



Ingleburn Market Update 2nd Half 2021



OVERVIEW

In Q2 2021, Ingleburn* recorded a median house price of \$800,000, and a median unit price of \$480,000. This represents annual (Q2 2020 – Q2 2021) median price growth of 17.6% for houses and 9.1% for units. Between Q2 2020 – Q2 2021 total sales in both markets increased, by 41.4% for houses (to 335 sales) and by 86.6% for units (to 153 sales). Median price growth combined with an increase in the number of sales indicate a highly demanded market, where there is real return in capital investment. Now is an ideal time for owner occupiers and downsizers to be active in the Ingleburn* market.

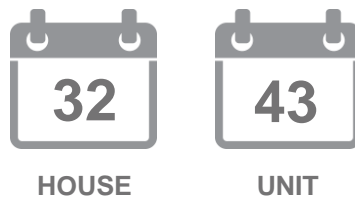
	CHANGE FROM LAST	YEAR	HALF YEAR
	House Sales	↑	↓
	House Median Price	↑	↑
	House Rental Price	↑	↓
	Unit Sales	↑	↑
	Unit Median Price	↑	↑
	Unit Rental Price	↑	↓

MARKET CONDITIONS

SALES MEDIAN PRICE Q2 2021



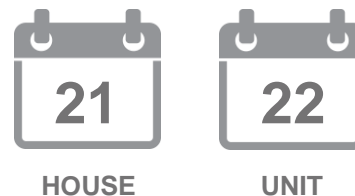
SALES AVERAGE DAYS ON MARKET Q2 2021



RENTAL MEDIAN PRICE Q2 2021

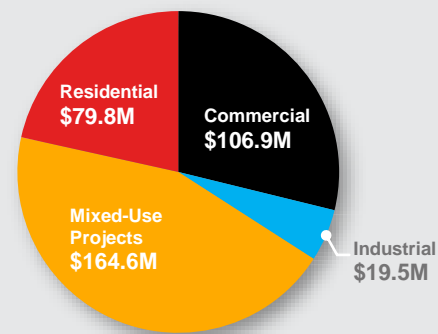


RENTAL AVERAGE DAYS ON MARKET Q2 2021



FUTURE DEVELOPMENTS

Ingleburn* is set to see approximately **\$370.8M** worth of new projects commencing in the 2nd half of 2021.



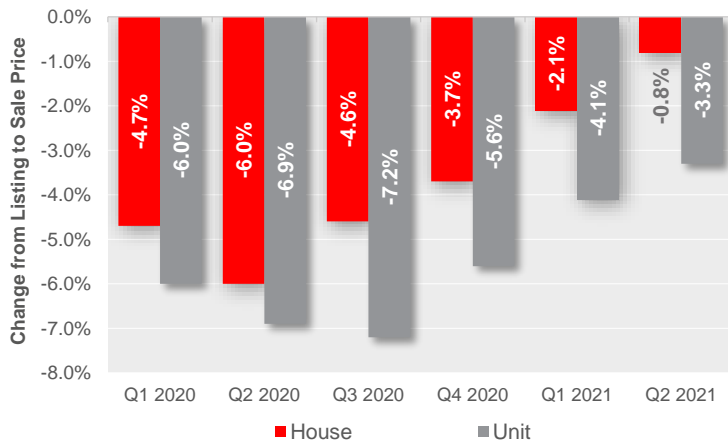
A healthy balance of various project types will propel Ingleburn's local economy, through the creation of new employment and business activity. This will in turn have a positive impact on the local property market.

Major commercial projects over the 2nd half of 2021 are the Willowdale Aged Care Facility (\$39.0M) and Oran Park Tavern (\$37.0M). A key mixed-use project is the Oran Park Podium (\$145.9M), which will add 146 apartments, integrated open spaces, retail, and offices. Further mixed-use and residential projects such as Macarthur Gardens North (\$18.6M, 944 Units) and Goldsmith Avenue Dwellings (\$15.3M, 59 Dwellings), are key in delivering ready-to-sell stock to answer high demand and ensuring sustainable price growth. Willowdale (\$9.7M, 188 lots) allows first home buyers to access government grants and build their home.



AVERAGE VENDOR DISCOUNT* KEY COMMENTS

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.

