



Kingsgrove

Property Factsheet
2nd Half 2017





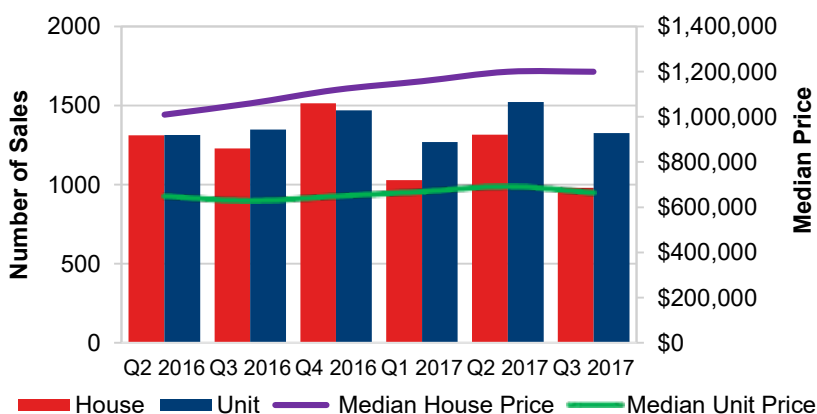
MARKET CONDITIONS

The Kingsgrove* property market recorded a house median price of \$1,345,000 and \$675,000 for units in Q3 2017, representing an annual price change of 9.3% and 10.7% respectively. Over the same period of time house prices in the wider council area** grew by 13.2% to \$1,200,000 and unit prices grew by 5.6% to \$665,000. Kingsgrove* unit market proves to provide a unique combination of being more affordable yet with higher capital growth when compared to the wider council area**, whilst the house market is a premium market with substantial return potential for buyers.

Average days to sell in Kingsgrove* has improved over the past twelve months, currently at 43 days for houses and 40 days for units in Q3 2017. Average vendor discounting for houses continue to trend in the positive, suggesting a sellers market where buyers are willing to offer above first list asking price. The unit market has pivoted towards a buyer's market, with average vendor discount widening to -3.5% in Q3 2017.

Median rents in Kingsgrove* has increased for both houses and units over the past twelve months to Q3 2017, by 5.0% for houses (to \$630 per week) and by 14.6% for units (to \$470 per week). Low vacancy rates of 1.4% continue to demonstrate the strong rental demand in the area. With high rental demand and increasing rent prices Kingsgrove's* astute investors are able to take advantage of conducive conditions for solid investment returns.

WIDER AREA LGA COUNCIL GROWTH**



OVERVIEW

Kingsgrove is a suburb in southern Sydney approximately 13km from the Sydney CBD. Home to Alex Perry it is a suburb popular with families (50.4% of residents are couple families with children), well connected to both road and public transport network for easy to CBD commute, and hosts a number of commercial and industrial developments.

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

FUTURE DEVELOPMENTS***

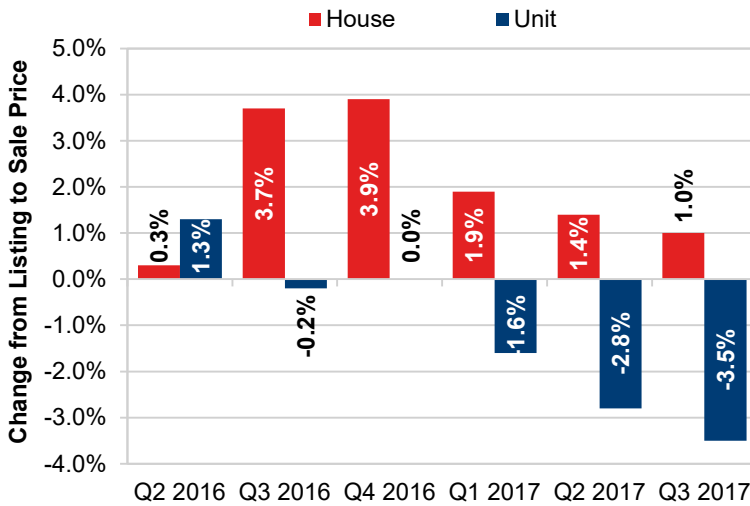
Kingsgrove* is set to see approx. \$59.5M of new projects commencing in the 2nd half 2017. Mixed use projects accounted for 77.6%, totaling an estimated \$46.2M of projects. This is followed by residential at approx. \$8.2M (13.8%), commercial (\$3.9M, or 6.6%), industrial (\$800.0K or 0.9%), and infrastructure which accounted for \$400.0K or 0.7% of total projects. A balanced future development portfolio leads to sustainable growth.

