



Panania

Property Factsheet
2nd Half 2017





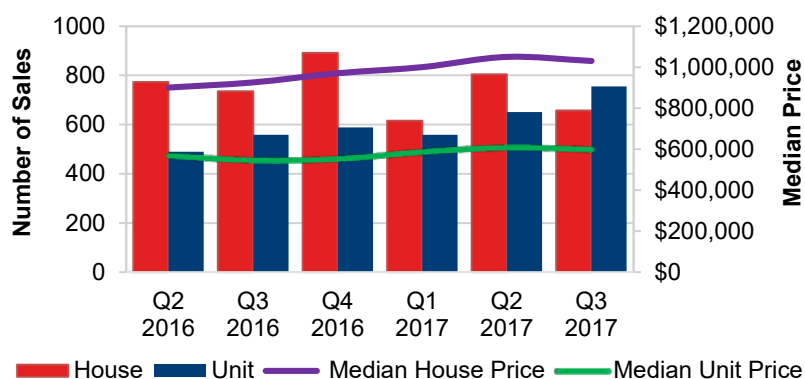
MARKET CONDITIONS

The Panania* property market recorded a median house price of \$1,081,500 and \$775,000 for units in Q3 2017, representing an annual price growth of 13.2% and 6.7% respectively. Over the same period of time (Q3 2016-Q3 2017) the Canterbury-Bankstown local government area (LGA) witnessed a lower annual price growth for houses of 11.3% to \$1,030,000; confirming Panania's* housing market as a premium market – attracting higher pricing and achieving higher capital growth. Panania's* unit market proves to be in extremely high demand, suggesting the need for more high quality stock to be developed.

Over the past 12 months to Q3 2017 average vendor discounts have pivoted to positive levels for units (to 0.8%), whereby buyers are increasingly willing to offer above the initial listing price to secure their property. This is the most that unit buyers have had to offer over the first list asking price, further confirming an undersupplied market. House average vendor discount continue to trend above the first list price, currently at 1.3% in Q3 2017, further signaling a premium market.

Median rents have improved over the past 12 months to Q3 2017, by 6.5% to \$586 for houses and 7.3% to \$590 for units. This is accompanied by an increasing amount of properties being rented (for both house and units), which suggests a high demand rental market. This is confirmed by low vacancy rates of 1.2% in October 2017, good news for astute investors.

CANTERBURY-BANKSTOWN AREA GROWTH



OVERVIEW

Panania is located 23km inner south-west of the Sydney CBD. Based on the 2016 ABS census Panania has a population of 12,419 people, which is 8.1% growth since the 2011 census. Panania is mostly a residential suburb, with many houses rebuilt as larger residences or two-storey duplex houses.

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

FUTURE DEVELOPMENTS**

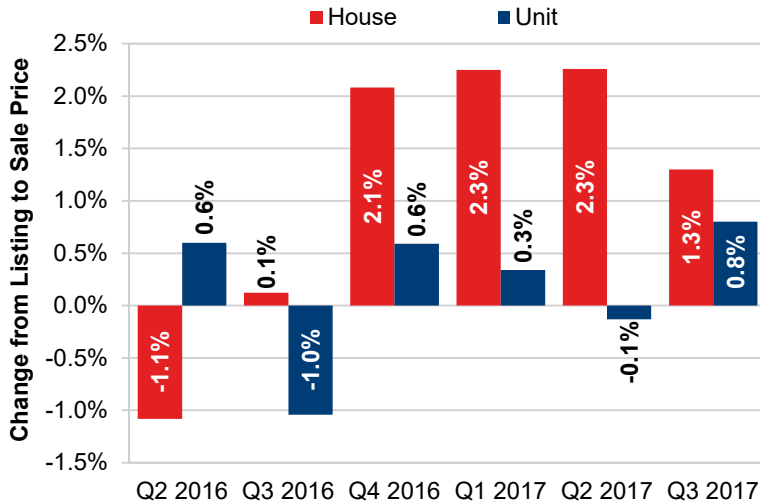
Panania* is set to see approx. \$37.1M of new developments commencing in 2017. Infrastructure projects accounted for the majority (65.1%), totaling an estimated \$24.1M of projects. The local council is focused on increasing liveability of current and future residents, whereas the state government will add more affordable housing options for renters and seniors.

