



Dapto

Property Factsheet
2nd Half 2017





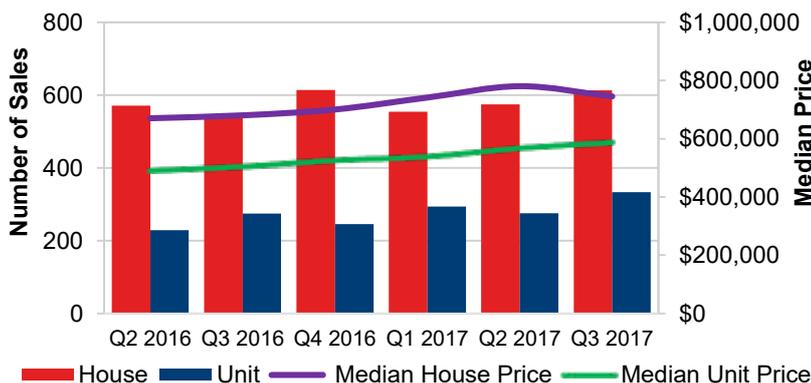
MARKET CONDITIONS

The Dapto* property market recorded a median house price of \$610,000 and \$559,000 for units in Q3 2017, representing solid annual growth of 17.9% and 10.7% respectively. Over the same time period houses in Wollongong City Council grew by 9.6% to \$745,000 whilst units grew by 16.8% to \$590,000. Dapto's* house market prove to not only be more affordable than the Wollongong City Council but also returning higher capital growth. This is a unique combination that first home buyers should take advantage of.

Houses in Dapto* continue to be well sought-after, with average vendor discounting trending on a positive level over the past twelve months. That said although buyers are still prepared to offer higher than the first list price, this is at a lower level (0.4% in Q3 2017) compared to 12 months prior (1.9% in Q3 2016). Trends in the unit market is similar, with average vendor discount widening to -4.4% in Q3 2017. These indicators show a somewhat happy medium in the market, where buyers are benefiting from increasing affordability yet without compromising on capital growth for sellers.

Median rental price have recorded positive growth over the 12 months to Q3 2017 for both house and units, by 3.2% (to \$485 per week) and 9.0% (to \$458 per week) respectively. A stable and low vacancy rates of 0.9% (in September 2017) reflect a strong rental demand, especially when compared to Sydney's 2.1%. Solid rental yields of 3.7% (houses) and 4.2% (units), suggest conducive indicators for long term investment.

WOLLONGONG CITY COUNCIL GROWTH



OVERVIEW

Dapto is a suburb of Wollongong in the Illawarra region of New South Wales. Most of the town is residential with some commercial areas. The area of Dapto west of the previous South Coast line electric rail service has undergone major expansion over the past 20 years.

	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. \$527.7M of new projects commencing in 2016 -2017. Infrastructure account for the majority of estimated value, at \$270.8M (51.3%); followed by residential (\$158.1M or 30.0%) and commercial (\$98.9M or 18.7%).

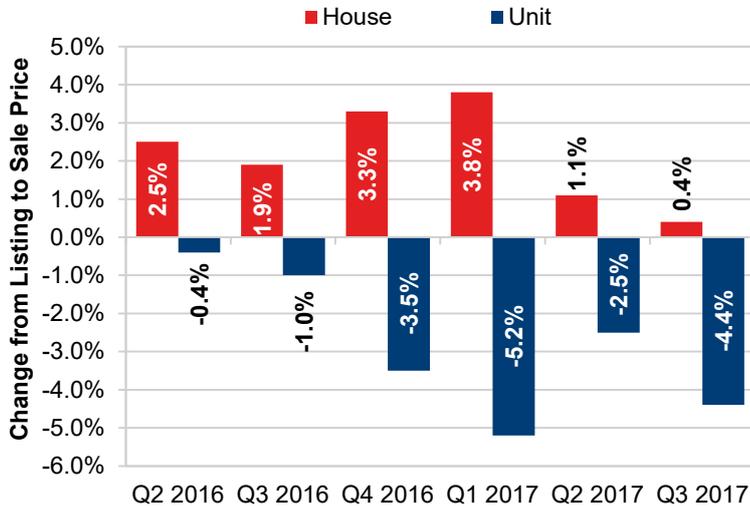
A key infrastructure planned for completion in mid-2018 is the water and wastewater project, to service the West Dapto Urban Release Area and adjacent growth areas. This will improve the liveability of current and future residents in the area.