A key project over the 2nd half of 2017 is Canterbury Road Mixed Development – Roselands Garden. The project is estimated at \$21.0M and is set to add 117 units to the market as well as commercial and retail spaces. In total the Kingsgrove* area will see 211 units, 4 townhouses, and 5 villas commencing construction in 2nd half 2017, spread over 7 projects. This will answer growing demand.

Commercial projects in 2nd half 2017 include the construction of the King Georges Rd Hotel, The Crescent Zipper Factory, and Richland St Warehouse.

*Kingsgrove market data and key indicators encapsulates aggregate property sales in Kingsgrove, Roselands, Earlwood, Beverly Hills, Belmore, Clemton Park.
 **Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.
 ***Wider Area LGA Council growth data encapsulates aggregate property sales in Bayside Council, Georges River Council, and Canterbury-Bankstown Council.
 Source: APM Pricerfinder, realestate.com.au, Real Estate Institute of NSW.

AVERAGE VENDOR DISCOUNT*



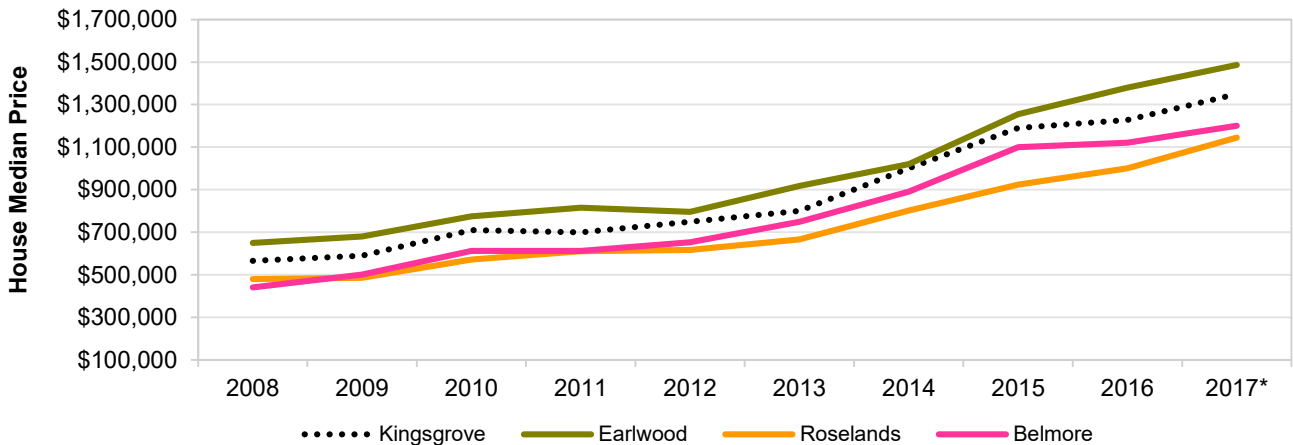
AVERAGE VENDOR DISCOUNT

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.