Adding private market residential stock drives a smaller proportion of future projects value, however there are two pure residential projects – the Doyle Rd Townhouses and Villas, and the Ely St Villas – which will add a total of 10 villas and 2 townhouses into the market. A key project to add stock is the Maclaurin Avenue Mixed Use development (\$6.6M), which will add 26 units and is planned to commence construction in late 2017.

The largest project for 2017 is Panania railway station upgrade. This will see the station and surrounding area undergo modernisation worth \$11.09M, which will improve connectivity around Panania*.

Panania market data and key indicators encapsulates aggregate property market conditions in the following suburbs: East Hills, Padstow, Padstow Heights, Panania, Picnic Point, Revesby and Revesby Heights.
**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*



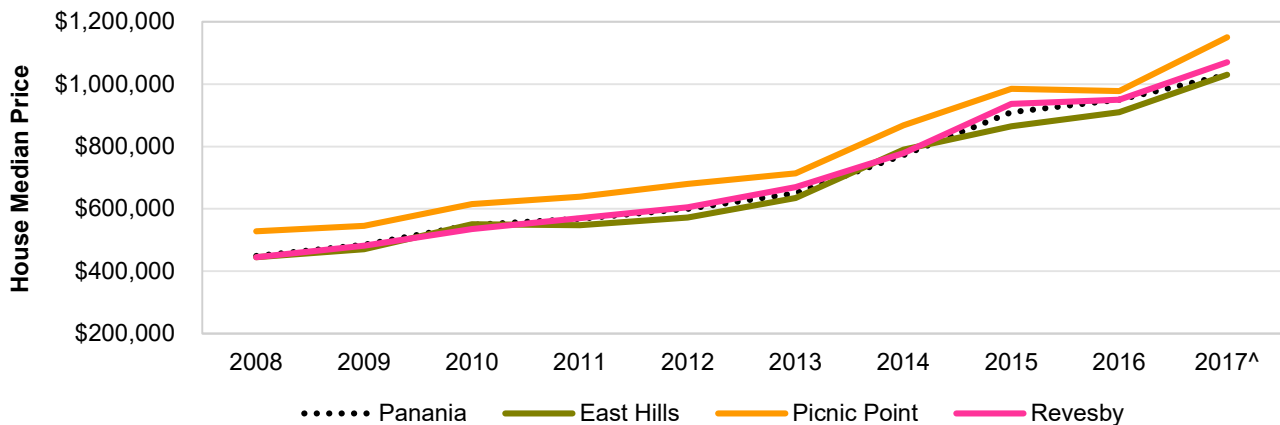
AVERAGE VENDOR DISCOUNT

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.

