



# Ingleburn

Property Factsheet  
2nd Half 2017





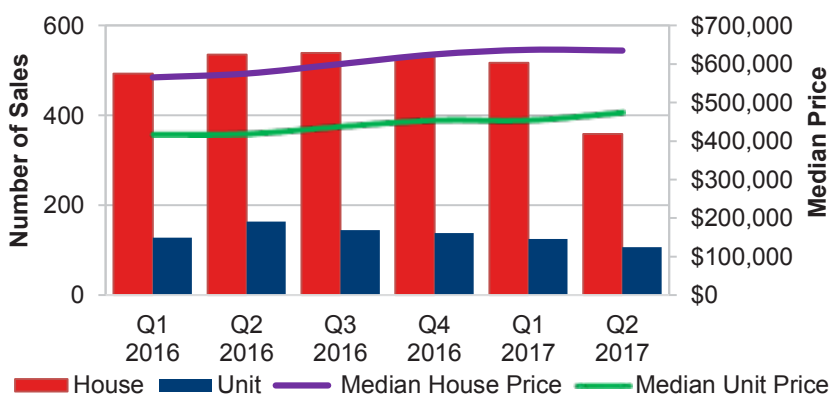
## MARKET CONDITIONS

The Ingleburn\* property market recorded a median house price of \$710,000 and \$480,000 for units in Q2 2017, representing an annual price growth of 10.9% and 10.0% respectively. Over the same period of time, house prices in the Campbelltown City Council grew by 10.4% to \$635,000 and unit prices grew by 13.1% to \$475,000. Property prices in the Ingleburn area\* currently sit above the Campbelltown LGA, with comparable annual capital growth rates. This indicates that Ingleburn is a highly sought after market by owner occupiers and investors.

Average days on market in the Ingleburn area\* have declined steadily over the last twelve months, currently down to 37 days (house) and 28 days (units) in Q2 2017. Over the past 12 months average vendor discounts have tightened significantly for houses and units, currently at -1.6% and -1.2% in Q2 2017. This indicates higher level of demand and competition in the market, where buyers are more willing to offer closer to first list asking price.

Median Rents in the Ingleburn area\* have increased slightly over the last twelve months to \$480 per week for houses and \$390 per week for units in Q2 2017, yet rental average days on market have remained stable - at 28 days (house) and 33 (units). Furthermore, rental yields have remained steady at 3.5% for houses and 4.2% for unit. The number of houses being rented have increased significantly, by 11.8%, indicating a strong level of demand for houses in the Ingleburn\* rental market.

## CAMPBELLTOWN CITY COUNCIL GROWTH



## OVERVIEW

Ingleburn is a suburb situated approx. 44 kilometres from the Sydney CBD. This small hub an ideal location for families and city workers due to its close proximity to the commercial centres of Liverpool and Campbelltown. Residents benefit from the services of schools, commercial districts and public transport.

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

## FUTURE DEVELOPMENTS\*\*

The surrounding areas of Ingleburn<sup>^</sup> is set to see approx. \$77.5M of new projects commencing in the 2<sup>nd</sup> half of 2017.

Residential projects accounted for the majority of development value (44.0%), at \$34.1M; followed by Mixed Use projects at approx. \$23.0M (29.7%) and industrial projects at approx. \$14.6M (18.8%).

