



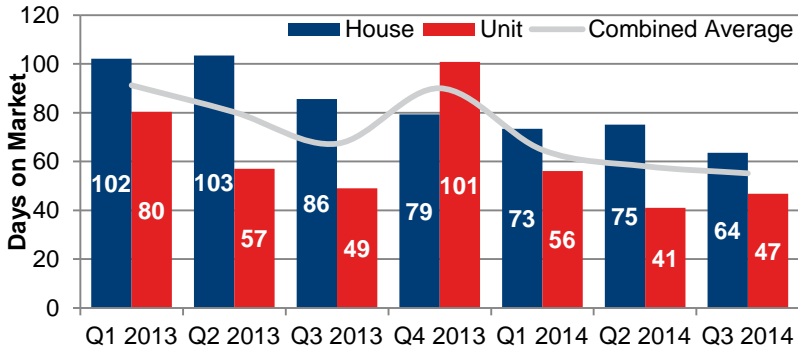
PROPERTY FACTSHEET

GOSFORD REGION
4TH QUARTER 2014

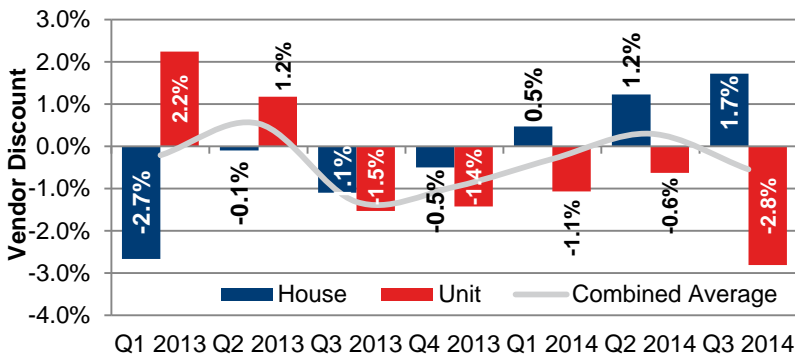


MARKET OVERVIEW

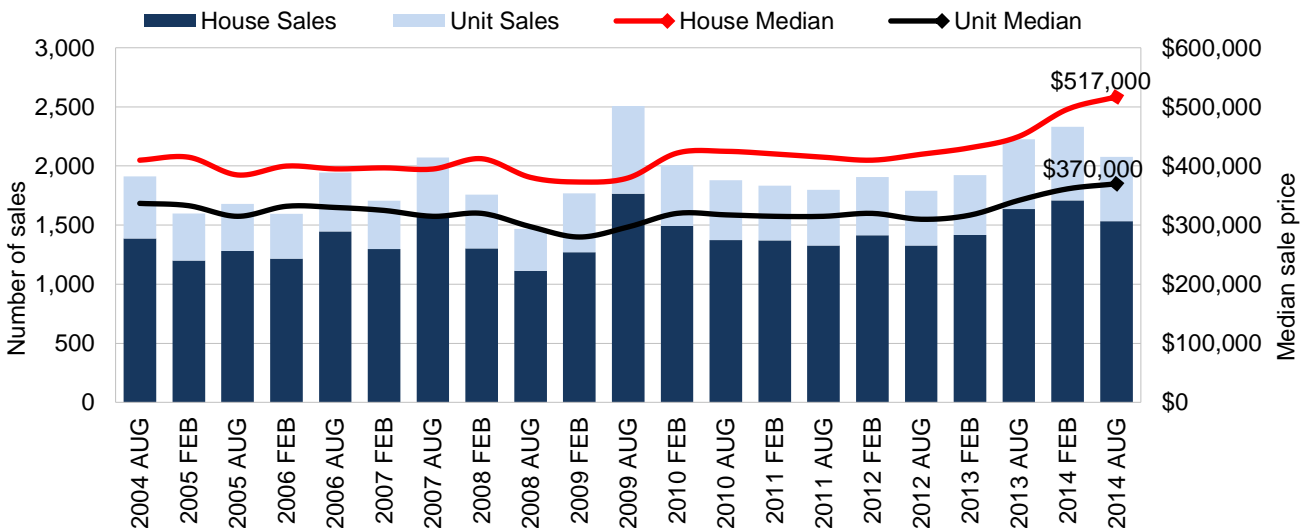
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

The Gosford regional property market is currently in a period of strong growth.

