





CAMDEN HAVEN MARKET UPDATE 2nd Half 2019



OVERVIEW

In Q3 2019 Camden Haven* recorded a median house price of \$538,500, and a median unit price of \$355,000, an annual (Q3 2018 – Q3 2019) median price growth of 8.8% for houses and a softening of -7.2% for units. Total annual sales improved for Q3 2019, up by 31.0% for houses (to 55 sales) and by 100.0% for units (to 10 sales). Low unit sales makes this data volatile, but there is a real increase in capital growth for houses as price growth is not due to undersupply.

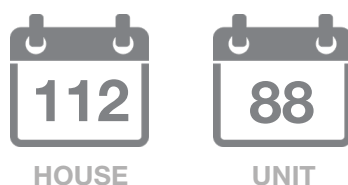
	CHANGE FROM LAST	YEAR	HALF YEAR
 House Sales		↑	↑
House Median Price		↑	↓
House Rental Price		↑	↑
 Unit Sales		↓	↔
Unit Median Price		↓	↓
Unit Rental Price		↓	↑

MARKET CONDITIONS

SALES MEDIAN PRICE Q3 2019



SALES AVERAGE DAYS ON MARKET Q3 2019



RENTAL MEDIAN PRICE Q3 2019

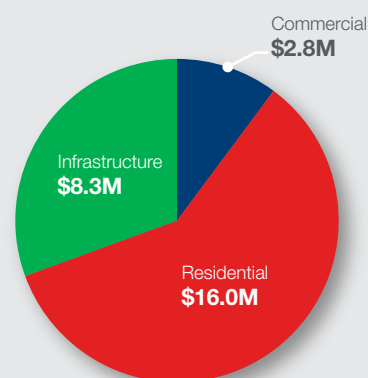


RENTAL AVERAGE DAYS ON MARKET Q3 2019



FUTURE DEVELOPMENTS

Camden Haven* is set to see approx. **\$27.1M worth of new projects commencing in the 2nd half of 2019.**



A spread of projects across these sectors is set to benefit Camden Haven's* property market by creating employment opportunities, and supporting potential population growth through the establishment of new residences.

A main commercial project over the 2nd half 2019 period is Club North Haven (\$1.9M), with works including alterations to the lounge, relocation of the office area, and a verandah - some of which is now completed. A key infrastructure project is the rehabilitation of the Dunbogan Bridge (\$3.6M). The Wedgetail Subdivision is proposed to create a rural subdivision, worth \$12.0M.



1
Townhouse



3
Dwellings



138 Lots

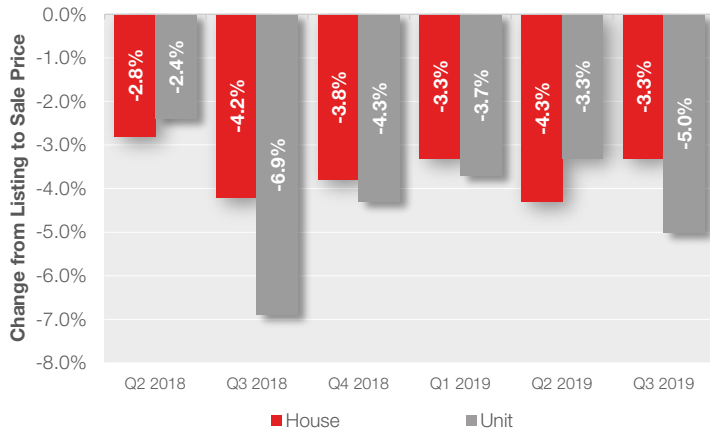
*Camden Haven market data and key indicators encapsulates aggregate property market conditions within the postcodes 2439 and 2443.

**Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

Source: APM Pricerfinder, Cordell Connect database. © Copyright PRDnationwide 2019.

AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



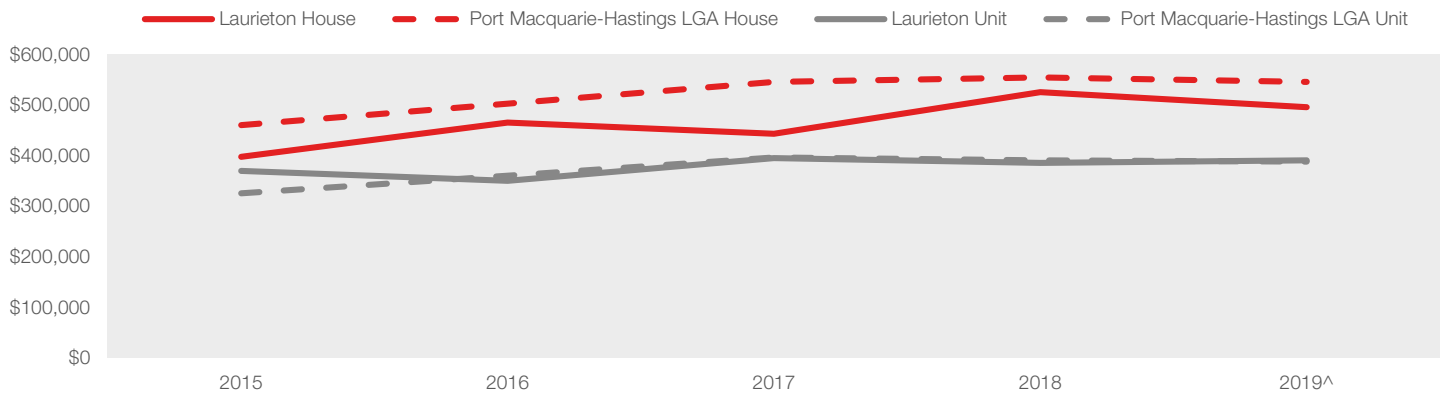
KEY COMMENTS

Average vendor discount between Q3 2018 and Q3 2019 has tightened for both property types, to -3.3% for houses and -5.0% for units. Market conditions in Camden Haven* still favour buyers, where sellers are willing to negotiate below their initial listing price. However there is now less discounts, thus buyers need to act quickly to secure them.

The suburb of Laurieton has historically presented itself as an affordable house suburb within the Port Macquarie-Hastings Local Government Area (LGA). This has continued in 2019[^]. Limited unit sale volumes see the Laurieton market on-par with the wider LGA's pricing, highlighting the value of the house market in particular.

The dominant proportion of houses sold in Camden Haven* across 2019[^] were within the mid-range price of \$500,000-\$600,000 (28.9%). Units recorded a dominant upper-end price point of \$450,000+ (26.9%) over the same period, however there are limited sales in total.

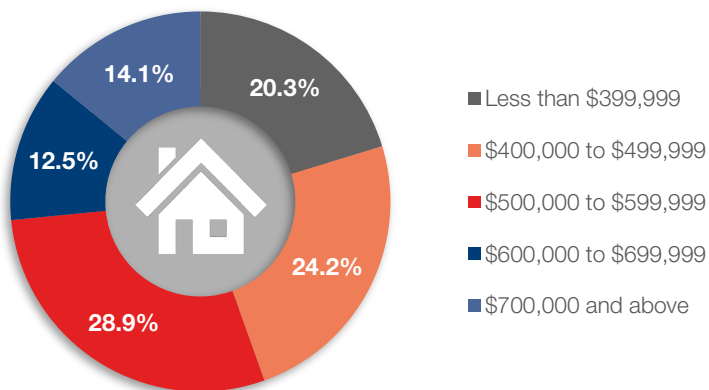
MARKET COMPARISON



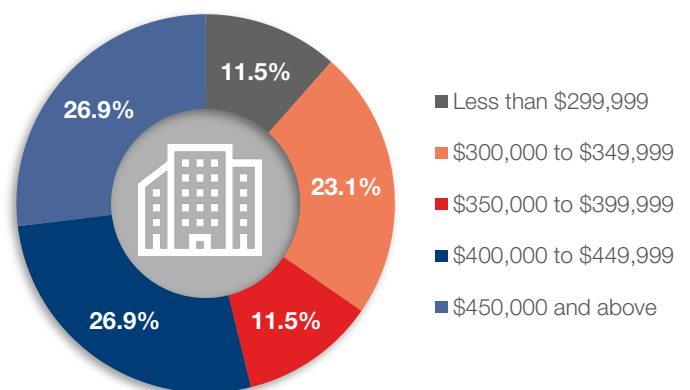
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled were chosen based on their proximity to the main suburb analysed, which is Laurieton.