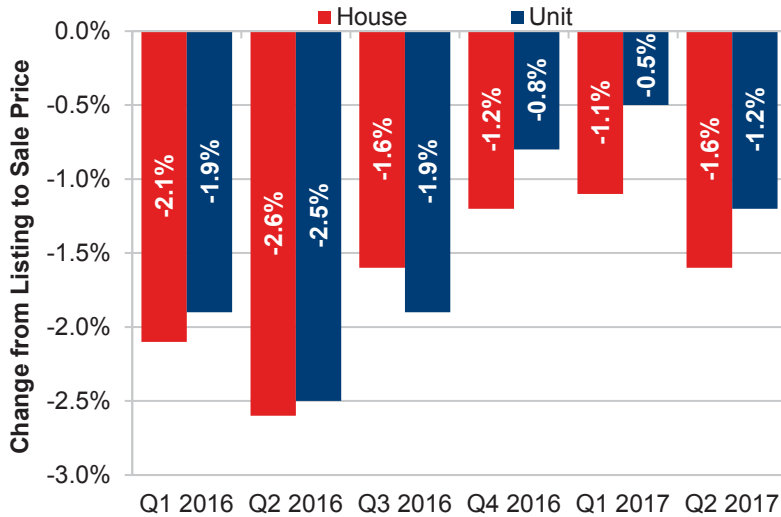
A significant Mixed Use project is the Edmondson Park Frasers Town Centre (\$23.0M). Site preparations are set to commence in September 2017, for the delivery of the Town Centre Core & Residential Precinct concept plan. Future uses will include a shopping centre, parklands, homes, apartment and commercial space. The entire project is due for completion by 2023.

A balanced development portfolio in 2<sup>nd</sup> half of 2017 will positively effect economic growth and promote local job growth for the population of Campbelltown LGA.

\*Ingleburn market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Ingleburn, Glenfield, Minto, Macquarie Field, Campbelltown, Eschol Park, Raby, St Andrews, Bow Bowling, Kearns, Eagle Vale, Woodbine, Bradbury, Ruse, Casula, Edmondson Park, Bardia, Leppington, Denham Court, Harrington Park, Gregory Hills, Oran Park, Leumeah.  
\*\*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.

<sup>^</sup>Ingleburn development areas reflect the suburbs: Edmondson Park, Glenfield, Ingleburn and Macquarie Fields only.  
Source: APM Pricefinder, realestate.com.au, Cordell Database.

## AVERAGE VENDOR DISCOUNT



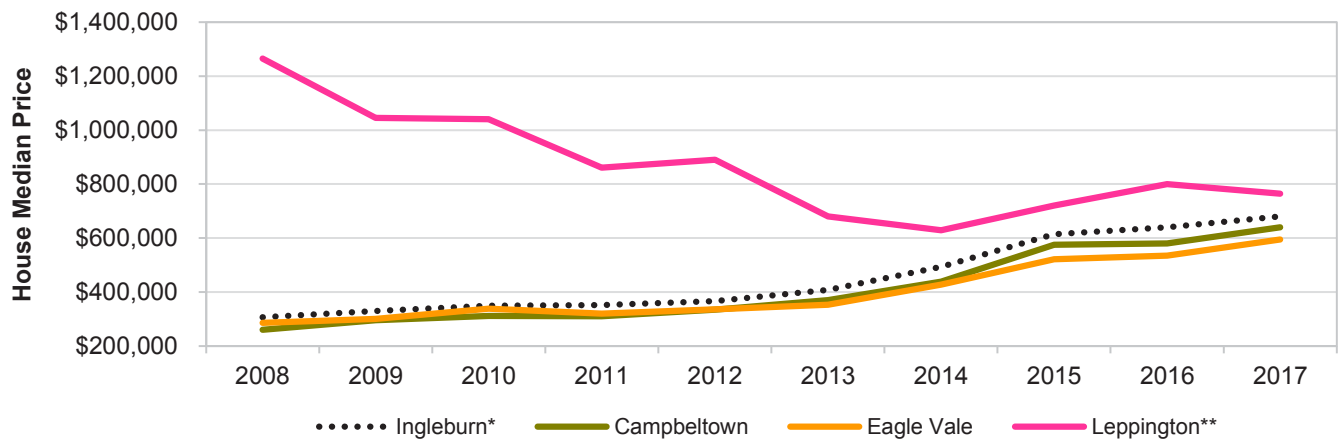
### AVERAGE VENDOR DISCOUNT

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.