A key commercial project is the Illawara International Health Precinct, estimate at approx. \$70.0M and due to commence construction in mid-2017. This will attract a new demographic into the Dapto* area, as well as fostering local job growth, which may potentially increase property demand.

A key residential project is the local council initiative, the West Horsley West Dapto Road Precinct project, creating 17,000 lots for development. Dapto* plans to add 17,237 lots, 71 townhouses, 3 units, and 23 dwellings over 11 residential projects; all due to commence construction in 2016-2017 with completion in 2017 – 2020.

*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.
 Source: Cordell Database, RealEstate.com.au, APM Pricerfinder.

AVERAGE VENDOR DISCOUNT



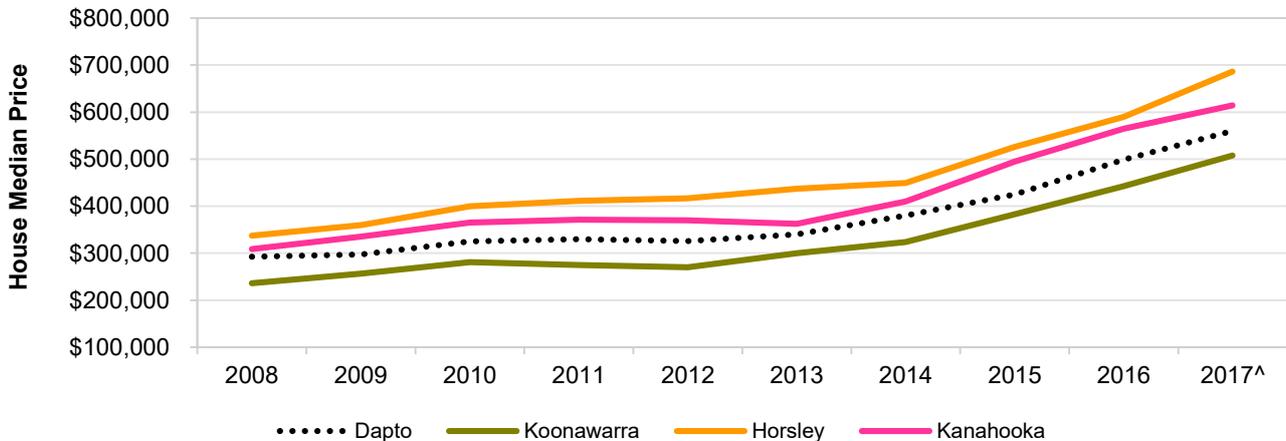
AVERAGE VENDOR DISCOUNT

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.