PRICE BREAKDOWN 2019[^]

HOUSES SOLD



UNITS SOLD

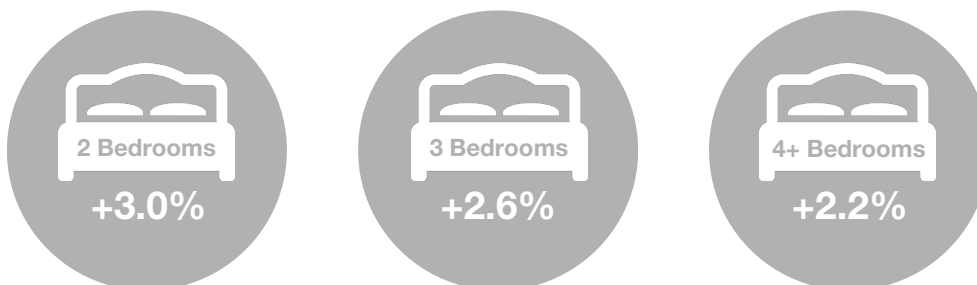


RENTAL GROWTH 2019*

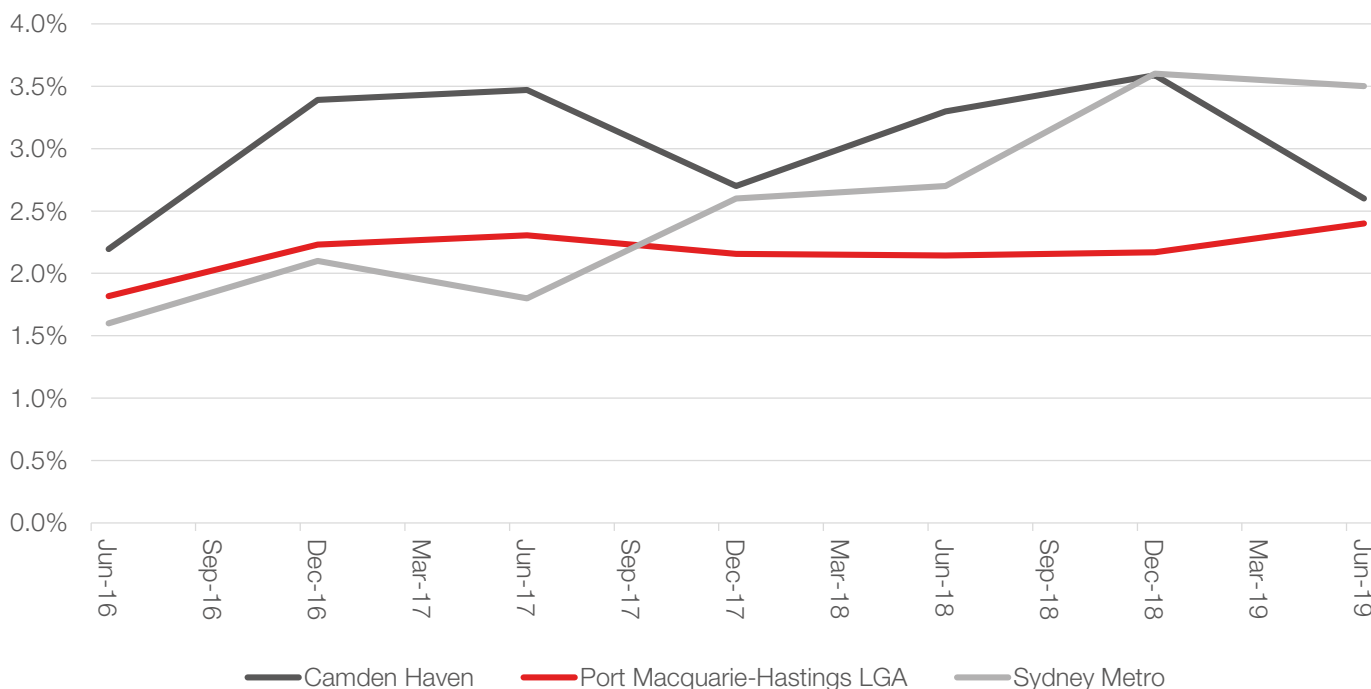
Over the past 12 months, house rental yields in Camden Haven* steadily increased to reach 3.1% in June 2019, above Sydney Metro's 2.9%. This suggests the house rental market is in a healthy position, as does the increased demand for rental properties in Camden Haven* across the same time period (up by 25.5% in the 12 months to Q3 2019).