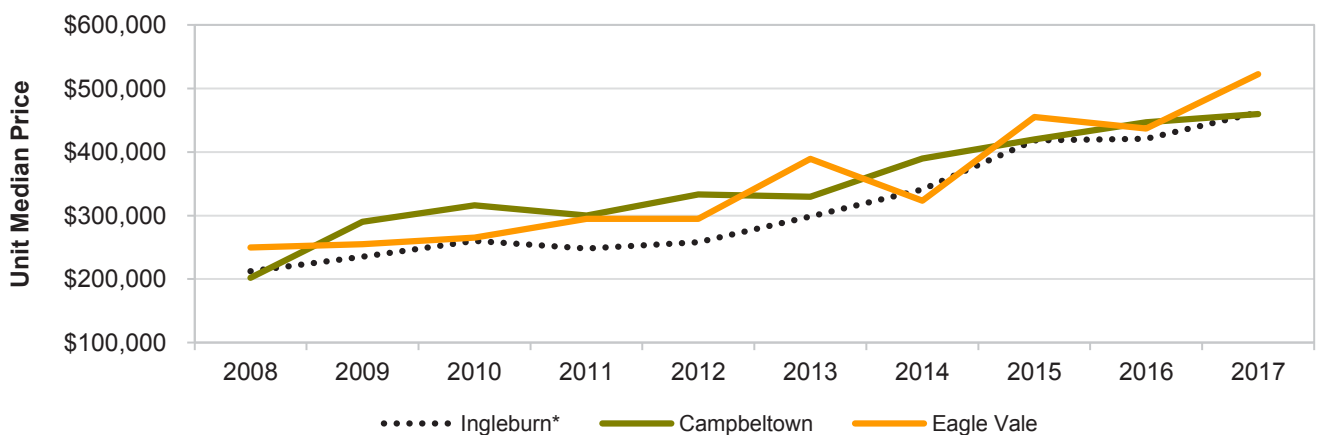
### MARKET COMPARISON GRAPH

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 Ingleburn. The main suburb is highlighted through a dotted black line graph.

## HOUSE MARKET COMPARISON



## UNIT MARKET COMPARISON

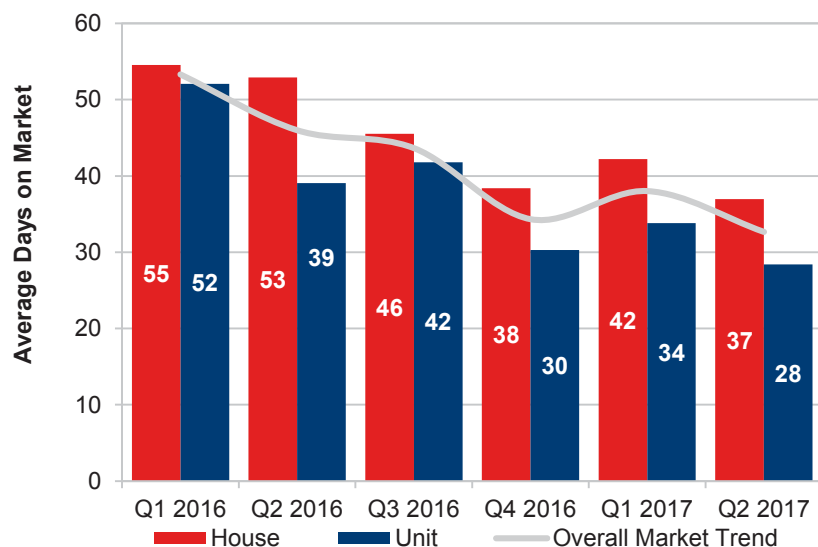


\*Disclaimer: Ingleburn's sales data for the market comparison graph includes the suburb of Ingleburn only.

\*\*Leppington house median prices is inclusive of houses residing on large pieces of land.

Source: APM Pricefinder, realestate.com.au, Real Estate Institute of Australia.