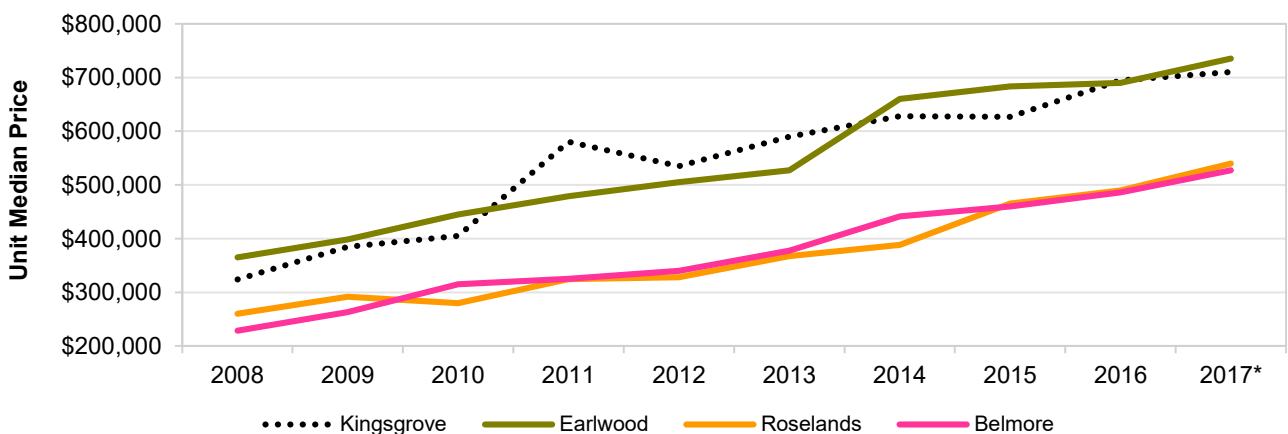
MARKET COMPARISON GRAPH

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

HOUSE MARKET COMPARISON

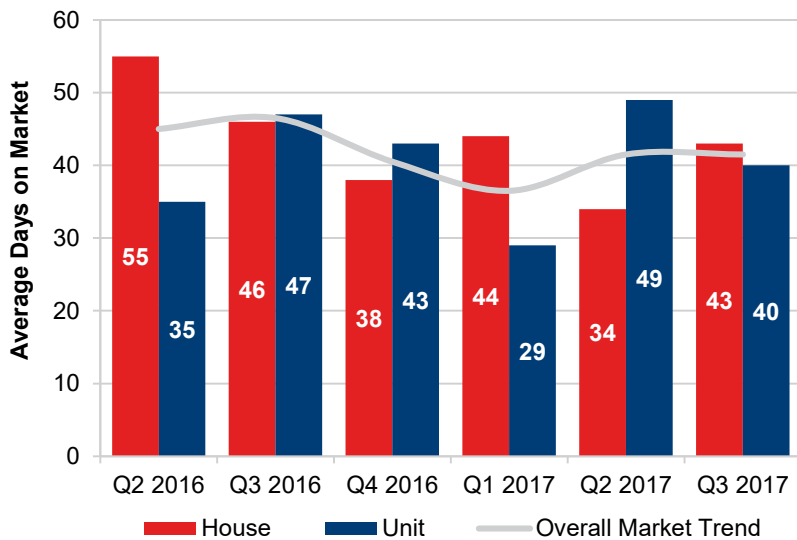


UNIT MARKET COMPARISON



*2017 Comparison Data reflects sales transactions up to and inclusive of 30th September 2017 or end of Q3 2017.
Source: APM Pricefinder, realestate.com.au, Real Estate Institute of Australia.