2 bedroom houses have provided investors with +3.0% rental growth annually, achieving a median rent of \$340 per week. This said, 2 bedroom houses make up a small volume of all rental stock, with 3 and 4 bedroom being the dominant types.

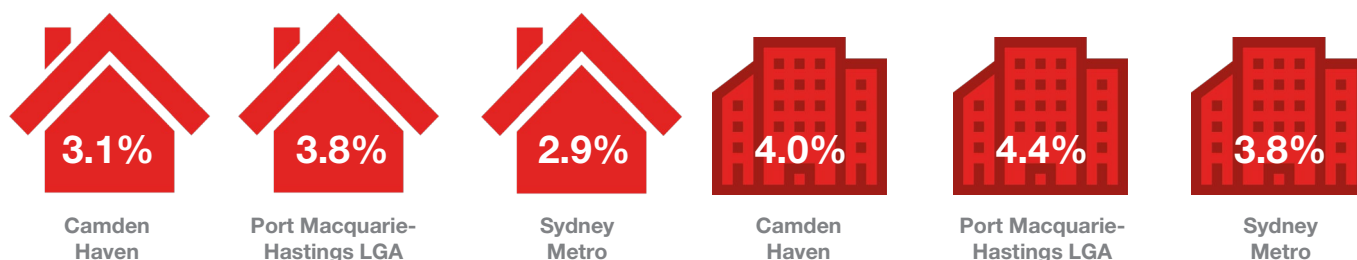
Camden Haven* recorded a vacancy rate of 2.6% in June 2019, representing a significant decline over the past 6 months and is below Sydney Metro's 3.5%. This confirms there is a healthier rental demand in Camden Haven*.