## AVERAGE DAYS ON MARKET\*\*



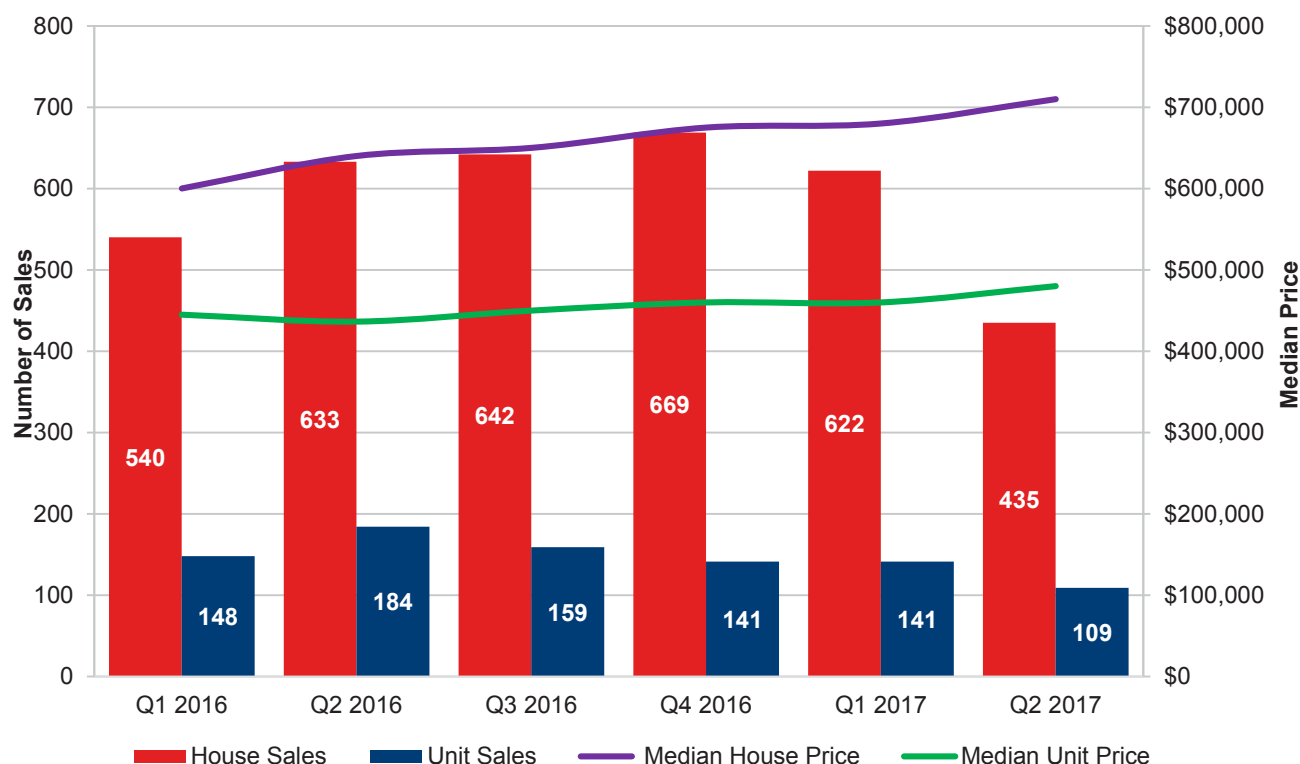
### HOUSE KEY FACTS Q2 2017

Median Sale Price: \$710,000  
Annual Growth: 10.9%\*  
Average Days on Market: 37  
% Change between First Listed Price and Sold Price: -1.6%

### UNITS KEY FACTS Q2 2017

Median Sale Price: \$480,000  
Annual Growth: 10.0%\*  
Average Days on Market: 28  
% Change between First Listed Price and Sold Price: -1.2%

## SALES AND MEDIAN PRICE\*\*



\*Annual growth represents price growth for property transactions between Q2 2017 to Q2 2017 (inclusive).

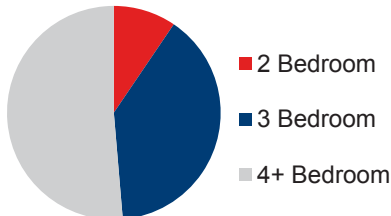
\*\*Ingleburn market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Ingleburn, Glenfield, Minto, Macquarie Field, Campbelltown, Eschol Park, Raby, St Andrews, Bow Bowing, Kearns, Eagle Vale, Woodbine, Bradbury, Ruse, Casula, Edmondson Park, Bardia, Leppington, Denham Court, Harrington Park, Gregory Hills, Oran Park, Leumeah.