Over the 12 months to August 2014, houses in the area recorded an average rise in median prices of 14.9%. Meanwhile, over the same period, units witnessed an 8.2% rise.

Over the seven quarters to September 2014, combined average days on market for houses and units has declined by 39.5% and now sits at only 55 days.

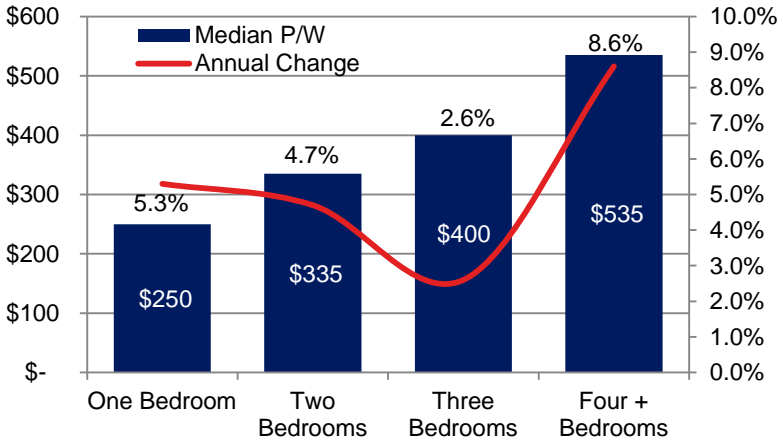
Lower average days on market indicates there is an increasing level of competition among buyers with potential for undersupply.

Over the same period, combined average vendor discounting has remained mostly steady. Currently vendors are discounting an average of -0.5%.

This data suggest buyers are willing to pay very close to asking price to ensure they secure the deal.

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



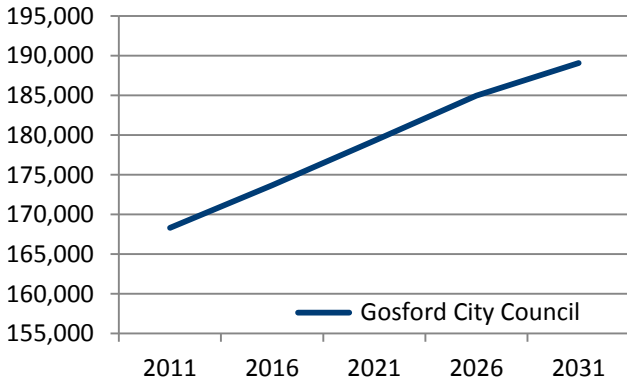
KEY FACTS

Current returns indicate a rental yield of 4.0% for houses in Gosford. Four plus bedroom dwellings saw the largest increase in median rents over the past 12 months with a 8.6% rise, with median per week rents reaching \$535.

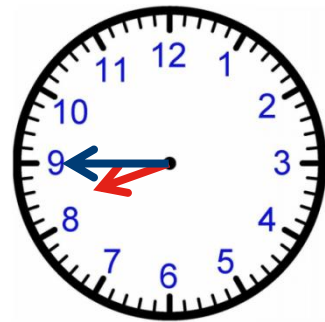
Population growth for the Gosford Local Government Area is expected to increase to 189,050 by 2031, which reflects a 0.4% annual growth rate.

Between now and 2022 Gosford is set to receive \$2.9 billion in new projects. This includes a number of large scale developments like the \$1 billion Gosford Challenge urban renewal plan which is anticipated to boost the local economy.

POPULATION GROWTH

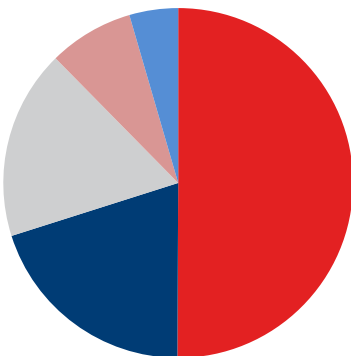


PROPERTY CLOCK



Legend: Gosford (Blue), Regional NSW (Red)

TOP 5 NEW PROJECTS



- The Gosford Challenge (\$1 billion, 2014)
- M1 Pacific Motorway (\$400 million, 2017)
- Gosford Hospital (\$350 million, 2017)
- Mariners Plaza (\$157 million, 2015)
- Northern Sydney Freight Corridor (\$90 million, 2013)

ESTIMATED HOUSE RENTAL YIELD

+4.0%

Current Median: \$517,000
Current Median Rent: \$400

Based on 3,241 registered sales compared over the last 12 months.

