



Bexley North
Property Factsheet
2nd Half 2017





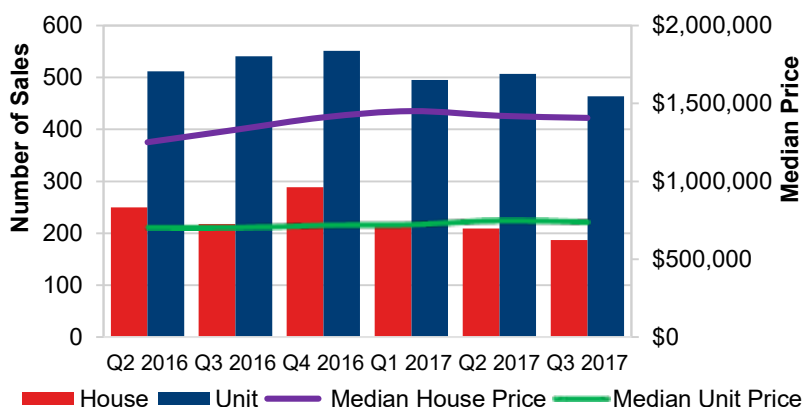
MARKET CONDITIONS

The Bexley North* property market recorded a median house price of \$1,385,000 and \$666,000 for units in Q3 2017, representing an annual price change of 13.5% and 8.1% respectively. Over the same timeframe Bayside Council LGA recorded a median price of \$1,460,500 for houses and \$740,000 for units, representing 5.8% and 5.0% price growth respectively. Compared to the wider LGA Bexley North provides a unique combination of affordability and higher capital growth, highly attractive to home buyers.

Average days to sell in Bexley North have seen a decline for houses and units over the past 12 months, currently at 36 days and 37 days in Q3 2017. Average vendor discounting are currently situated at a positive level of 3.2% for houses and 2.2% for units, indicating that buyers are willing to offer slightly above asking prices in order to secure their ideal property. That said these figures are lower than 12 months prior (10.7% for houses and 5.2% for units), suggesting a return to a more sustainable level of price growth.

Median rents in Bexley North saw a 3.8% growth for houses, currently situated at \$623 per week in Q3 2017. This is good news for investors. Vacancy rates continue to be a key drawcard for investors in Bexley North, currently at 1.0%. This sits lower than that of Sydney at vacancy rate of 2.0%, indicating strong rental demand within the areas. Investors are currently benefiting from rental yields of 2.3% for houses and 3.4% for units.

BAYSIDE COUNCIL GROWTH



OVERVIEW

Bexley North is located 13km south of the Sydney CBD. It is mostly a residential suburb well serviced by a small shopping centre, library, public school, open public spaces, and numerous public transport options. This makes it an ideal suburb for families who commute on a daily basis to the Sydney CBD for work and leisure.

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

FUTURE DEVELOPMENTS**

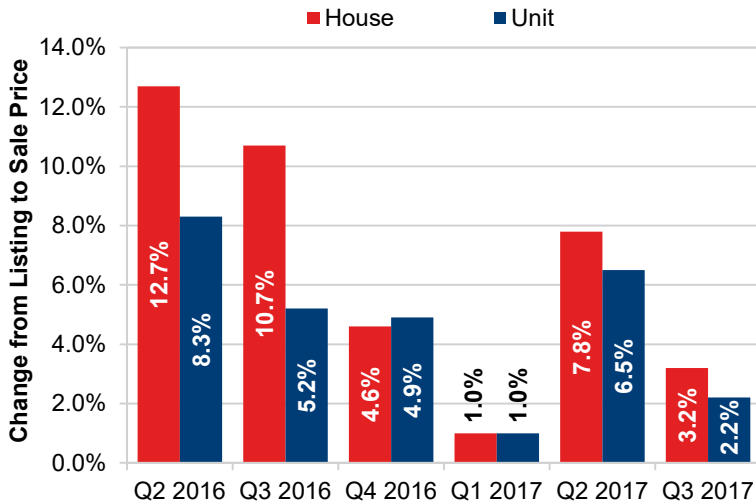
Bexley North* is set to see approx. \$69.5M of new projects commencing in the 2nd half 2017 to early 2018. Commercial projects account for the majority of projects value (56.0%). This is followed by residential projects, at approx. \$16.8M (24.2%), followed by mixed-use (approx. \$9.5M, or 13.7%).