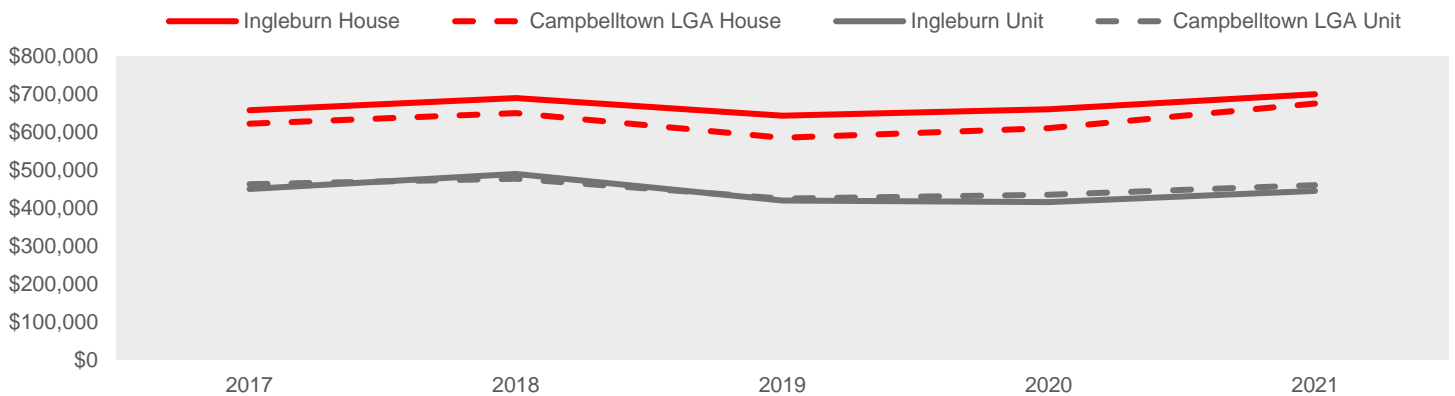


Average vendor discounts between Q2 2020 and Q2 2021 have tightened for both property types, to -0.8% for houses and -3.3% for units. Ingleburn* offers unique opportunities, wherein sellers can now achieve a final sale price closer to their first list price, yet buyers can still benefit from a discount.

The suburb of Ingleburn has historically performed closely to the wider Campbelltown Local Government Area (LGA) in both house and unit median prices, with houses slightly outperforming the LGA. This continued to be the case throughout 2021#.

The dominant proportion of homes sold in Ingleburn* across 2021^ were in the middle-price bracket of \$650,000-\$750,000 (31.4%). Units recorded a dominant lower-middle price point of \$450,000-\$500,000 (26.0%). There is affordably priced stock available in Ingleburn*, which is good news for first home buyers.

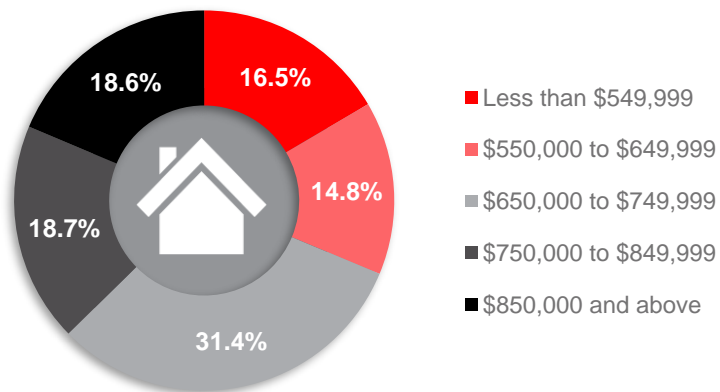
MARKET COMPARISON



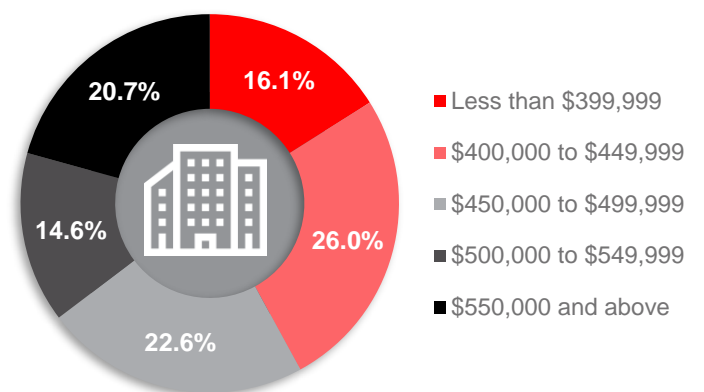
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Ingleburn.

PRICE BREAKDOWN 2021^

HOUSES SOLD



UNITS SOLD

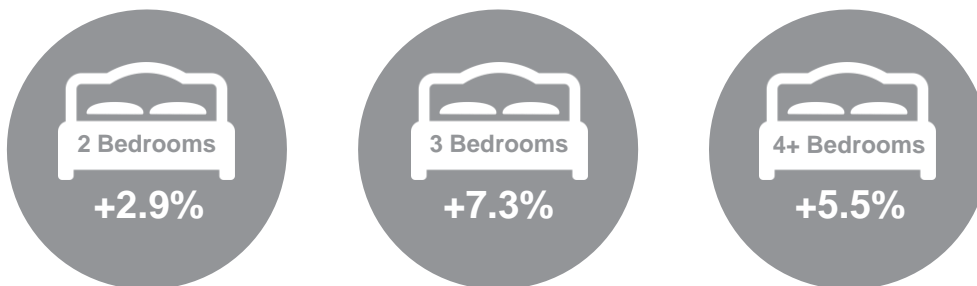


RENTAL GROWTH 2021€

In June 2021, house rental yields in Ingleburn* were recorded at 3.1%. In the 12 months to Q2 2021, the median house rental price increased by 4.4% to reach \$470 per week, while average days on the market declined by -12.5% (to 21 days). Overall this represents a strong rental market throughout COVID-19.

