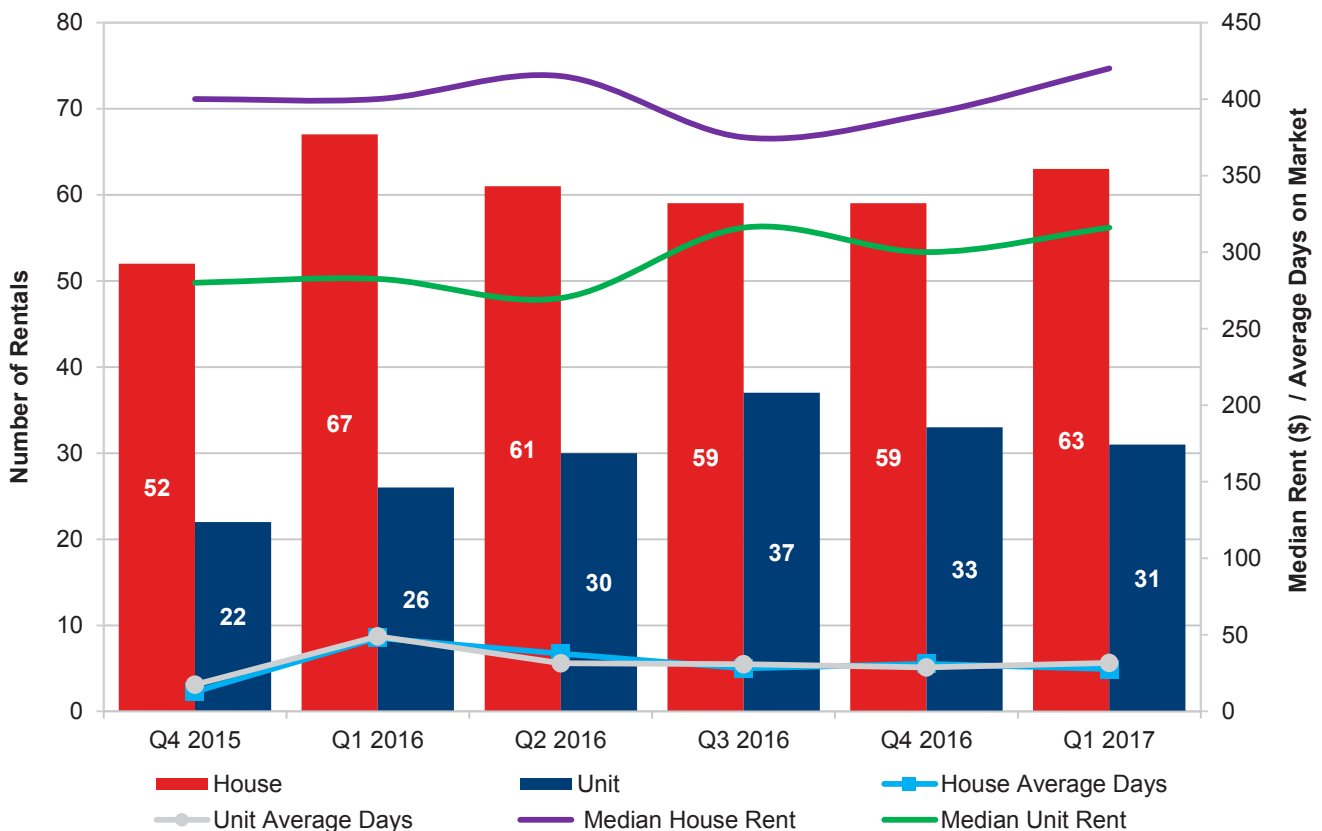
HOUSE KEY FACTS Q1 2017

Median Rent Price: \$420 per week
 Suburb Rental Yield: 4.5%
 Average Days on Market: 27
 Bedroom Breakdown:
 1-2 Bed: 8.0%, 3 Bed: 36.6%, 4+ Bed: 55.4%