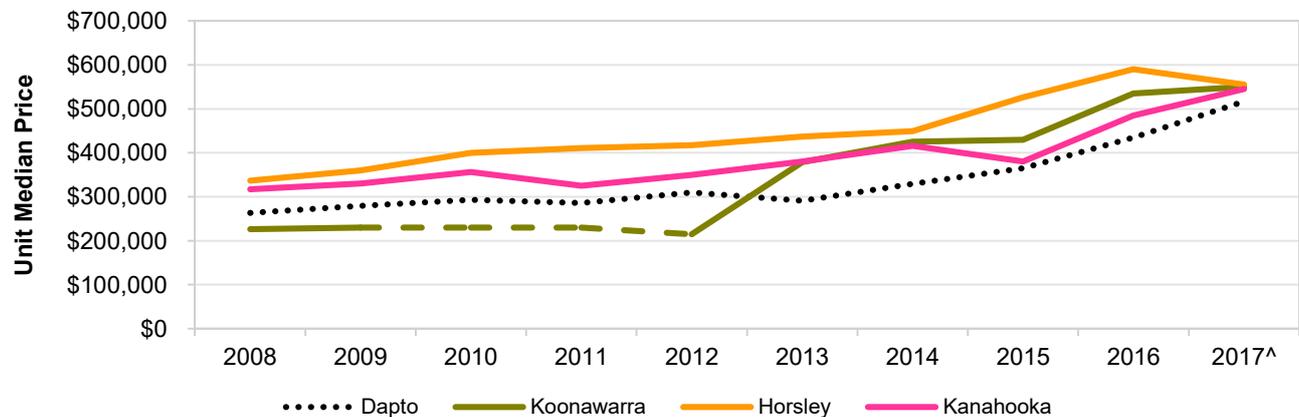
MARKET COMPARISON TABLE

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

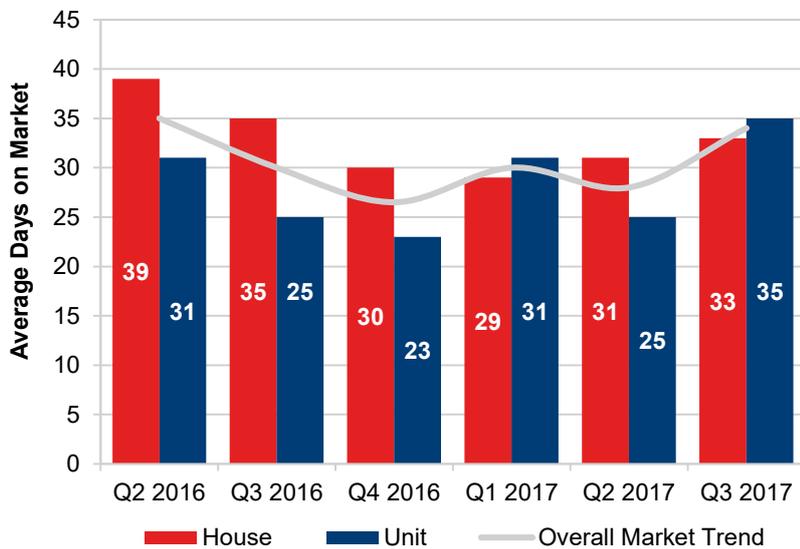


UNIT MARKET COMPARISON**



*Disclaimer: 2017 data encapsulates up to and inclusive of Q3 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**