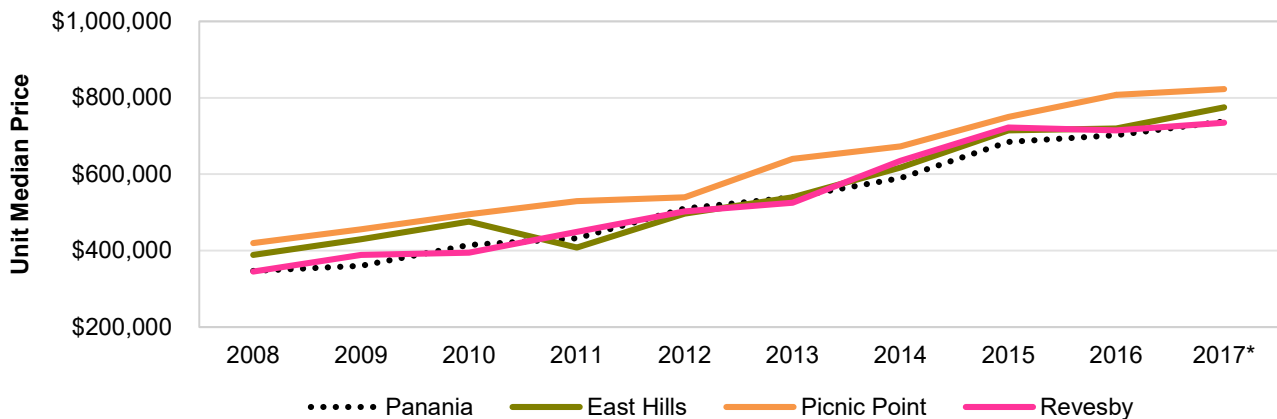
MARKET COMPARISON GRAPH

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

HOUSE MARKET COMPARISON

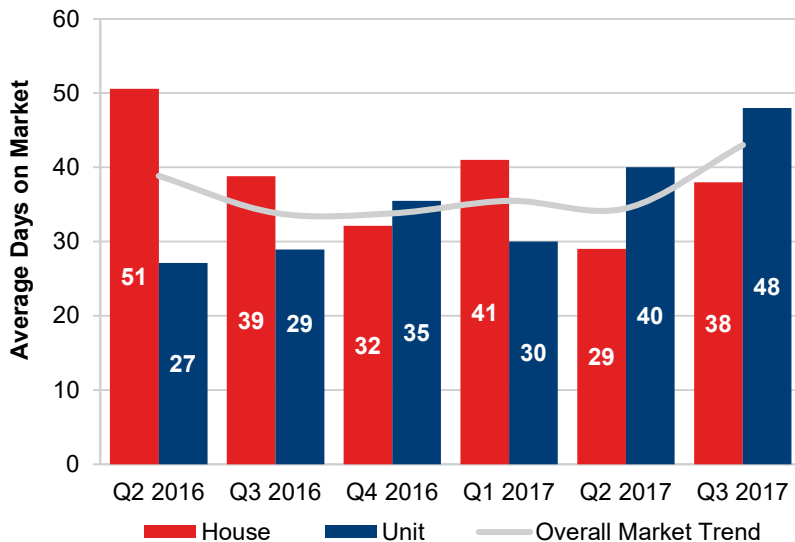


UNIT MARKET COMPARISON



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

AVERAGE DAYS ON MARKET**



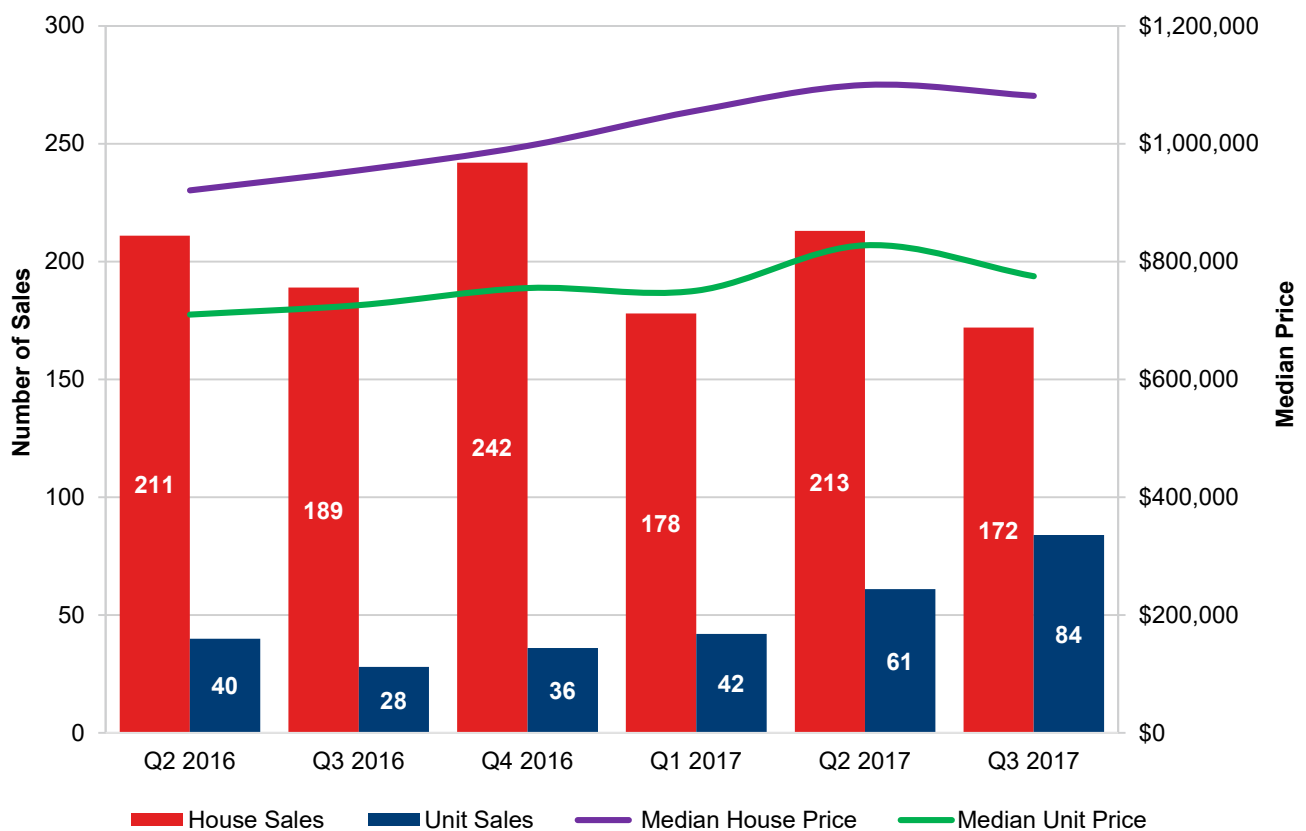
HOUSE KEY FACTS Q3 2017

Median Sale Price: \$1,081,500
 Annual Growth: 13.2%*
 Average Days on Market: 38
 % Change between First Listed Price and Sold Price: 1.3%

UNITS KEY FACTS Q3 2017

Median Sale Price: \$775,000
 Annual Growth: 6.7%*
 Average Days on Market: 48
 % Change between First Listed Price and Sold Price: 0.8%

SALES AND MEDIAN PRICE**

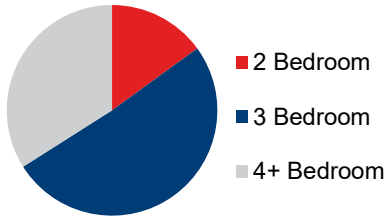


*Annual growth represents price growth for property transactions between Q3 2016 to Q3 2017 (inclusive).

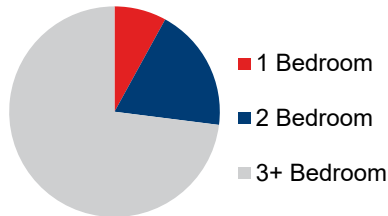
**Panania market data and key indicators encapsulates aggregate property market conditions in the following suburbs: East Hills, Padstow, Padstow Heights, Panania, Picnic Point, Revesby and Revesby Heights. Source: APM Pricer, realestate.com.au, SQM Research, Real Estate Institute of NSW, Canterbury-Bankstown Council.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Panania* and its surrounding areas is a highly demanded area, with 1377 online views per property – almost double the NSW average of 852. The rental market is an investor's dream, as the amount of properties rented increased by 24.5% (house) and 27.7% (units) whilst median prices grew by 6.5% (house) and 7.3% (units). Combined with low vacancy rates of 1.2% in October 2017 this indicates Panania* as having an extremely conducive conditions for long term sustainable investment returns.