A key commercial project is the St Basils Bexley Residential Aged Care Facility, estimated at \$37.1M. This will consist of 198 sole occupancy rooms as well as an onsite beauty salon, café, daycare centre, chapel, and allied health services. This will attract a unique demographic into the area and foster local job growth.

A key residential project is Forest Road Residential Development, estimated at \$6.9M. This will add 1 house and 6 townhouses into the market. In total during this period Bexley North* plans to add 1 house, 15 townhouses, and 53 units into the market; spread over 3 mixed-use and 6 residential projects.

*Bexley North market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bexley North, Bardwell Park, Bexley, Bardwell Valley.
 **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 Pricerfinder, realestate.com.au, Real Estate Institute of NSW.

AVERAGE VENDOR DISCOUNT*



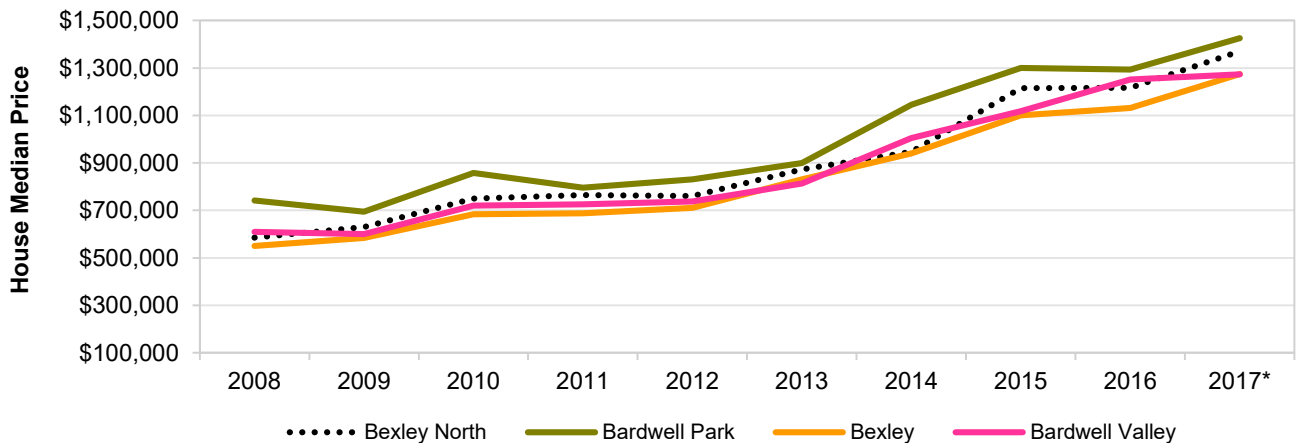
AVERAGE VENDOR DISCOUNT

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.