AVERAGE DAYS ON MARKET**



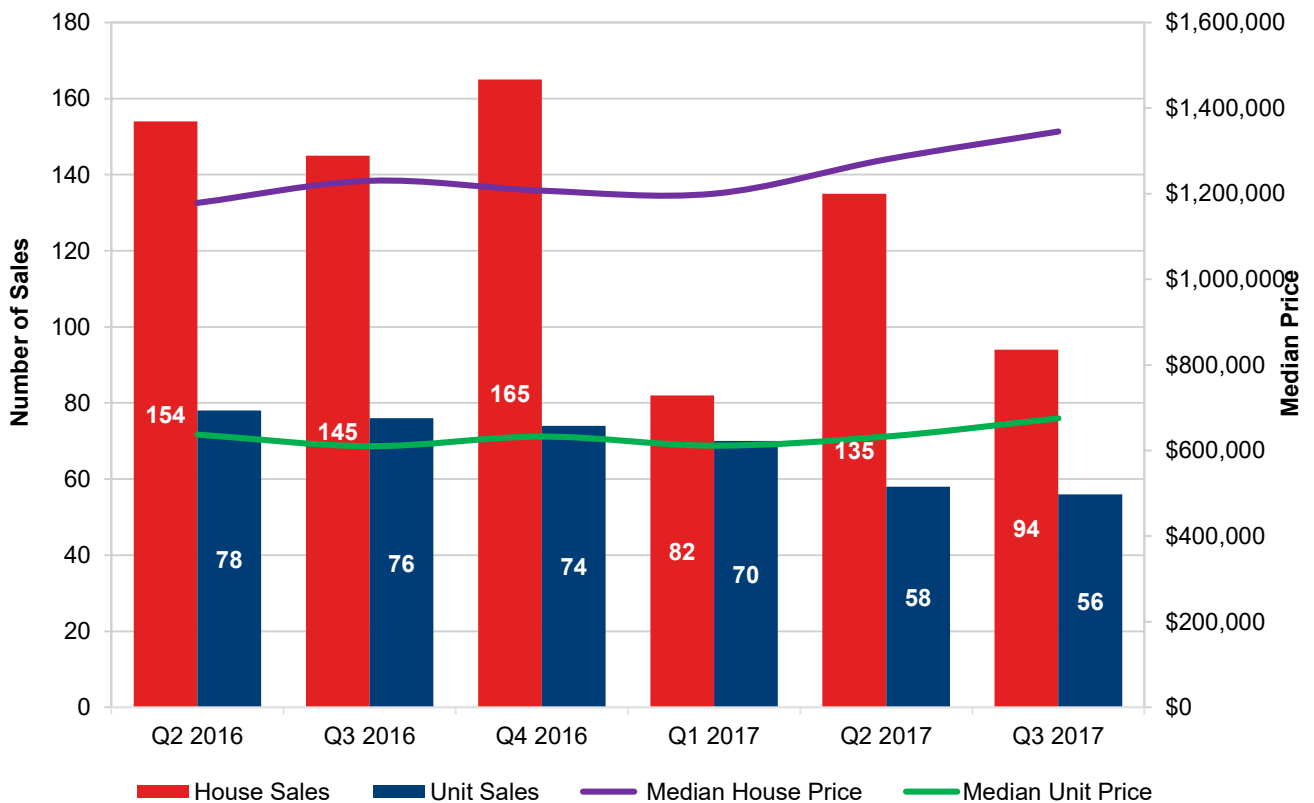
HOUSE KEY FACTS Q3 2017

Median Sale Price: \$1,345,000
 Annual Growth: 9.3%*
 Average Days on Market: 43
 % Change between First Listed Price and Sold Price: 1.0%

UNITS KEY FACTS Q3 2017

Median Sale Price: \$675,000
 Annual Growth: 10.7%*
 Average Days on Market: 40
 % Change between First Listed Price and Sold Price: -3.5%

SALES AND MEDIAN PRICE**



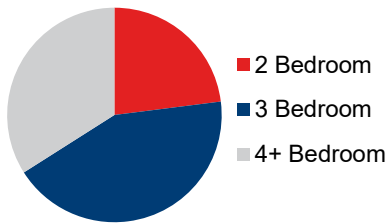
*Annual growth represents price growth for property transactions between Q3 2016 to Q3 2017 (inclusive).

**Kingsgrove market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Kingsgrove, Roselands, Earlwood, Beverly Hills, Belmore, Clemton Park.

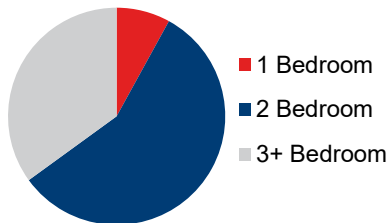
Source: APM Pricefinder, realestate.com.au, SQM Research, Real Estate Institute of NSW, Bayside Council, Georges River Council, Canterbury-Bankstown Council.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Interest in Kingsgrove* is recorded at an average of 882 online visits per property, indicating a high demand market. Median rent for both houses and units have increased over the past 12 months to Q3 2017. Vacancy rates have declined and are currently at 1.4%, lower than Sydney's 2.0%. Rental yields in Kingsgrove* are currently situated at 2.5% for houses and 3.6% for units. With low vacancy rates and increasing rental price Kingsgrove* provides conducive conditions for investment returns.