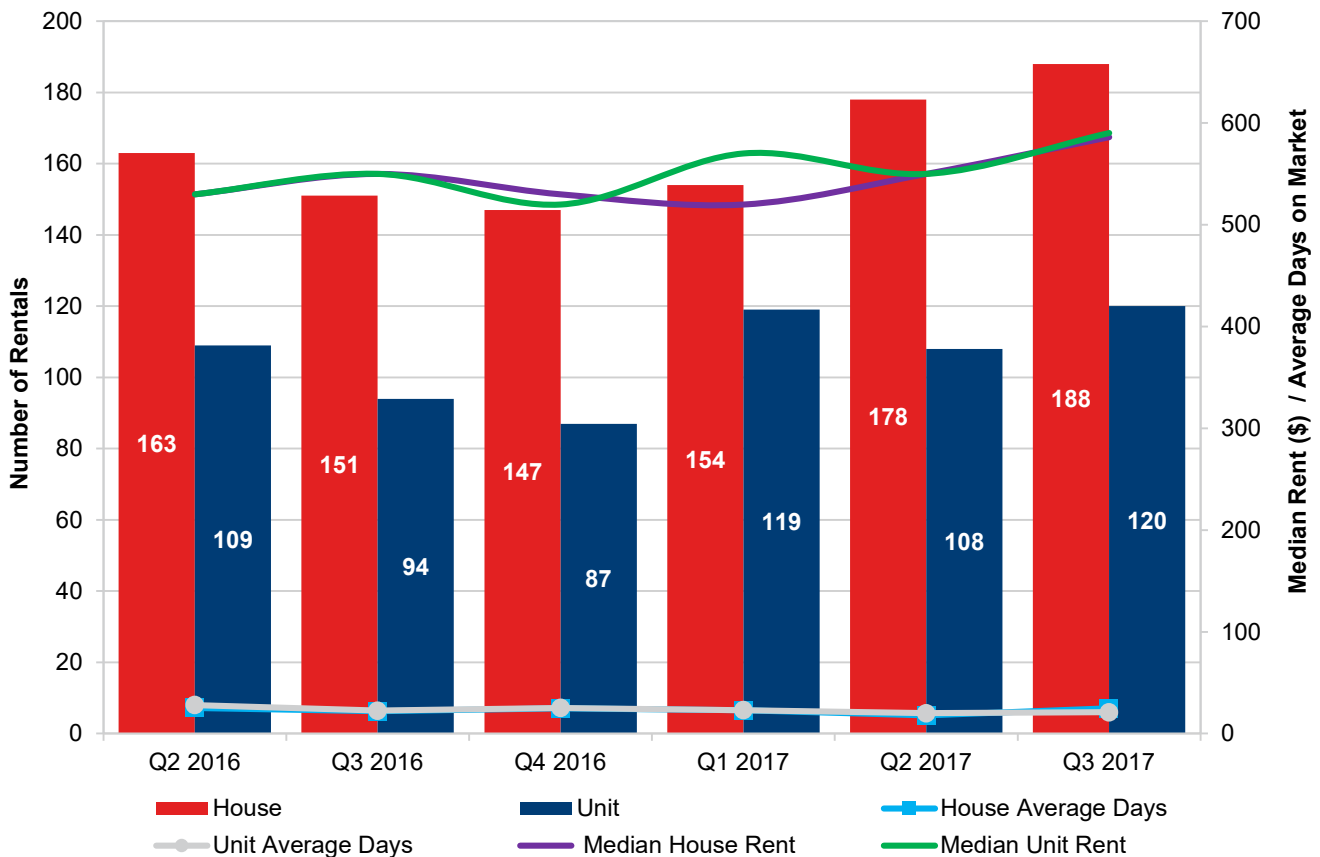
HOUSE KEY FACTS Q3 2017

Median Rent Price: \$586 per week
Suburb Rental Yield: 2.7%
Average Days on Market: 25
Bedroom Breakdown:
1-2 Bed: 15%, 3 Bed: 51%, 4+ Bed: 34%

UNITS KEY FACTS Q3 2017

Median Rent Price: \$590 per week
Suburb Rental Yield: 4.3%
Average Days on Market: 21
Bedroom Breakdown:
1 Bed: 8%, 2 Bed: 19%, 3+ Bed: 73%

MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Panania market data and key indicators encapsulates aggregate property market conditions in the following suburbs: East Hills, Padstow, Padstow Heights, Panania, Picnic Point, Revesby and Revesby Heights.
Source: APM Pricefinder, realestate.com.au, SQM Research.