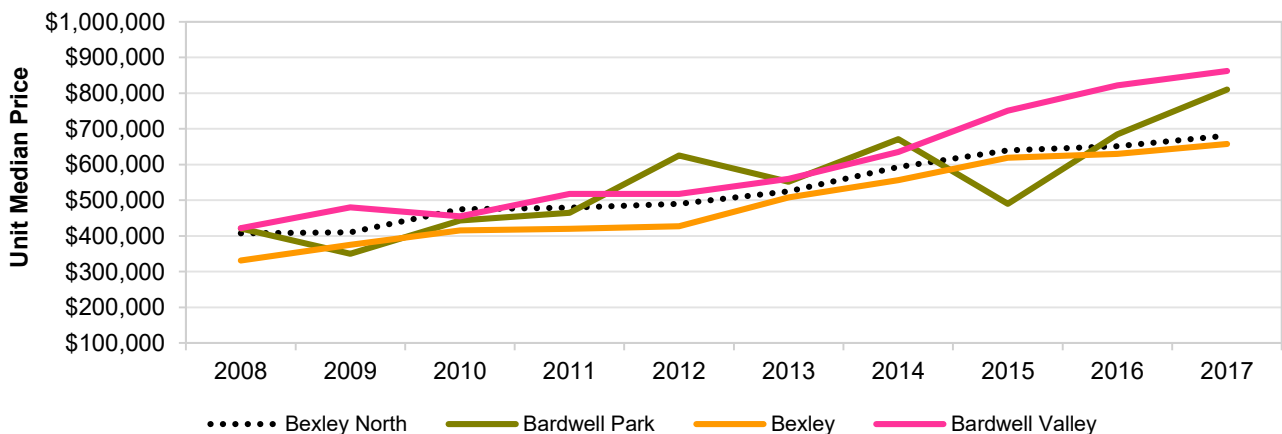
MARKET COMPARISON GRAPH

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

HOUSE MARKET COMPARISON

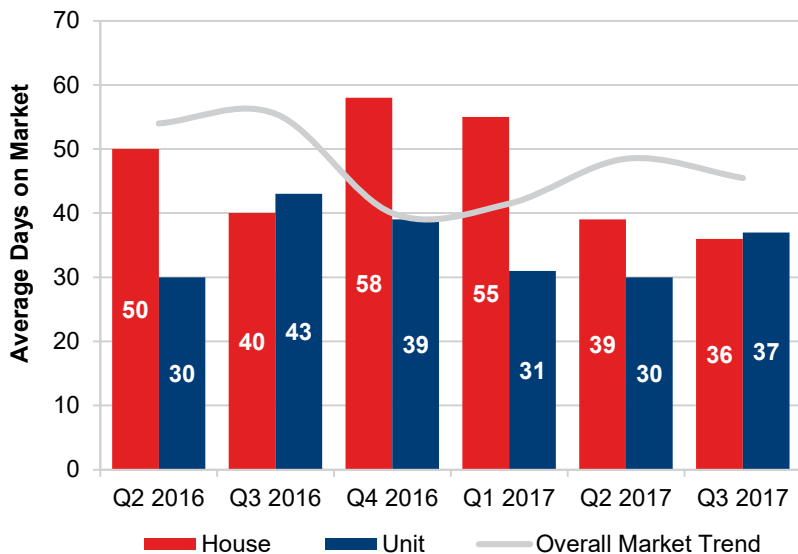


UNIT MARKET COMPARISON



Disclaimer: Market Comparison graph shows annual median price for 12 month periods (at a time), 2017 data is up to and inclusive of 30th September, 2017 (end of Q3 2017). Source: APM Pricerfinder, realestate.com.au, Real Estate Institute of Australia.