UNITS KEY FACTS Q1 2017

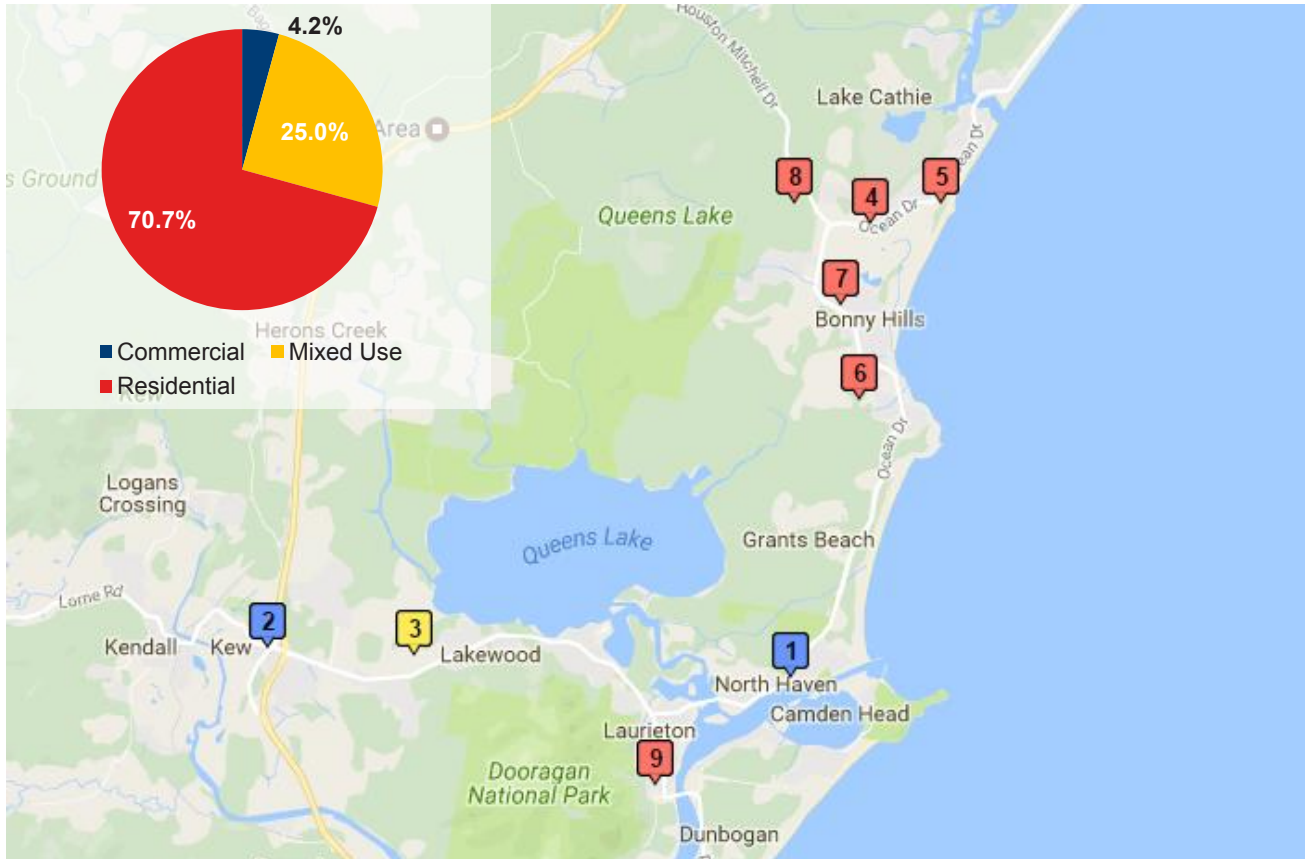
Median Rent Price: \$316 per week
 Suburb Rental Yield: 5.1%
 Average Days on Market: 30
 Bedroom Breakdown:
 1 Bed: 1.9%, 2 Bed: 39.6%, 3+ Bed: 58.5%

MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Camden Haven market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.
 Source: APM Pricerfinder, realestate.com.au, SQM Research.

PROJECT DEVELOPMENT MAP 1st HALF 2017*



Location	Project**	Type	Estimated Value***	Commence Date****
1	North Haven Bowling Club	Commercial	\$1,879,000	20/03/2017
2	Kenport Petroleum Carwash	Commercial	\$150,000	12/06/2017
3	Wedgetail Dr Subdivision	Mixed Use	\$12,000,000	12/02/2017
4	Ocean Drive Residential Subdivision (702 Lots)	Residential	\$19,305,000	26/06/2017
5	Forest Parkway & Ocean Dr Subdivision (151 Lots)	Residential	\$3,700,000	13/03/2017
6	Bundarra Wy Residential Development (14 Dwellings)	Residential	\$3,490,000	22/05/2017
7	St Lucia Pl Residential Development (15 Villas)	Residential	\$3,420,000	17/04/2017
8	Forest Parkway Subdivision Stages 1-3 (68 Lots)	Residential	\$3,400,000	27/02/2017
9	Lord St Residential Development (3 Dwellings & 1 Townhouse)	Residential	\$596,000	05/06/2017

*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 suburbs of Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.

***Estimated value is the value of 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.

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

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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