



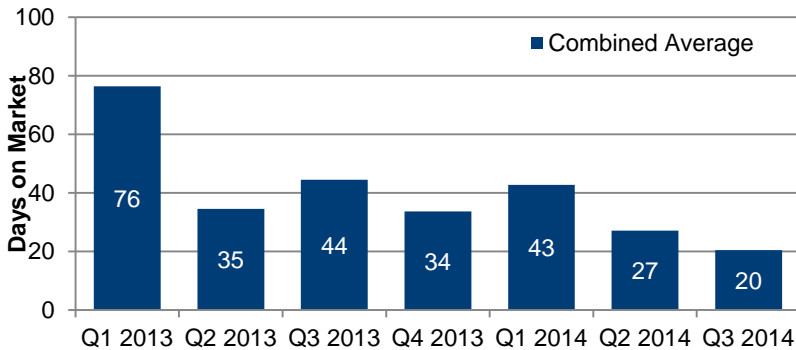
# PROPERTY FACTSHEET

**MATRAVILLE**  
4<sup>TH</sup> QUARTER 2014

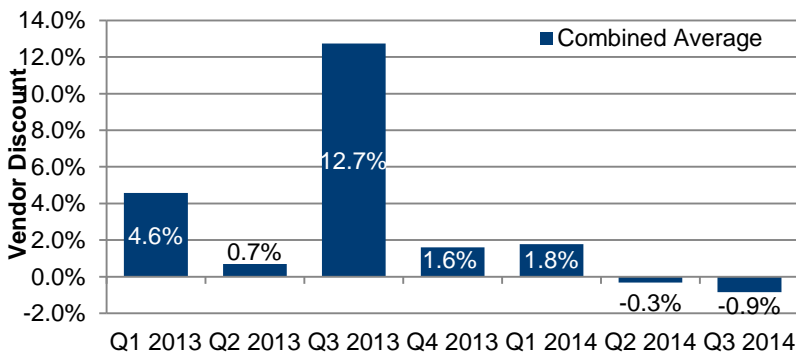


## MARKET OVERVIEW

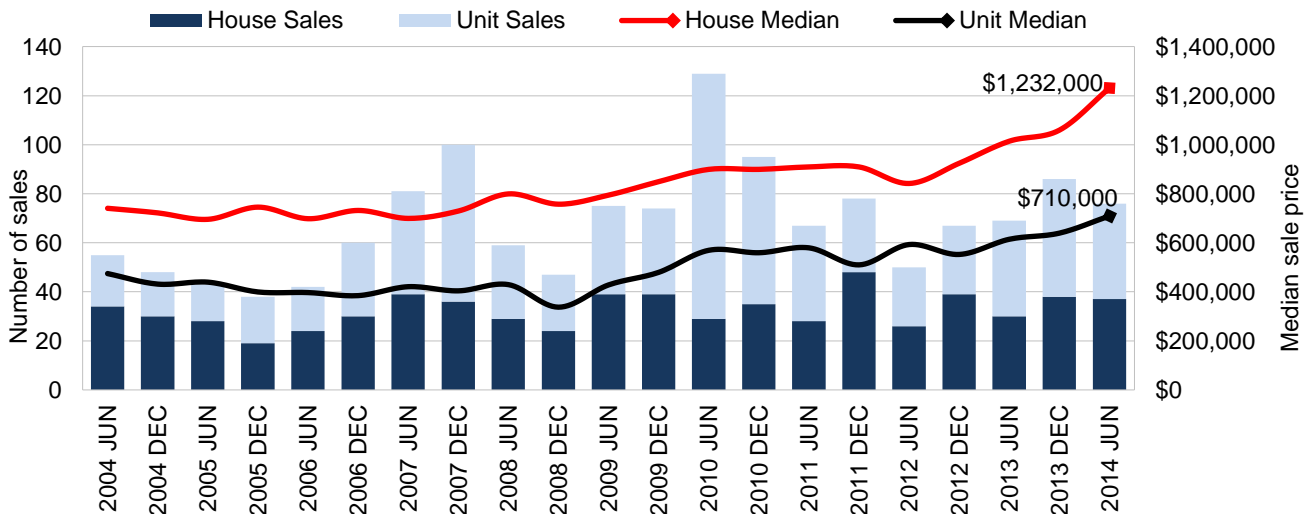
### AVERAGE DAYS ON MARKET



### AVERAGE VENDOR DISCOUNT



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

The Matraville property market is currently experiencing a growth cycle which commenced in 2012.

Over the 12 months to June 2014, houses in the area recorded an average rise in median prices of 21.4%. Meanwhile, units witnessed a 15.4% rise over the same period.

Over the same period, combined average days on market for houses and units has declined by 73.6% and now sits at only 20 days.

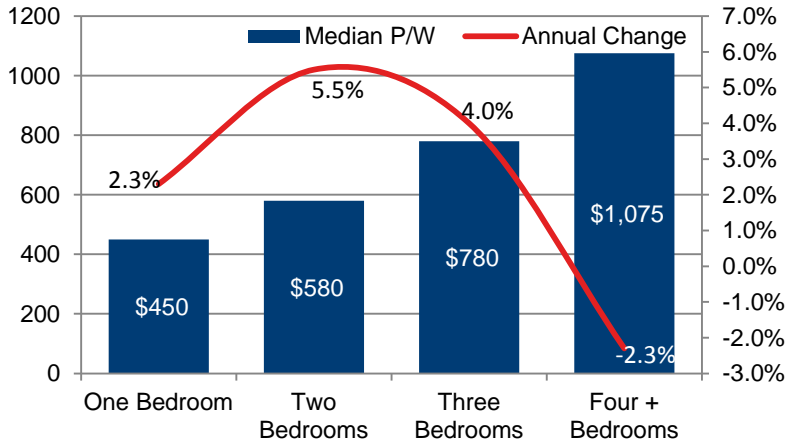
Low average days on market suggests there is a high level of competition among buyers as well as a shortage of available stock in the area.