AVERAGE DAYS ON MARKET**



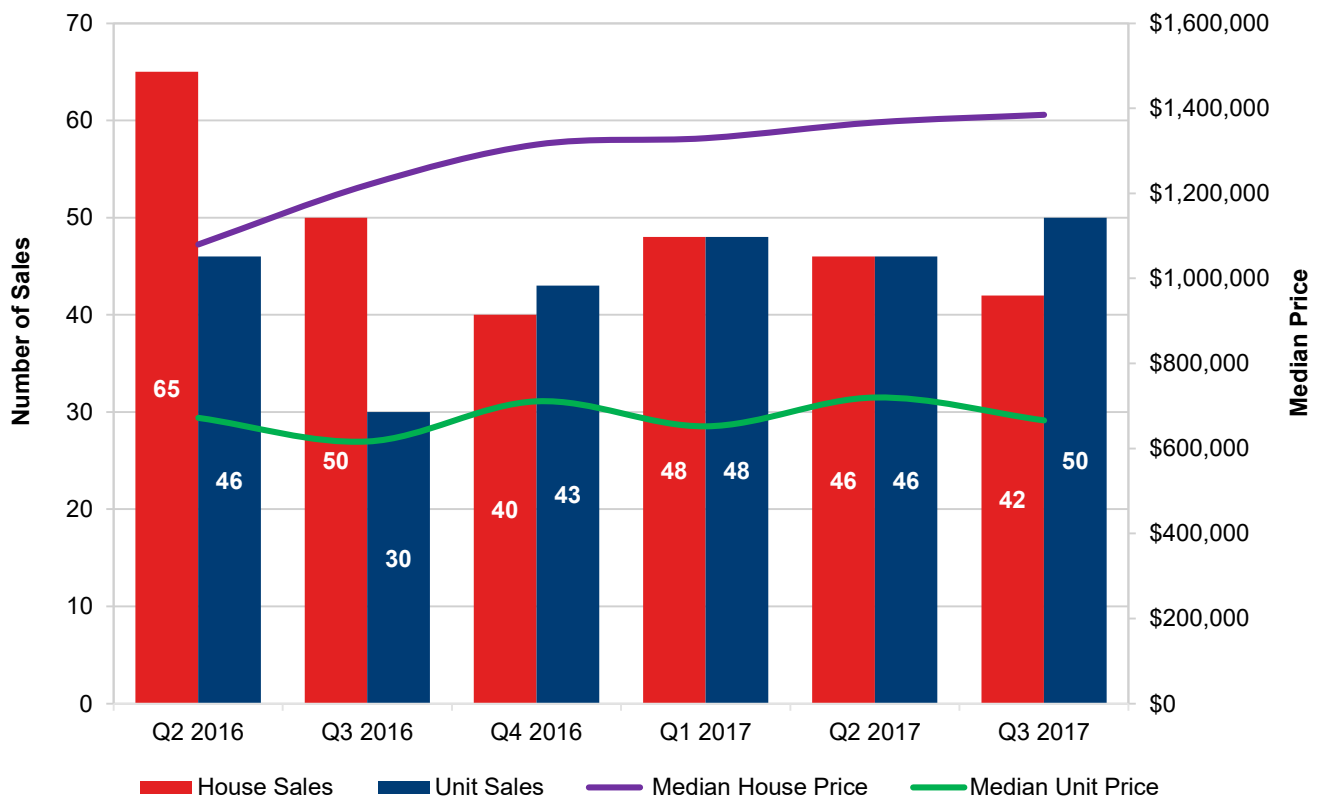
HOUSE KEY FACTS Q3 2017

Median Sale Price: \$1,385,000
 Annual Growth: 13.5%*
 Average Days on Market: 36
 % Change between First Listed Price and Sold Price: 3.2%

UNITS KEY FACTS Q3 2017

Median Sale Price: \$666,000
 Annual Growth: 8.1%*
 Average Days on Market: 37
 % Change between First Listed Price and Sold Price: 2.2%

SALES AND MEDIAN PRICE**

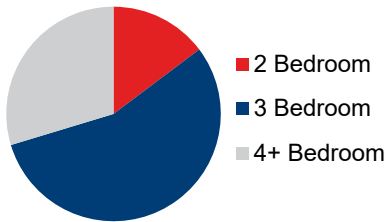


*Annual growth represents price growth for property transactions between Q3 2016 to Q3 2017 (inclusive).

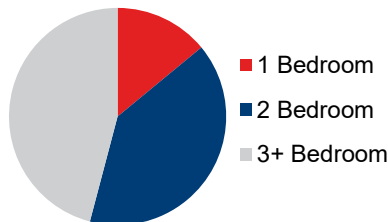
**Bexley North market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bexley North, Bardwell Park, Bexley, Bardwell Valley. Source: APM Pricefinder, realestate.com.au, SQM Research, Real Estate Institute of New South Wales, Rockdale City Council.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Interest in Bexley North* and its surrounding suburbs is recorded at 1412 online visits per property, indicating a high demand market. Median rent for houses saw an increase over the past 12 months to Q3 2017, whilst units saw a slight softening. Vacancy rates are currently at 1.0%, lower than that of Sydney at 2.0%. This indicates a strong rental demand and provides conducive conditions for long term investment.