PROJECT DEVELOPMENT MAP 2nd HALF 2017*



Label	Project Name*	Type	Estimated Value**	Commence Date**	Completion Date**
1	English Street Roadworks	Infrastructure	\$160,000	09/01/2017	31/03/2017
2	Marco Avenue and Selems Pde Pedestrian Crossing	Infrastructure	\$268,000	16/01/2017	17/03/2017
3	Picnic Point Bank Stabilisation	Infrastructure	\$347,000	16/01/2017	30/04/2017
4	Olsen's Funeral Home	Commercial	\$600,000	23/01/2017	28/07/2017
5	Padstow Parade Recruitment Office	Commercial	\$500,000	06/02/2017	31/03/2017
6	Doyle Road Townhouses and Villas (2 Townhouses & 3 Villas)	Residential	\$1,250,000	17/02/2017	18/08/2017
7	7-Eleven Service Station Revesby	Commercial	\$1,500,000	13/03/2017	21/07/2017
8	Ely St Villas (7 Villas)	Residential	\$1,750,000	08/05/2017	28/02/2018
9	Panania Railway Station	Infrastructure	\$11,000,000	05/06/2017	30/06/2018
10	LAHC Affordable Rental Housing (22 Units and 6 Townhouses)	Infrastructure	\$6,856,000	03/07/2017	15/06/2018
11	LAHC Affordable Senior Living Units (16 Units)	Infrastructure	\$3,840,000	04/07/2017	13/03/2018
12	Panorama Parade Road Rehabilitation	Infrastructure	\$203,000	01/08/2017	08/09/2017
13	Brett Street Roadworks	Infrastructure	\$393,000	16/08/2017	13/10/2017
14	The River and Bransgrove Roads Intersection	Infrastructure	\$263,000	30/10/2017	14/12/2017
15	Canterbury Bankstown Council Roadworks	Infrastructure	\$331,000	31/10/2017	30/11/2017
16	Maclaurin Av Mixed Development (26 Units)	Mixed-Use	\$6,558,000	02/11/2017	16/11/2018
17	Faraday Road Dual Occupancies	Residential	\$800,000	22/11/2017	29/06/2018
18	Morgans Creek Restoration	Infrastructure	\$479,000	30/11/2017	30/03/2018

*Disclaimer: Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

**Estimated value is construction costs and does not reflect the project's sale/commercial value. Commencement date quoted is an approximate only, as per relevant data authority. Source: Cordell Database, BatchGeo and 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

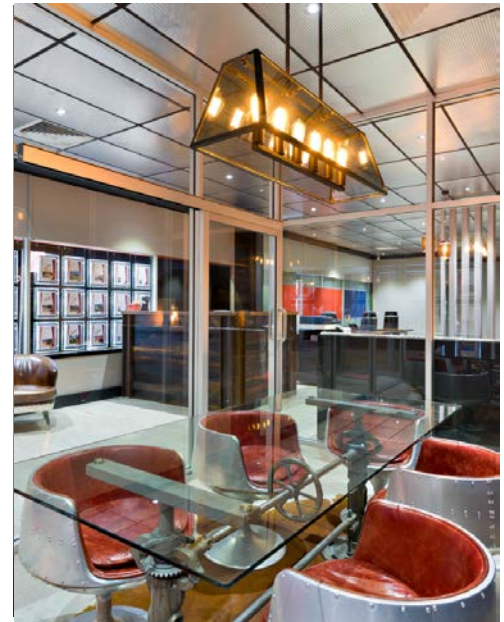
Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to 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

PRDnationwide Panania

Cnr Tower & Lambeth Street
Panania NSW 2213
Australia

T +61 2 9792 8188

F +61 2 9792 8100

E reception@prdpanania.com.au

PRD.com.au/panania

Sell Smarter!

Over 40 Years of Leading
Property Industry Research



YOUR HOME OF
**PROPERTY
KNOWLEDGE**