Source: APM Pricefinder, realestate.com.au, SQM Research, Campbelltown City Council.

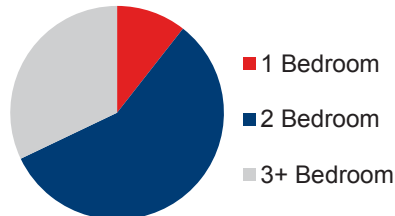


## RENTAL MARKET ANALYSIS

### HOUSE



### UNIT



#### KEY COMMENTS

Median rent for houses and units have seen a slight increase over the past 12 months to Q2 2017. The number of houses being rented have increased significantly over the last twelve month to Q2 2017, with a growth of 11.8%; thus indicating a strong level of demand for houses in the Ingleburn\* rental market. However, vacancy rates\*\* have experienced a slight growth, currently at 2.9%. Investors will do well in the rental market due to conducive conditions for sustainable returns.

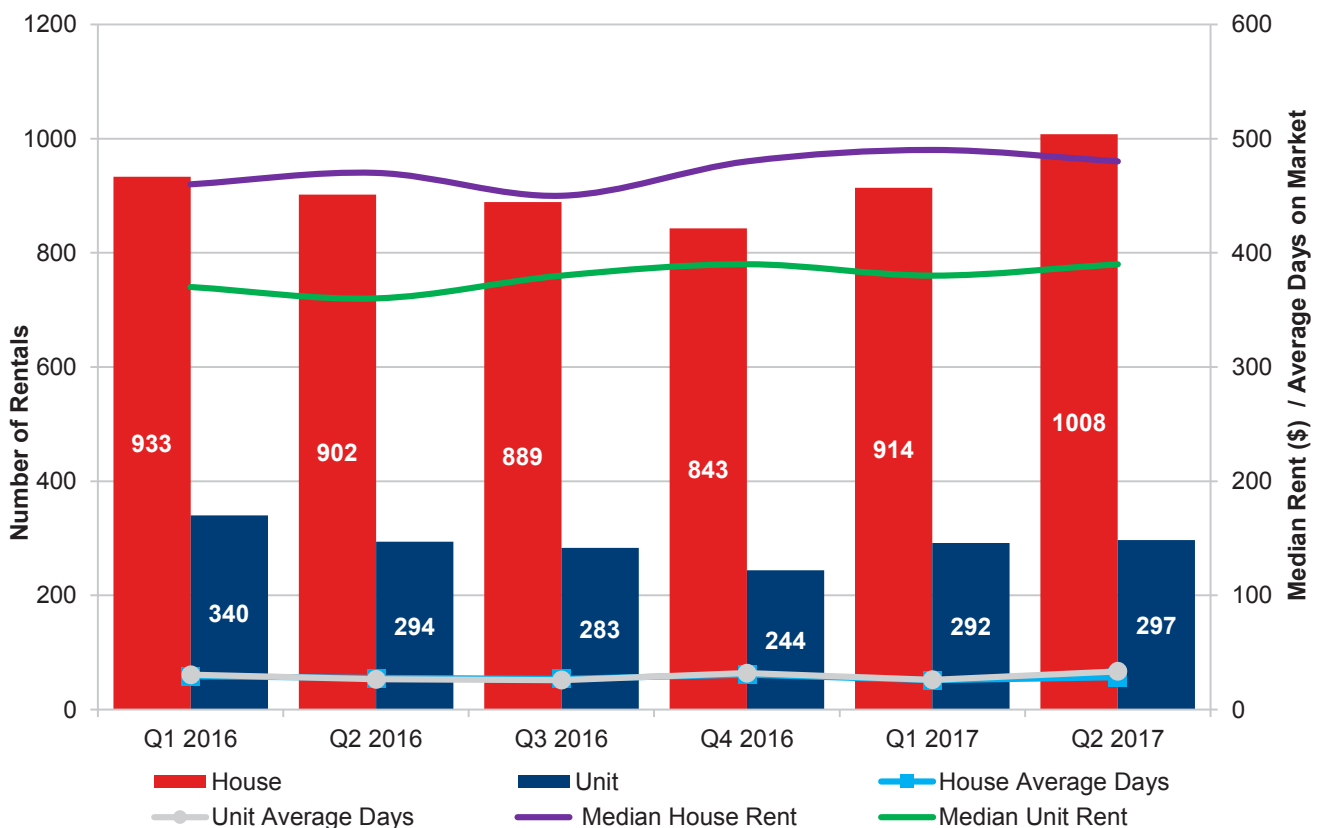
#### HOUSE KEY FACTS Q2 2017

Median Rent Price: \$480 per week  
Suburb Rental Yield: 3.5%  
Average Days on Market: 28  
Bedroom Breakdown:  
2 Bed: 9%, 3 Bed: 39%, 4+ Bed: 51%

#### UNITS KEY FACTS Q2 2017

Median Rent Price: \$390 per week  
Suburb Rental Yield: 4.2%  
Average Days on Market: 33  
Bedroom Breakdown:  
1 Bed: 11%, 2 Bed: 57%, 3+ Bed: 32%