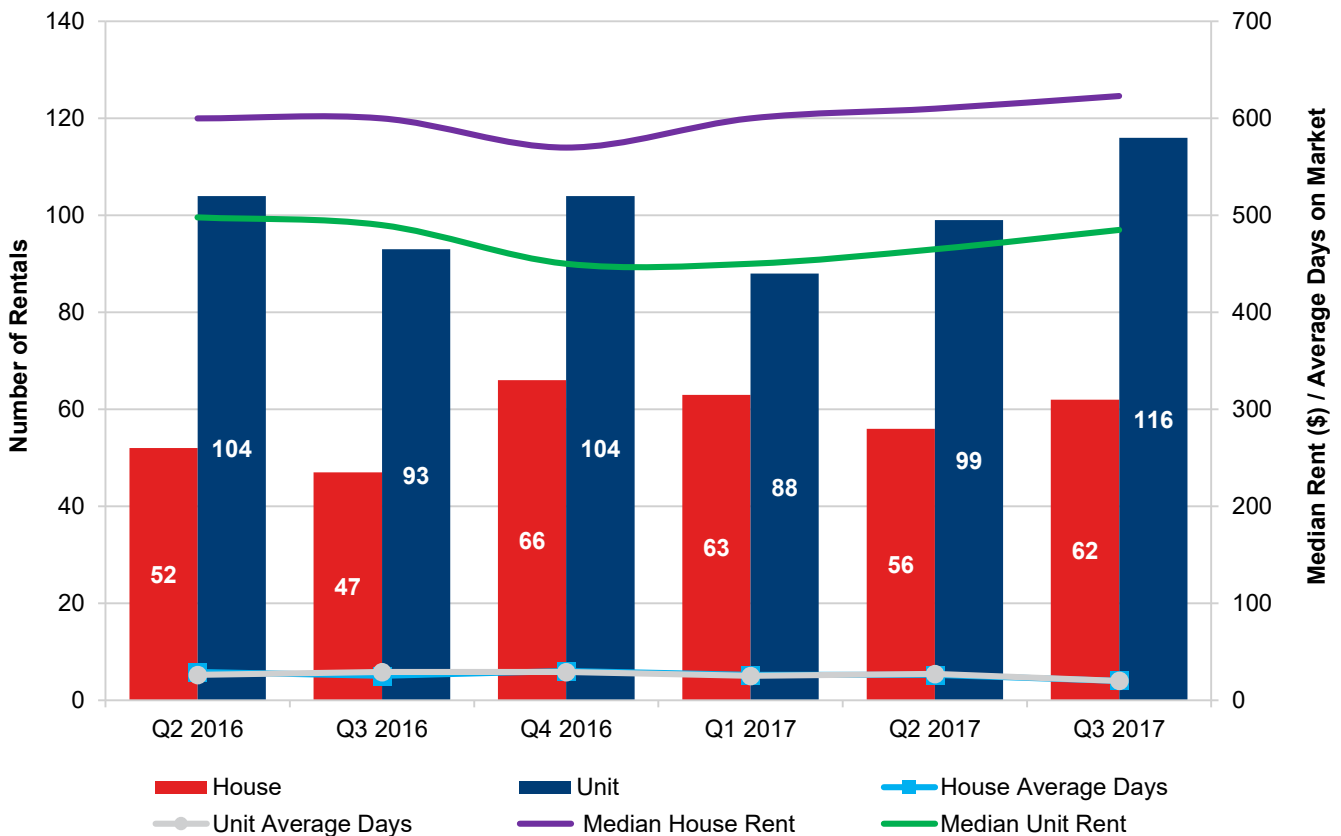
HOUSE KEY FACTS Q3 2017

Median Rent Price: \$623 per week
Suburb Rental Yield: 2.3%
Average Days on Market: 20
Bedroom Breakdown:
2 Bed: 15%, 3 Bed: 56%, 4+ Bed: 30%

UNITS KEY FACTS Q3 2017

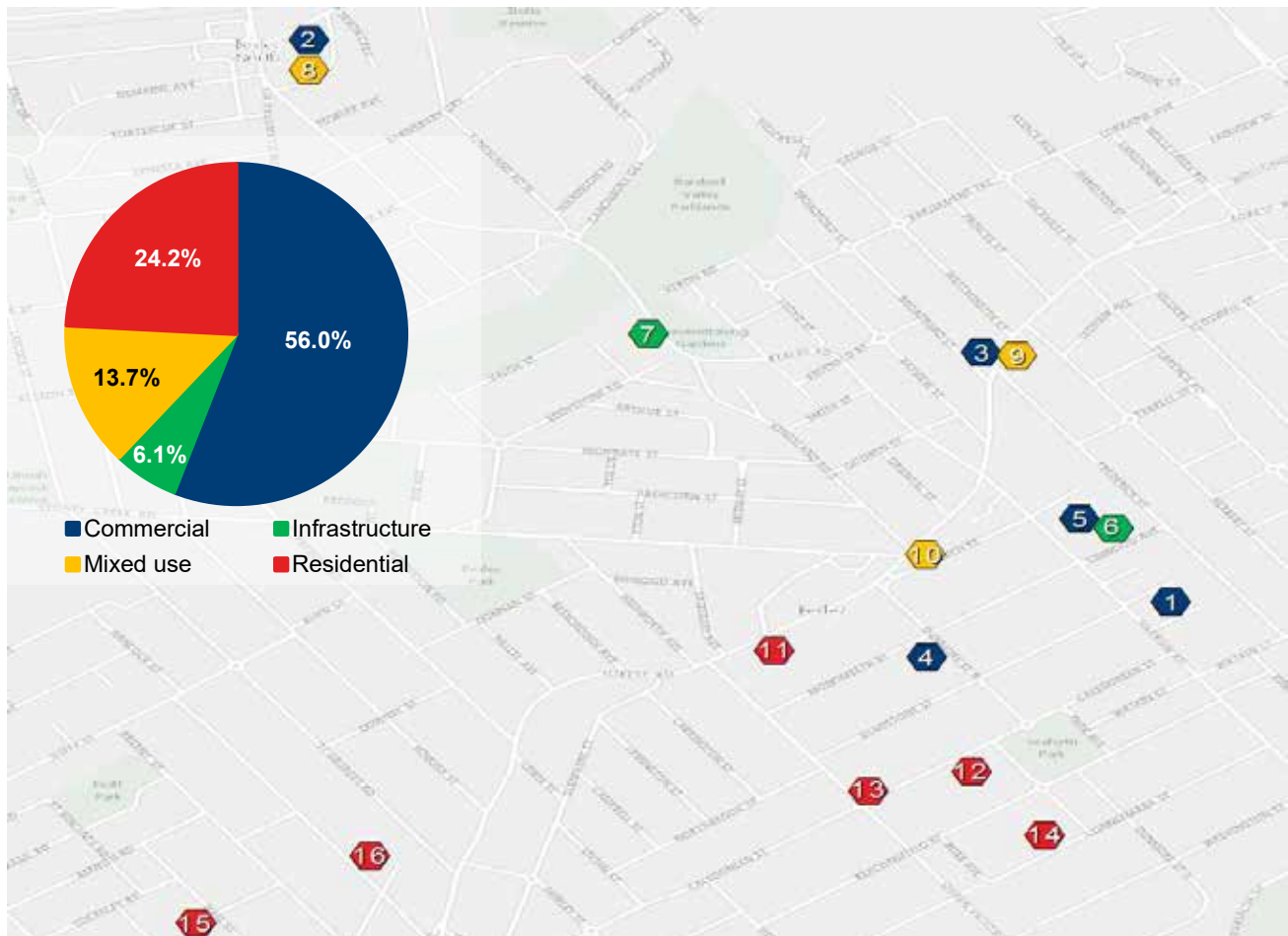
Median Rent Price: \$485 per week
Suburb Rental Yield: 3.4%
Average Days on Market: 20
Bedroom Breakdown:
1 Bed: 14%, 2 Bed: 40%, 3+ Bed: 46%

MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Inner North market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bexley North, Bardwell Park, Bexley, Bardwell Valley.
Source: APM Pricefinder, realestate.com.au, SQM Research.

PROJECT DEVELOPMENT MAP 2017-2018



Location	Project**	Type	Estimated Value***	Commence Date****
1	St Basils Bexley Residential Aged Care Facility	Commercial	\$ 37,120,000.00	29/01/2018
2	Bexley North Hotel	Commercial	\$ 600,000.00	24/10/2017
3	Forest Rd Boarding House	Commercial	\$ 489,000.00	26/03/2018
4	Fairmont Aged Care Centre	Commercial	\$ 341,000.00	09/01/2018
5	Scalabrini Village Bexley	Commercial	\$ 334,000.00	14/02/2018
6	Rockdale Centenary Village Building	Infrastructure	\$ 3,862,000.00	01/02/2018
7	Bexley Rd Soccer Fields	Infrastructure	\$ 400,000.00	26/03/2018
8	Sarsfield Circuit Mixed Development (12 units)	Mixed use	\$ 6,621,000.00	31/01/2018
9	Forest Rd Boarding House (16 units)	Mixed use	\$ 2,509,000.00	20/02/2018
10	Forest Road Mixed Development (1 unit)	Mixed use	\$ 400,000.00	05/03/2018
11	Forest Road Residential Development (1 house; 6 townhouses)	Residential	\$ 6,882,000.00	18/09/2017
12	Caledonian Street Townhouses (9 townhouses)	Residential	\$ 2,952,000.00	02/03/2018
13	Queen Victoria Street Apartments (8 units)	Residential	\$ 2,285,000.00	27/03/2018
14	Connemarra Street Multiple Dwellings (5 units)	Residential	\$ 2,250,000.00	15/03/2018
15	Haig St Dwellings (8 units)	Residential	\$ 1,639,000.00	20/02/2018
16	Albert Street Units (4 units)	Residential	\$ 800,000.00	27/03/2018

*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 Bexley North, Bardwell Park, Bexley, Bardwell Valley.

***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.

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

**Frank Mazzotta, Principal
PRDnationwide Bexley North**

7 Shaw Street
Bexley North NSW 2207
Australia

T +61 2 9502 2066
F +61 2 9554 3788
M +61 400 804 041
E frank@prdbn.com.au
www.prdbn.com.au

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