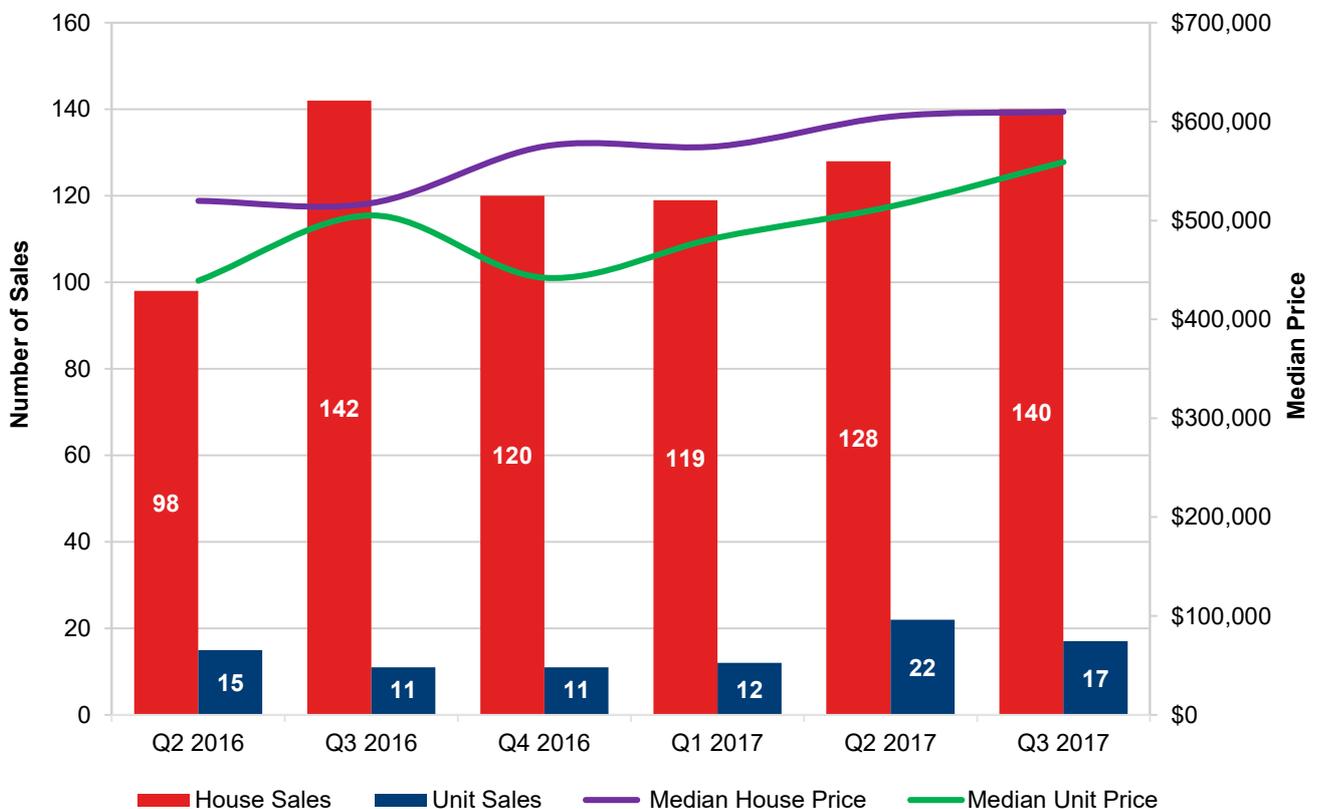
HOUSE KEY FACTS Q3 2017

Median Sale Price: \$610,000
 Annual Growth: 17.9%*
 Average Days on Market: 33
 % Change between First Listed Price and Sold Price: 0.4%

UNITS KEY FACTS Q3 2017

Median Sale Price: \$559,000
 Annual Growth: 10.7%*
 Average Days on Market: 35
 % Change between First Listed Price and Sold Price: -4.4%

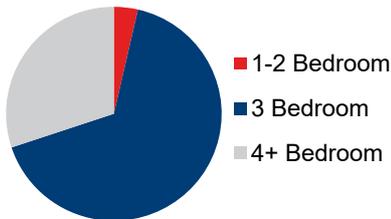
SALES AND MEDIAN PRICE**



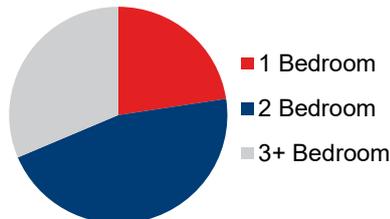
*Annual growth represents price growth for property transactions between Q3 2016 to Q3 2017 (inclusive).
 **Dapto market data and key indicators encapsulates aggregate property market conditions in the postcode of 2530.
 Source: APM Pricefinder, Realestate.com.au, SQM Research.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Interest in Dapto* and its surrounding suburbs is recorded at 1480 online visits per property, which is well above the NSW average of 872. Median rent for houses and units are further strengthening, good news for astute investors. Vacancy rates in Dapto* has been stable over the past 12 months, currently situated at a low level of 0.9%. Rental yields of 3.7% (houses) and 4.2% (units) are higher than Sydney's 2.9% and 3.8%, suggesting conducive indicators for long term investment.