## MEDIAN RENT AND AVERAGE DAYS ON MARKET\*

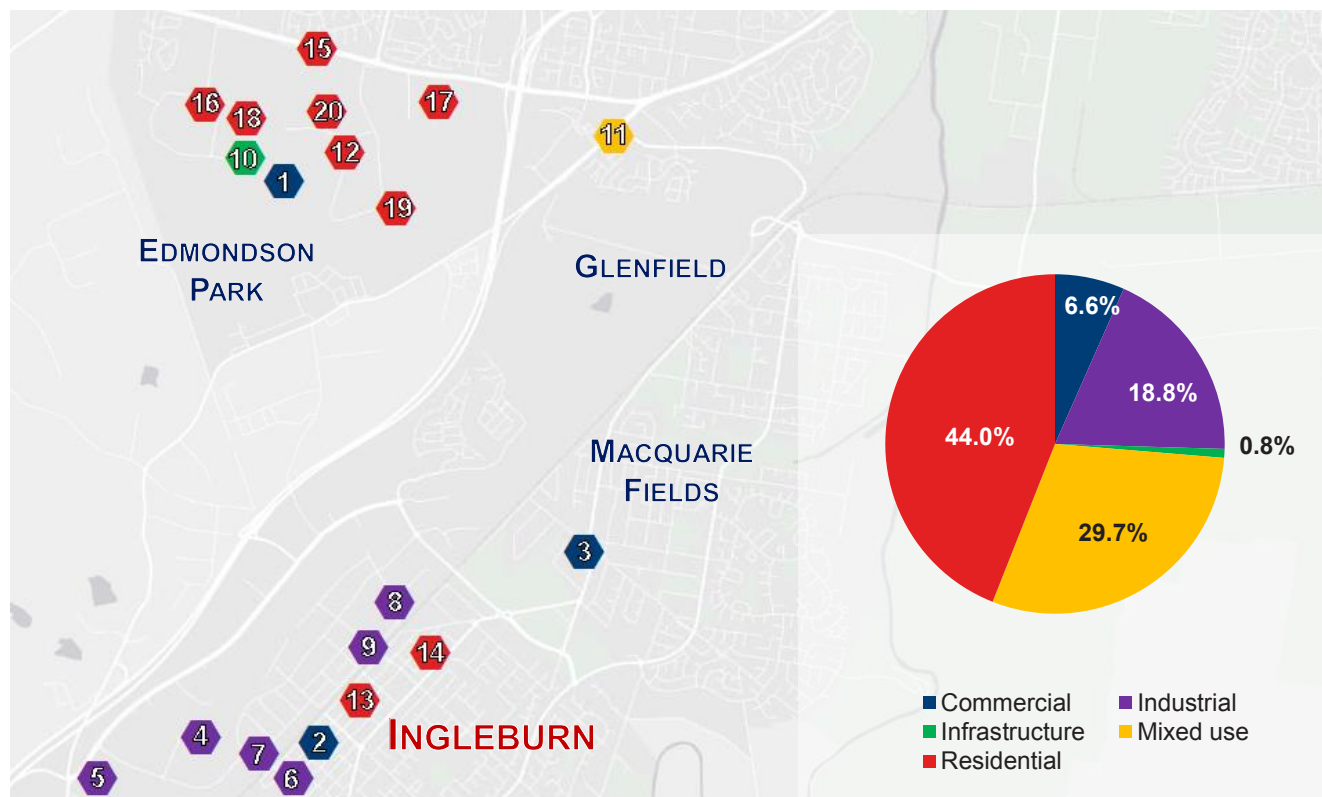


\*Disclaimer: Ingleburn market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Ingleburn, Glenfield, Minto, Macquarie Field, Campbelltown, Eschol Park, Raby, St Andrews, Bow Bowing, Kearns, Eagle Vale, Woodbine, Bradbury, Ruse, Casula, Edmondson Park, Bardia, Leppington, Denham Court, Harrington Park, Gregory Hills, Oran Park, Leumeah.

\*\*Vacancy rates refers to an average figure for postcodes: 2565, 2167, 2566, 2564, 2560, 2558, 2566, 2170, 2179, 2567, 2557, 2570.

Source: APM Pricefinder, realestate.com.au, SQM Research.

## PROJECT DEVELOPMENT MAP 2<sup>nd</sup> HALF 2017\*



Location	Project**	Type	Estimated Value***	Commence Date****
1	St Francis Catholic College	Commercial	\$3,868,000	05/12/2017
2	Albert St Boarding House	Commercial	\$720,000	06/11/2017
3	Saywell Rd Boarding House	Commercial	\$550,000	17/10/2017
4	Inglis Road Warehouses	Industrial	\$7,902,000	12/12/2017
5	Stennett Rd Warehouse	Industrial	\$3,595,000	29/11/2017
6	Broadhurst Rd Factory Unit	Industrial	\$1,200,000	04/09/2017
7	Broadhurst Rd Factory Unit	Industrial	\$750,000	28/08/2017
8	Factory Unit Ingleburn	Industrial	\$650,000	14/08/2017
9	Stanley Rd Industrial Building	Industrial	\$500,000	24/10/2017