LOCAL PERFORMANCE

Q3 TOP 5 HOUSE SALES (BASED ON SALE PRICE)

Street	Suburb	Sale Price	Sale Date	Land Area	Beds	Baths	Cars	Days on Market
51 TUDIBARING PDE	MACMASTERS BEACH	\$2,900,000	26/09/2014	860	4	3	4	262
33 PACIFIC ST	WAMBERAL	\$2,575,000	18/09/2014	873	3	2	2	140
6 NORTH AVOCA PDE	NORTH AVOCA	\$2,300,000	29/08/2014	556	5	3	4	5
216 THE ESP	UMINA BEACH	\$2,150,000	2/09/2014	740	4	3	2	103
39 VIEW ST	NORTH AVOCA	\$2,100,000	13/08/2014	664	4	2	1	189

Q3 TOP 5 UNIT SALES (BASED ON SALE PRICE)

Street	Suburb	Sale Price	Sale Date	Beds	Baths	Cars	Days on Market
3/1-5 AVOCA DR	AVOCA BEACH	\$1,775,000	21/08/2014	4	3	4	356
3/119 THE ESP	ETTALONG BEACH	\$1,450,000	15/07/2014	5	3	6	182
2/65 AVOCA DR	AVOCA BEACH	\$1,075,000	1/07/2014	3	3	2	13
9/101 AVOCA DR	AVOCA BEACH	\$975,000	4/08/2014	2	2	2	17
42/8 TERRIGAL ESP	TERRIGAL	\$940,000	11/08/2014	3	2	2	277

REGIONAL COMPARISON

Period	GOSFORD CITY COUNCIL				WYONG SHIRE COUNCIL				LAKE MACQUARIE CITY COUNCIL				NEWCASTLE CITY COUNCIL			
	House #	Price	Unit #	Price	House #	Price	Unit #	Price	House #	Price	Unit #	Price	House #	Price	Unit #	Price
Oct '04 -																
Sep '05	2489	\$400,000	780	\$325,899	2523	\$329,000	419	\$315,000	2815	\$326,000	353	\$276,000	2372	\$315,000	764	\$310,000
Oct '05 -																
Sep '06	2665	\$400,000	879	\$330,000	2742	\$311,000	532	\$296,750	3042	\$325,000	444	\$299,450	2608	\$310,000	838	\$306,750
Oct '06 -																
Sep '07	2913	\$395,000	927	\$321,000	2867	\$310,000	527	\$268,000	3327	\$335,000	414	\$295,500	2807	\$330,000	832	\$305,000
Oct '07 -																
Sep '08	2399	\$397,500	814	\$305,000	2499	\$300,000	449	\$260,000	2713	\$340,000	434	\$308,500	2463	\$335,000	743	\$305,000
Oct '08 -																
Sep '09	3173	\$380,000	1282	\$291,750	3375	\$310,000	695	\$250,000	3401	\$335,000	548	\$305,250	3044	\$330,000	1138	\$324,250
Oct '09 -																
Sep '10	2762	\$430,000	1000	\$320,000	2657	\$335,000	569	\$277,500	2818	\$375,375	467	\$312,500	2537	\$380,000	983	\$335,000
Oct '10 -																
Sep '11	2718	\$420,000	913	\$315,000	2671	\$334,000	521	\$270,000	3033	\$375,000	403	\$330,000	2461	\$389,000	920	\$341,000
Oct '11 -																
Sep '12	2768	\$410,000	977	\$315,000	3036	\$332,000	576	\$267,500	3161	\$380,000	448	\$329,975	2536	\$385,000	943	\$347,000
Oct '12 -																
Sep '13	3048	\$450,000	1132	\$340,000	3206	\$355,000	602	\$272,000	3196	\$402,500	523	\$330,000	2470	\$427,000	942	\$350,000
Oct '13 -																
Sep '14	3093	\$517,000	1065	\$370,000	3406	\$385,000	578	\$295,000	3168	\$430,000	457	\$350,000	2488	\$450,000	778	\$395,000

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

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.



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PROPERTY
KNOWLEDGE