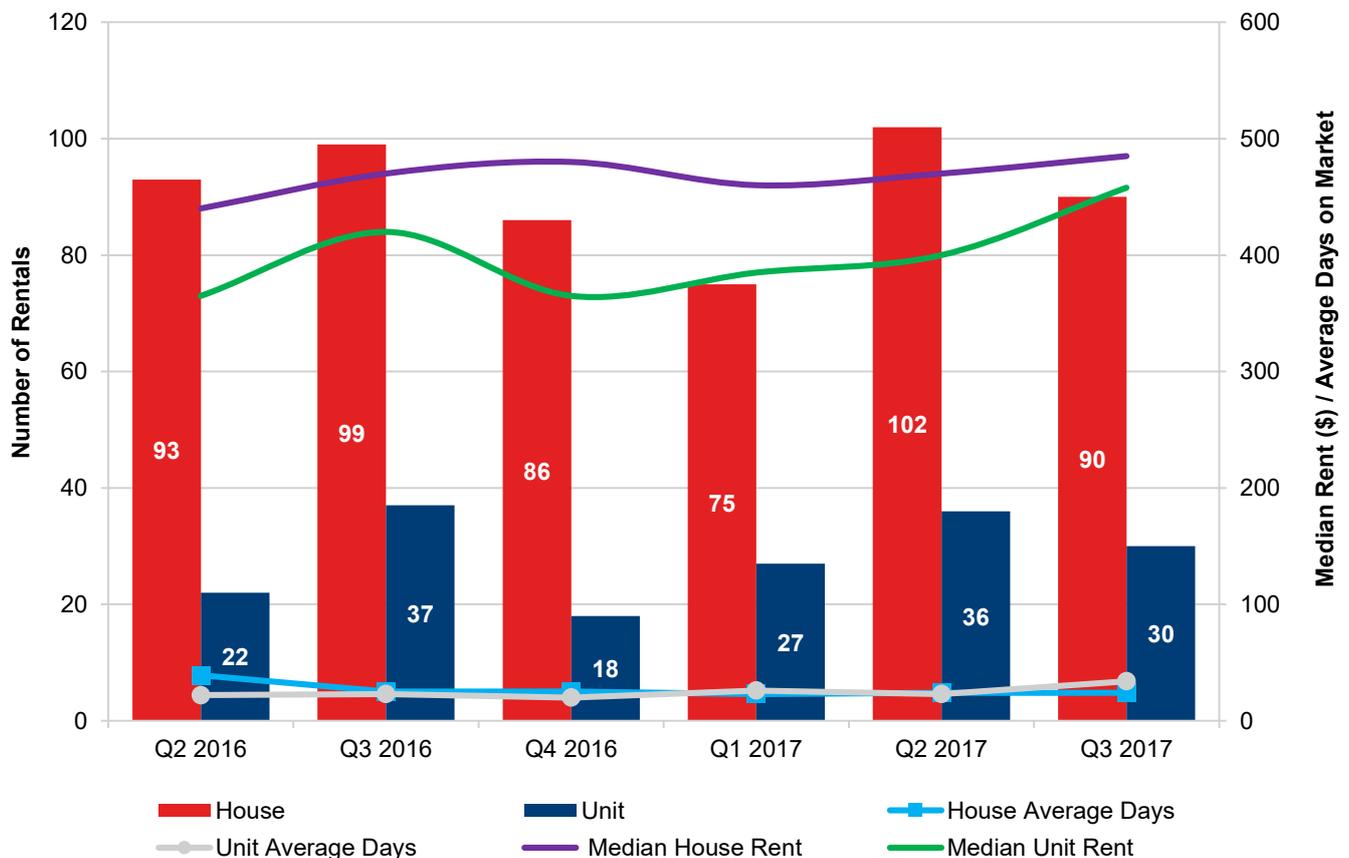
HOUSE KEY FACTS Q3 2017

Median Rent Price: \$485 per week
 Suburb Rental Yield: 3.7%
 Average Days on Market: 24
 Bedroom Breakdown:
 2 Bed: 4%, 3 Bed: 66%, 4+ Bed: 30%

UNITS KEY FACTS Q3 2017

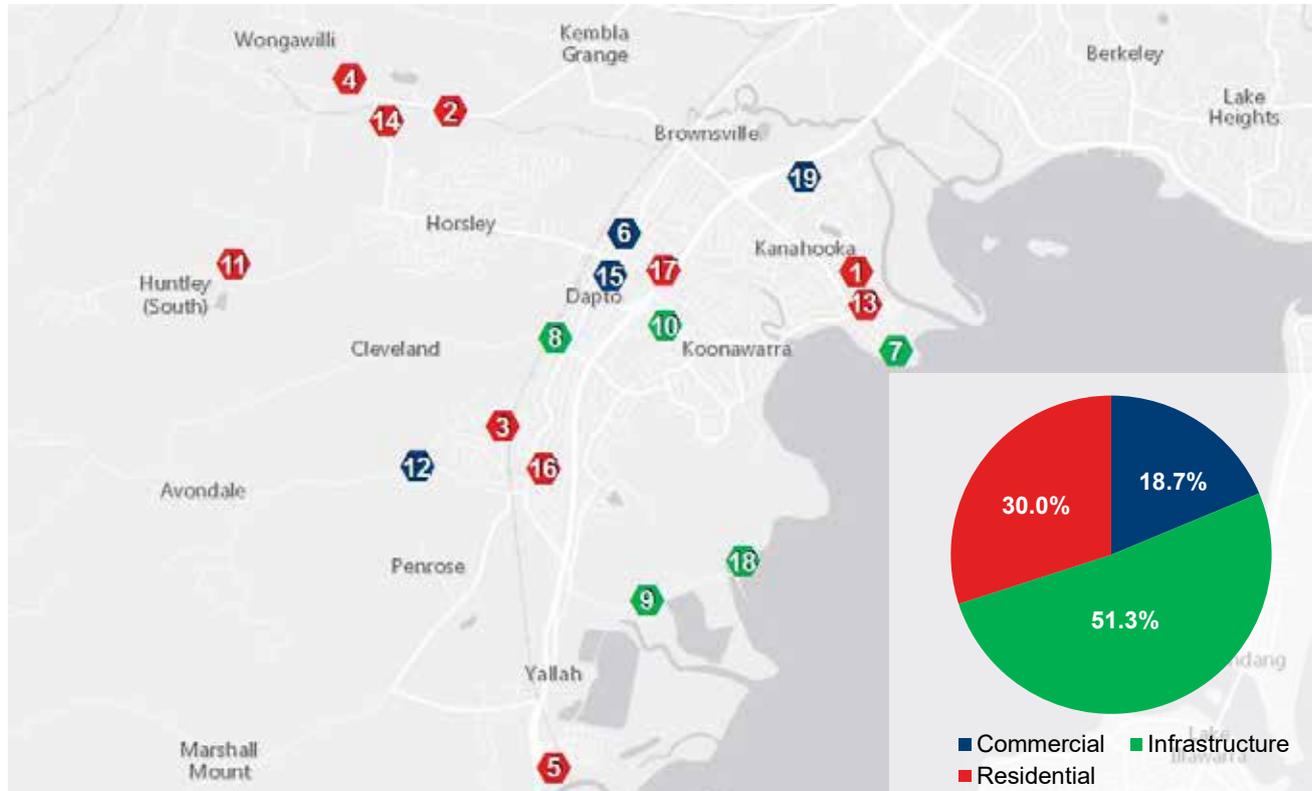
Median Rent Price: \$458 per week
 Suburb Rental Yield: 4.2%
 Average Days on Market: 26
 Bedroom Breakdown:
 1 Bed: 22%, 2 Bed: 46%, 3+ Bed: 31%