3 bedroom houses have provided investors with +7.3% rental growth annually€, with a median rent of \$440 per week.

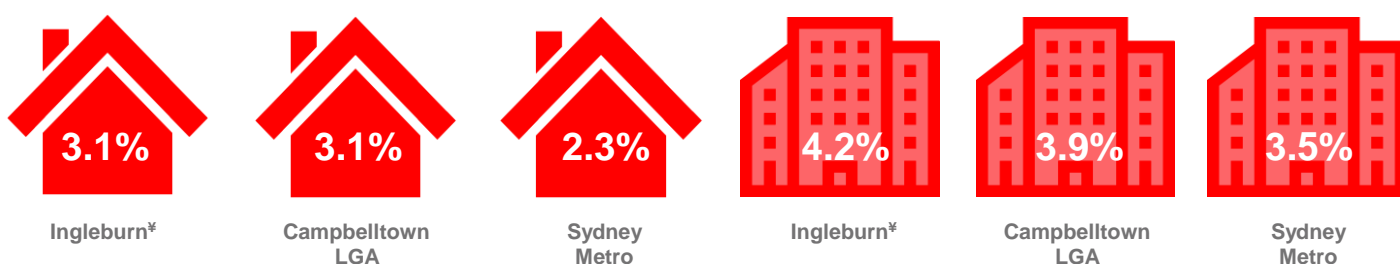
Also in June 2021, Ingleburn* recorded a low vacancy rate of 1.0%, similar to that of Campbelltown LGA (1.1%) and well below Sydney Metro (2.8%). Current vacancy rates in Ingleburn* is one of the lowest recorded in the past three years, well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, even amidst COVID-19 conditions. There is a healthy ongoing level of rental demand, investors can be confident of a conducive investment environment in Ingleburn*.