RENTAL VACANCY RATES 2019



RENTAL YIELD 2019^

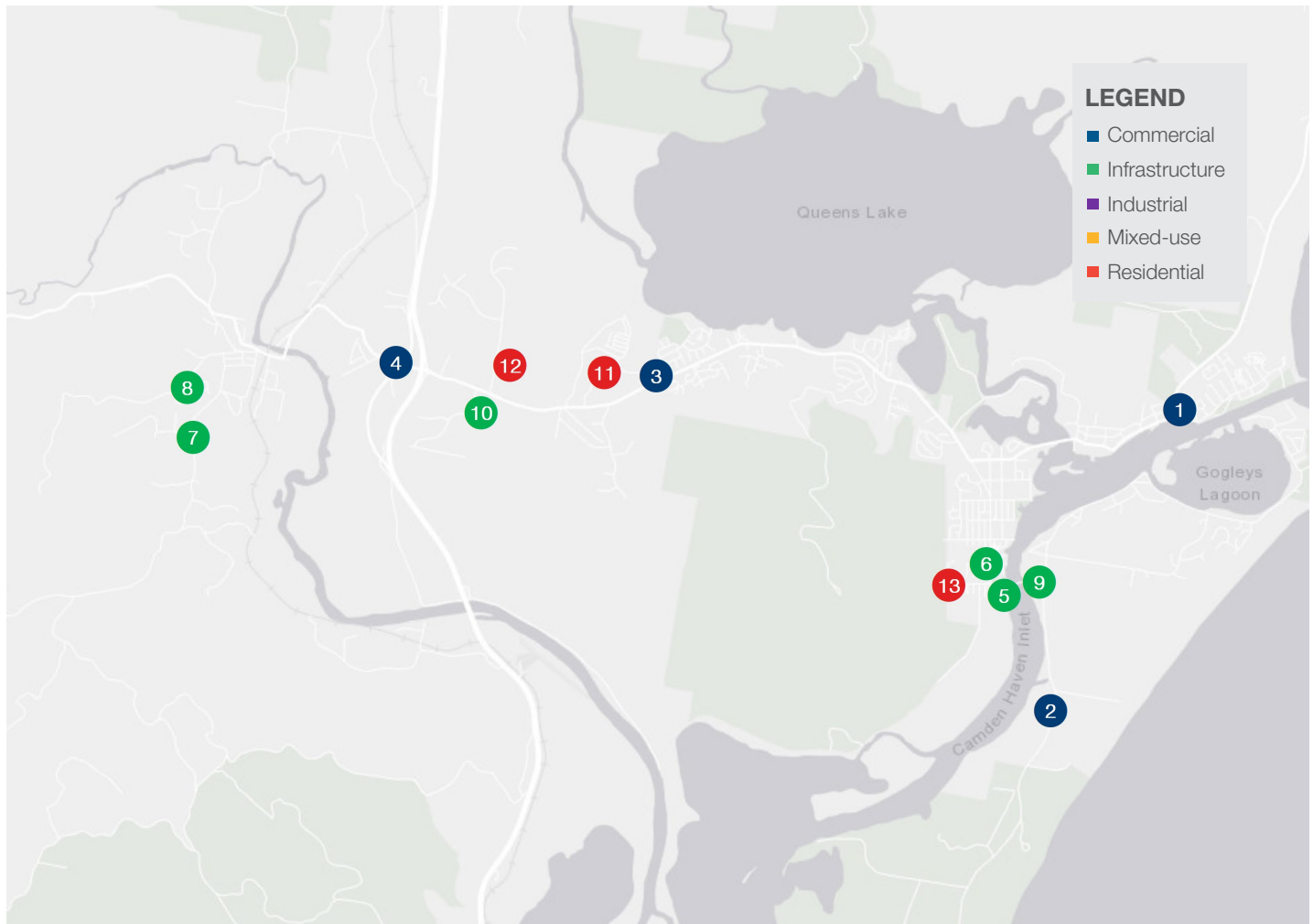


*Rental performance graph represents aggregate house median rent prices within the postcodes 2439 and 2443. Annual rental growth is a comparison between 2018 and 2019 (Q1 – Q3) house median rent figures.

^Rental yields shown are as reported at June 2019.

Source: APM Pricefinder, SQM Research. © Copyright PRDnationwide 2019.

PROJECT DEVELOPMENT MAP 2ND HALF 2019*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Club North Haven	Commercial	\$1,879,000	22/08/2017
2	Diamond Waters Caravan Park	Commercial	\$480,000	13/12/2019
3	Mobile Network Australia Site No. S0856A Lakewood	Commercial	\$250,000	30/05/2018
4	Kenport Petroleum Carwash	Commercial	\$150,000	24/07/2017
5	Dunbogan Bridge	Infrastructure	\$3,617,000	11/06/2019
6	Laurieton Unloading Wharf	Infrastructure	\$2,500,000	02/12/2019
7	Oneills Bridge	Infrastructure	\$750,000	18/09/2017
8	Albert St Bridge	Infrastructure	\$612,000	04/10/2017
9	Dunbogan Flood Access Roadworks	Infrastructure	\$400,000	25/10/2019
10	Camden Haven High School	Infrastructure	\$400,000	04/03/2019
11	Wedgetail Dr Subdivision (Undisclosed Lots)	Residential	\$12,000,000	12/02/2017
12	Ocean Drive Residential Subdivision (138 Lots)	Residential	\$3,450,000	10/12/2019
13	Lord St Residential Development (3 Dwellings, 1 Townhouse)	Residential	\$596,000	15/05/2017

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

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



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