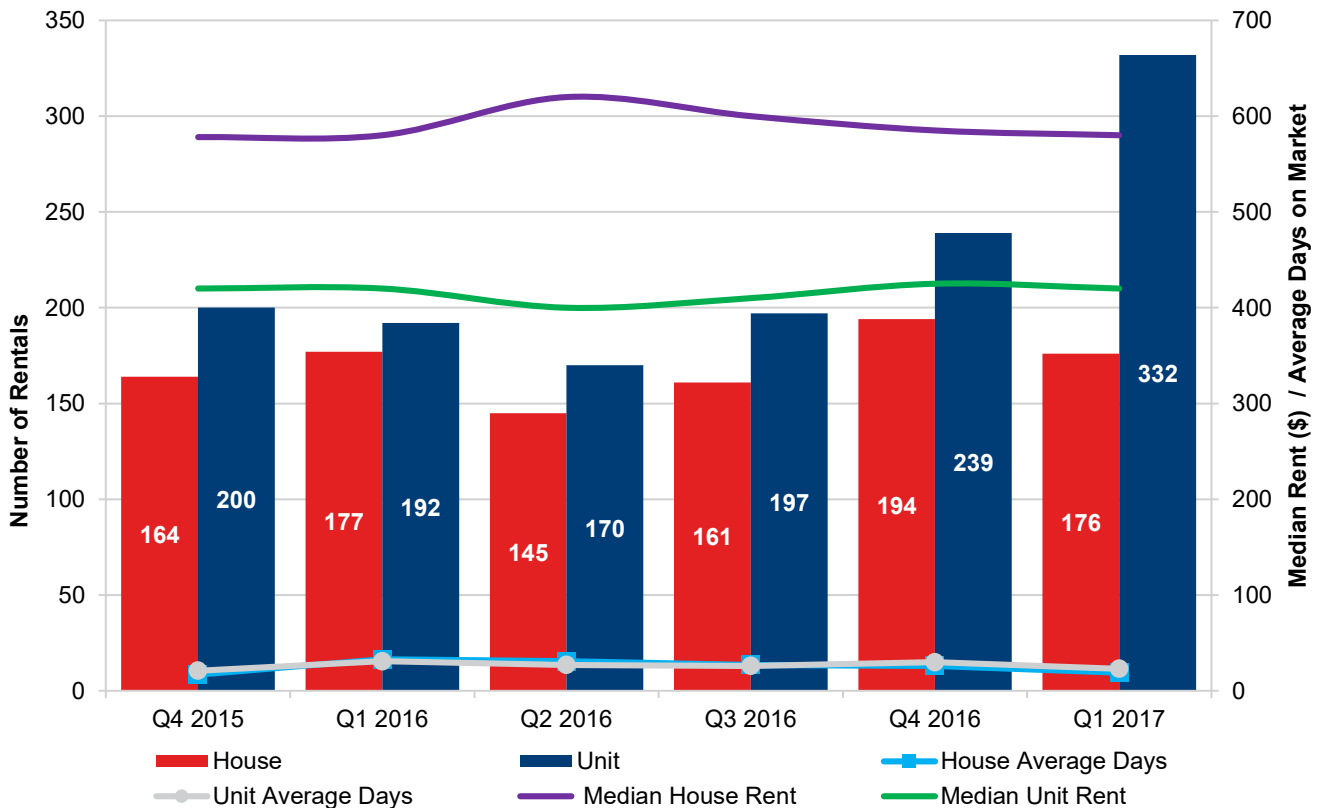
HOUSE KEY FACTS Q3 2017

Median Rent Price: \$630 per week
 Suburb Rental Yield: 2.5%
 Average Days on Market: 25
 Bedroom Breakdown:
 1-2 Bed: 23%, 3 Bed: 43%, 4+ Bed: 34%