Over the six quarters to June 2014, combined average vendor discounting has remained mostly steady. Currently vendors are discounting an average of only -0.9%.

This data indicates that vendors are aware of the restricted supply and are pricing accordingly.

## INVESTMENT ANALYSIS

### QUARTERLY RENTAL PERFORMANCE



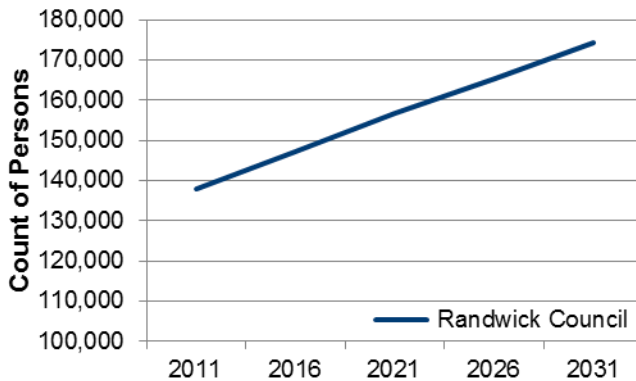
### KEY FACTS

Current returns indicate a yield of 4.0% for units in Matraville. Two bedroom dwellings saw the largest increase in median rents over the last quarter at 5.5%, with median per week rents reaching an average of \$580.

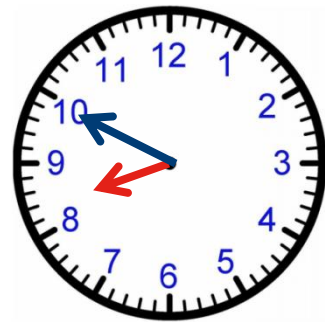
Population growth for the Randwick Local Government Area is expected to increase to 174,300 by 2031, which reflects a 1.2% annual growth rate.

The majority of the development pipeline in Matraville consists of new attached dwellings. A total of 43 new apartments are planned to be completed by 2017 at a total cost of \$13.3 million.

### POPULATION GROWTH

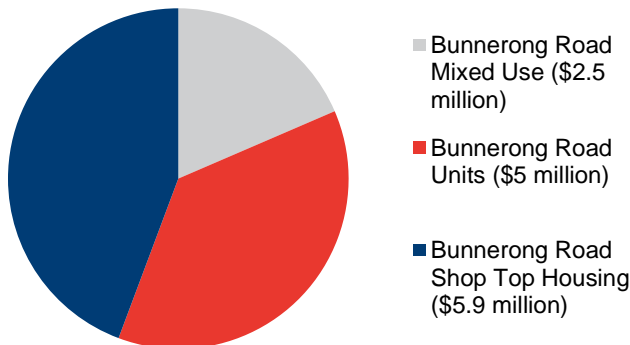


### PROPERTY CLOCK



■ Matraville ■ Greater Sydney

### TOP 3 NEW PROJECTS



### ESTIMATED UNIT RENTAL YIELD

**+4%**

**Current Median: \$710,000**  
**Current Median Rent: \$550**

Based on 87 registered sales compared over the last 12 months.



## CURRENT LISTINGS FOR SALE



4 2 1

**Auction 13 December**  
27 Jennings Street  
MATRAVILLE



3 2 2

**Auction 6 December**  
70 Partanna Avenue  
MATRAVILLE



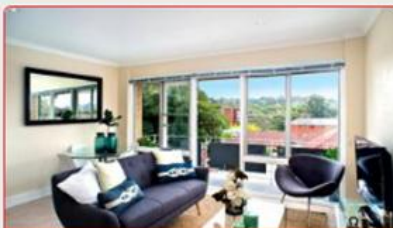
3 2 1

**Auction 22 November**  
83 Combles Parade  
MATRAVILLE



4 2 2

**For Sale**  
44 Eyre Street  
CHIFLEY



3 1 1

**Auction 22 November - Price Guide \$...**  
6/76 Mount Street  
COOGEE



2 1 2

**Offers \$650,000+**  
7/117-119 Houston Road  
KINGSFORD

## FOR RENT



2 1

**\$600 per week**  
8/65 Birriga Road  
BELLEVUE HILL



3 2 2

**\$670 per week**  
36/2 Victoria Street  
BOTANY



1 1 1

**\$520 per week**  
411/1-5 Pine Avenue  
LITTLE BAY

## 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.



**For further details contact:**

**Corrinne Olsen**

Licensed Real Estate Agent &  
Accredited Auctioneer

PRDnationwide Maroubra

235 Maroubra Road, Maroubra  
NSW 2035 Australia

T 02 8347 0700

F 02 8347 0555

M 0425 270 003

E [colsen@prd.com.au](mailto:colsen@prd.com.au)

[prdnationwide.com.au/maroubra](http://prdnationwide.com.au/maroubra)

**Prepared by PRDnationwide  
Research:**

**Harrison Hall**

Research Analyst

PRDnationwide National Franchise  
Services

T 07 3026 3374

E [harrisonhall@prd.com.au](mailto:harrisonhall@prd.com.au)

[prdnationwide.com.au/Research](http://prdnationwide.com.au/Research)



YOUR HOME OF  
**PROPERTY**  
**KNOWLEDGE**