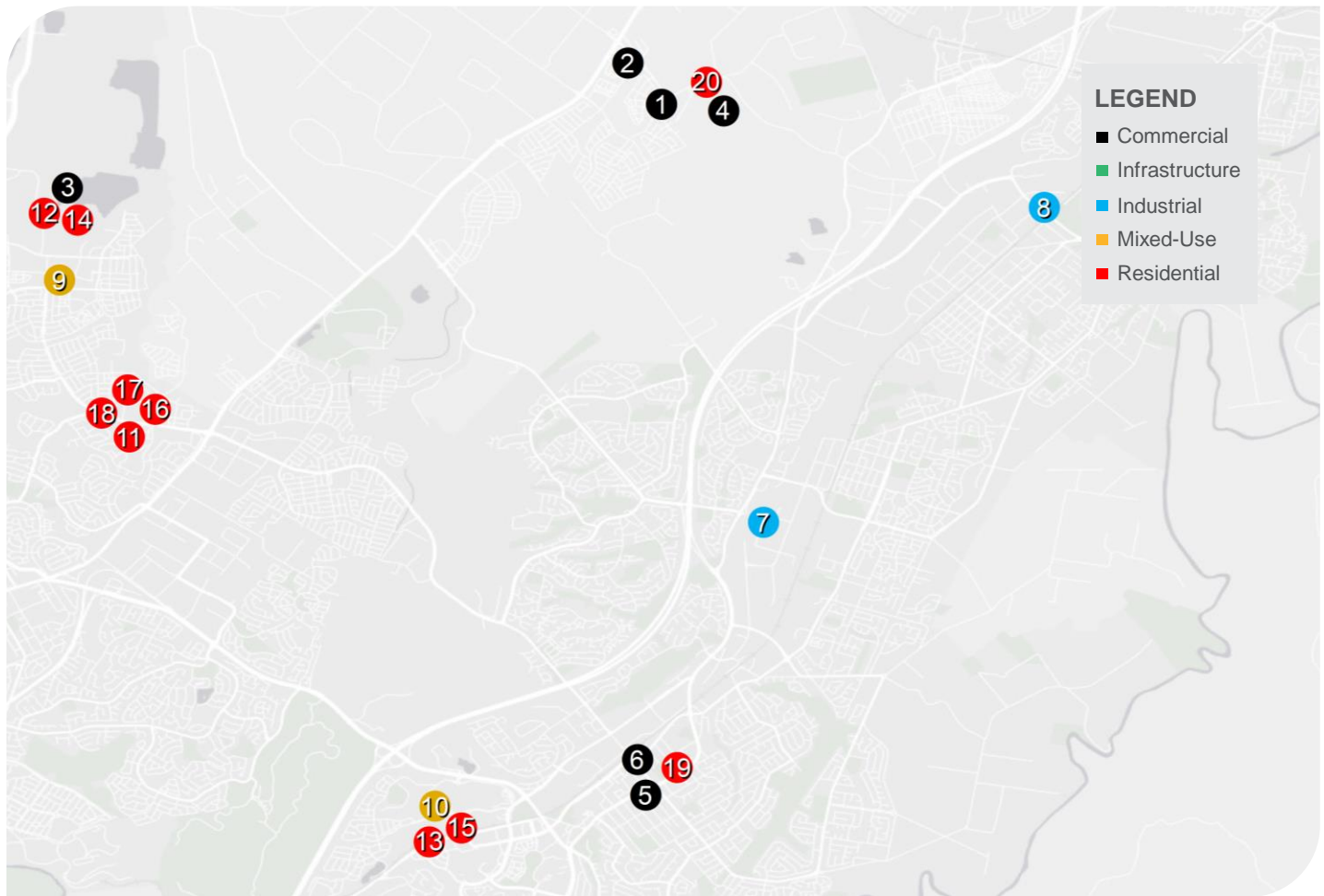
RENTAL VACANCY RATES 2021



RENTAL YIELD 2021§



TOP DEVELOPMENTS MAP 2ND HALF 2021^A



Location	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Denham Court Road & Commissioners Drive Bulk Earthworks	Commercial	\$1,603,000	29/09/2021
2	Jamboree Avenue Aged Care Facility - Willowdale	Commercial	\$39,051,000	19/08/2021
3	Oran Park Tavern	Commercial	\$37,004,000	08/12/2021
4	Denham Court Road Willowdale Estate Riparian Rehabilitation Works - Stage 3	Commercial	\$1,858,000	20/09/2021
5	Reddall Street Seniors Living Units	Commercial	\$2,400,000	12/08/2021
6	King St Hotel	Commercial	\$17,348,000	14/12/2021
7	Minto Waste & Resource Recovery Facility	Industrial	\$3,497,000	27/09/2021
8	Thompson Roller Shutters	Industrial	\$15,000,000	12/11/2021
9	Oran Park Podium (146 Apartments)	Mixed-use	\$145,975,000	29/11/2021
10	Macarthur Gardens North (944 Units)	Mixed-use	\$18,596,000	15/12/2021
11	Catherine Park Estate (7 Dwellings)	Residential	\$1,700,000	10/12/2021
12	Dransfield Drive Dwellings Oasis Oran Park (31 Dwellings, 29 Lots)	Residential	\$9,000,000	10/12/2021
13	Goldsmith Avenue Dwellings (59 Dwellings)	Residential	\$15,340,000	15/11/2021
14	Oran Park Town Tranche 26 (5 Superlots)	Residential	\$2,000,000	06/12/2021
15	Macarthur Gardens North - Masterplan & Stages 1 & 2 (72 Dwellings)	Residential	\$19,640,000	21/07/2021
16	Catherine Park Estate (7 Dwellings)	Residential	\$1,800,000	01/12/2021
17	Catherine Park Estate (7 Townhouses)	Residential	\$1,700,000	10/12/2021
18	Catherine Park Estate (7 Townhouses)	Residential	\$1,700,000	10/12/2021
19	Warby St Apartments (39 Apartments)	Residential	\$10,425,000	27/09/2021
20	Willowdale - Stage 13 (188 Lots)	Residential	\$9,745,000	10/07/2021

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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REFERENCES

* Ingleburn market data and key indicators encapsulates aggregate property market conditions within the suburbs of Bardia, Ingleburn, Denham Court, Macquarie Fields, Minto, Campbelltown, and Oran Park.

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

2021 encapsulates sales transactions for 1H 2021 (01/01/2021 – 30/06/2021).

^ 2021 encapsulates sales transactions for 1H 2021 (01/01/2021 – 30/06/2021).

€ Annual rental growth is a comparison between 1H 2020 (01/01/2020 – 30/06/2020) and 1H 2021 (01/01/2021 – 30/06/2021) house median rent figures.

¥ Ingleburn market data encapsulates aggregate property conditions within the postcodes of 2560, 2564, 2565, 2566, and 2570.

§ Rental yields shown are as reported as of June 2021.

⌘ 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 Bardia, Ingleburn, Denham Court, Macquarie Fields, Minto, Campbelltown, and Oran Park.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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