UNITS KEY FACTS Q3 2017

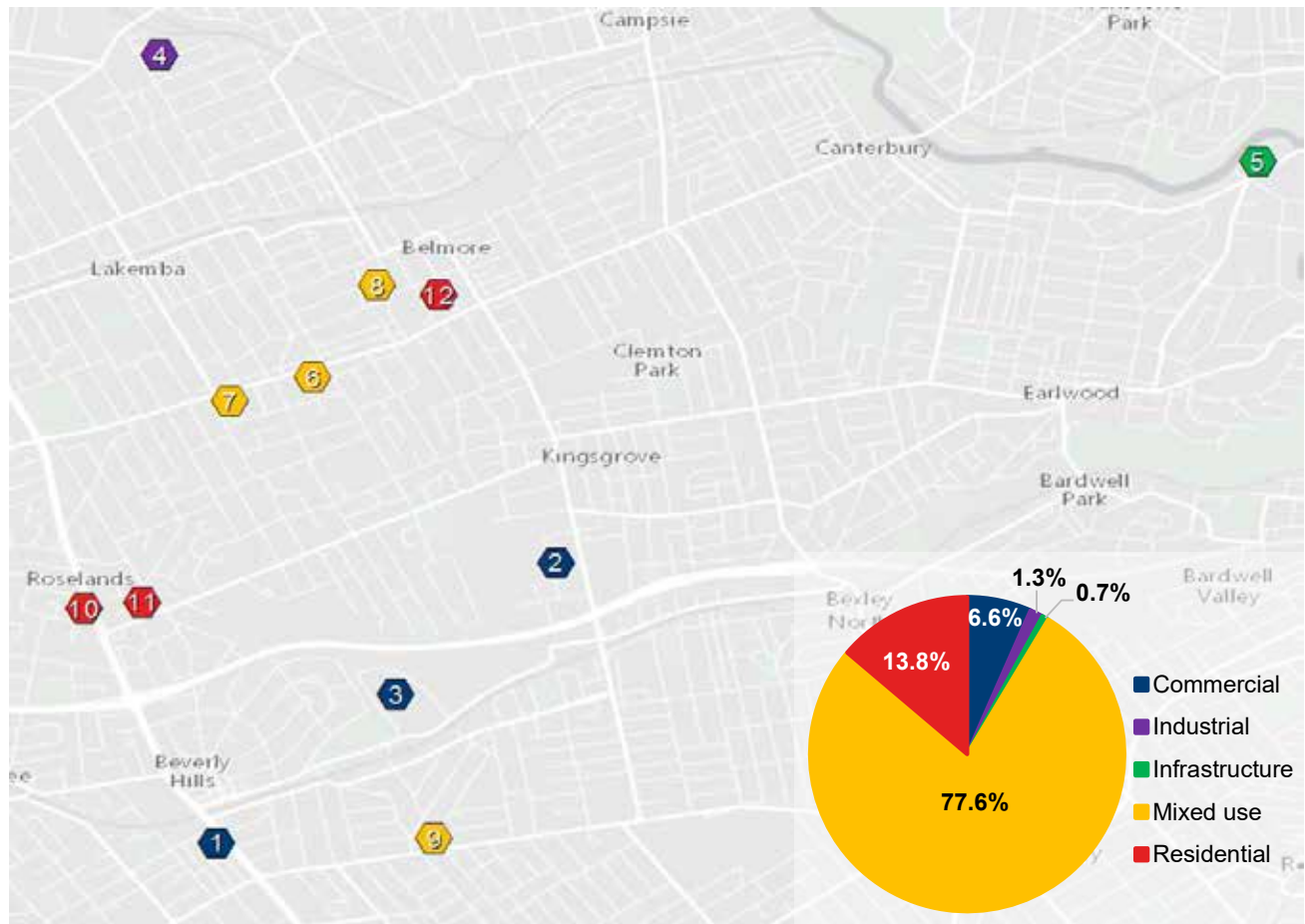
Median Rent Price: \$470 per week
 Suburb Rental Yield: 3.6%
 Average Days on Market: 24
 Bedroom Breakdown:
 1 Bed: 8%, 2 Bed: 57%, 3+ Bed: 35%

MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Kingsgrove market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Kingsgrove, Roselands, Earlwood, Beverly Hills, Belmore, Clemton Park.
 Source: APM Pricefinder, realestate.com.au, SQM Research.

PROJECT DEVELOPMENT MAP 2nd HALF 2017*



Location	Project**	Type	Estimated Value***	Commence Date****
1	King Georges Rd Hotel	Commercial	\$3,500,000	20/11/2017
2	Richland St Warehouse	Commercial	\$237,000	04/12/2017
3	The Crescent Zipper Factory	Commercial	\$200,000	12/09/2017
4	Hugh St Warehouse	Industrial	\$800,000	06/11/2017
5	Lang Road Bridge	Infrastructure	\$400,000	23/10/2017
6	Canterbury Rd Mixed Development - Roselands Garden (117 units)	Mixed use	\$21,000,000	04/09/2017
7	Canterbury Rd Mixed Development - Riverdale Apartments (66 units)	Mixed use	\$15,800,000	07/08/2017
8	Burwood Rd Mixed Development (30 units)	Mixed use	\$8,635,000	11/09/2017
9	Kingsway Mixed Use Development(4 units)	Mixed use	\$750,000	09/10/2017
10	King Georges Rd Boarding House (8 units)	Residential	\$5,282,000	17/11/2017
11	Stoddart St Townhouses & Villas (4 townhouses & 5 villas)	Residential	\$2,000,000	18/09/2017
12	Anderson St Boarding House (18 units)	Residential	\$945,000	30/10/2017

*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 Kingsgrove, Roselands, Earwood, Beverly Hills, Belmore, Clemton Park.

***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, Bayside Council, Georges River Council, Canterbury-Bankstown 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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