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 2016 - 2017*



Location	Project*	Type	Estimated Value**	Commence Date**	Completion Date**
1	Kanahooka Rd Subdivision (23 Lots)	Residential	\$1,440,000	02/06/2016	N/A
2	West Horsley West Dapto Rd Precinct (17,000 Lots)	Residential	\$130,000,000	12/07/2016	N/A
3	Derwent Avenue Development - Carrington Park (44 Townhouses and Villas)	Residential	\$7,241,000	05/09/2016	30/03/2018
4	The Ridge at Vista Park (19 Lots)	Residential	\$475,000	03/10/2016	28/04/2017
5	Gerongar Corner Units (3 Units)	Residential	\$580,000	03/10/2016	31/05/2017
6	Osborne St Mixed-Use Development	Commercial	\$880,000	05/12/2016	31/07/2018
7	Kanahooka Park Playground	Infrastructure	\$170,000	12/12/2016	28/02/2017
8	Home of Football for the Illawarra	Infrastructure	\$14,500,000	02/02/2017	30/12/2018
9	Yallah Bay Road Bridge 2	Infrastructure	\$344,000	20/03/2017	11/06/2017
10	West Dapto Access	Infrastructure	\$5,176,000	17/04/2017	10/11/2017
11	Mcpshails Subdivision – Brooks Reach (158 Lots)	Residential	\$6,720,000	29/05/2017	23/10/2018
12	Illawarra International Health Precinct – Specialist Centre	Commercial	\$70,000,000	02/06/2017	N/A
13	Kanahooka Road Dwellings (23 Dwellings)	Residential	\$3,080,000	26/08/2017	26/08/2018
14	Greenview Estate Horsley (37 Lots)	Residential	\$1,750,000	11/09/2017	23/02/2018
15	McDonalds Restaurant Dapto	Commercial	\$200,000	03/10/2017	15/12/2017
16	Mount Brown Road Dwellings (6 Townhouses)	Residential	\$1,264,000	16/10/2017	29/06/2018
17	Harvey St Development – Birchgrove (21 Townhouses)	Residential	\$5,570,000	15/11/2017	26/04/2019
18	Yallah Bay Road Bridge 1	Infrastructure	\$578,000	20/11/2017	16/02/2018
19	Illawarra Retirement Village - Kanahooka	Commercial	\$27,771,000	04/12/2017	30/09/2020
Various Locations	West Dapto Urban Release Area	Infrastructure	\$250,000,000	14/03/2016	11/05/2018

*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 featured are within the postcode area of 2530, with a commencement/completion date in 2016 and beyond.

**Estimated value is the value of construction costs, it does not reflect the project's sale/commercial value. Commencement and completion date quoted is an approximate only, as provided by the relevant data authority Source: Cordell Database, BatchGeo., Department of Planning and Environment NSW, Wollongong City 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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