10	Clermont Park	Infrastructure	\$654,000	21/11/2017
11	Edmonson Park Frasers Town Centre	Mixed Use	\$23,005,000	04/09/2017
12	Croatia Avenue Units (27 Units)	Residential	\$7,000,000	30/10/2017
13	Nardoo St Apartments (28 Apartments)	Residential	\$5,800,000	27/11/2017
14	Cambridge St Units (25 Units)	Residential	\$3,500,000	06/11/2017
15	Camden Valley Way Integrated Dwellings - Ardennes Stage 3c (12 Dwellings)	Residential	\$3,332,000	10/10/2017
16	Jardin Drive & Buchan Avenue Residential Subdivision (42 Lots)	Residential	\$3,000,000	28/10/2017
17	Camden Valley Way Subdivision (64 Lots)	Residential	\$2,560,000	15/09/2017
18	Jardine Dr Subdivision (35 Lots)	Residential	\$1,400,000	20/09/2017
19	Croatia Av Subdivision (47 Lots)	Residential	\$1,400,000	11/10/2017
20	Dalmatia & Somme Av Subdivision & Dwellings (24 Lots & 3 Dwellings)	Residential	\$1,275,000	13/11/2017

\*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 20 developments within the suburbs of Edmondson Park, Glenfield, Ingleburn, Macquarie Fields.

\*\*\*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, PRDnationwide does not hold any liability to the exact date in which each project commences.

## 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.



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