



# PROPERTY FACTSHEET

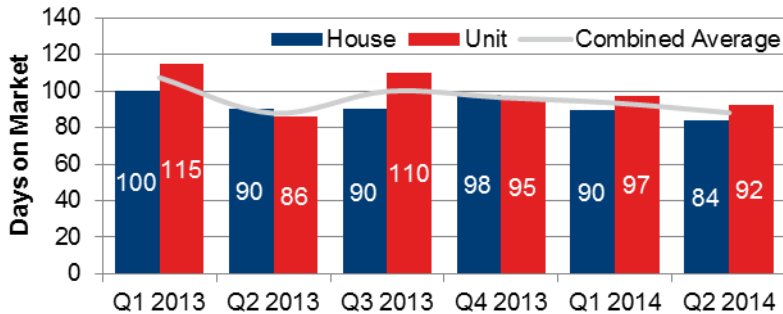
**PORT STEPHENS**  
4<sup>TH</sup> QUARTER 2014



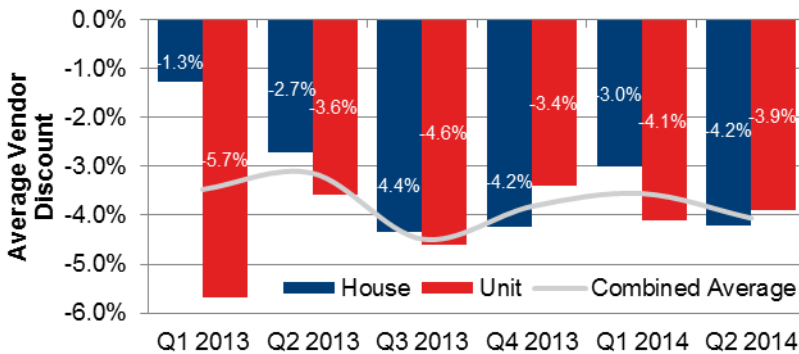


## MARKET OVERVIEW

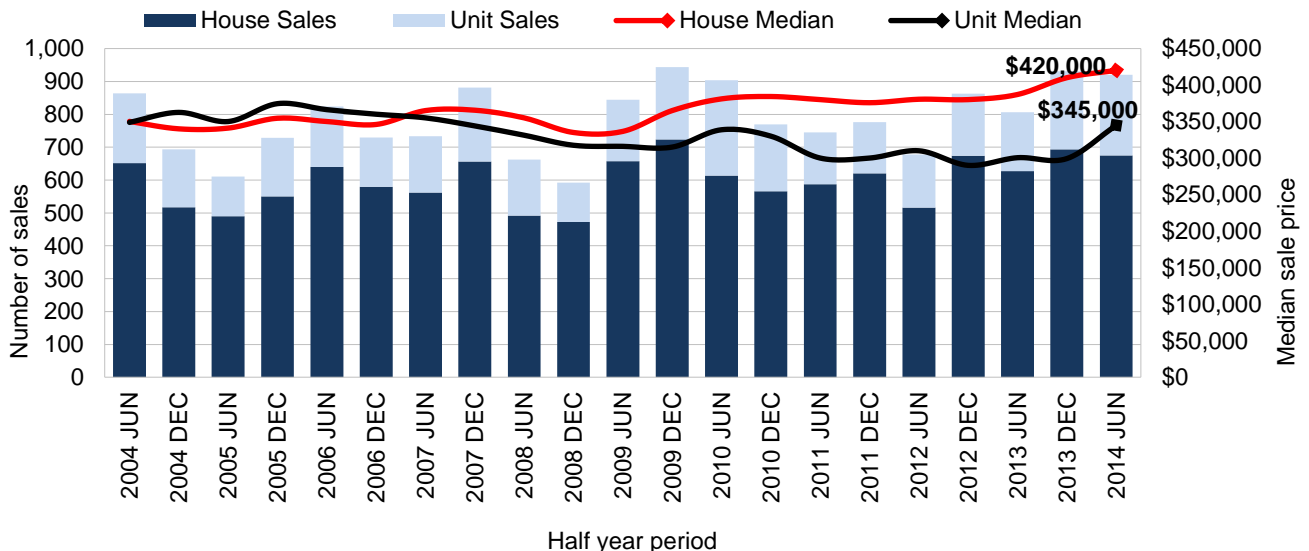
### AVERAGE DAYS ON MARKET



### AVERAGE VENDOR DISCOUNT



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

The Port Stephens property market is currently in a period of strong growth.

Over the 12 months to June 2014, houses in the area recorded an average rise in median prices of 8.5%. Meanwhile, units outperformed houses with a 14.8% rise over the same period.

Over the six quarters to June 2014, average vendor discounting has remained mostly level at a combined average discount of -3.8% over the period.

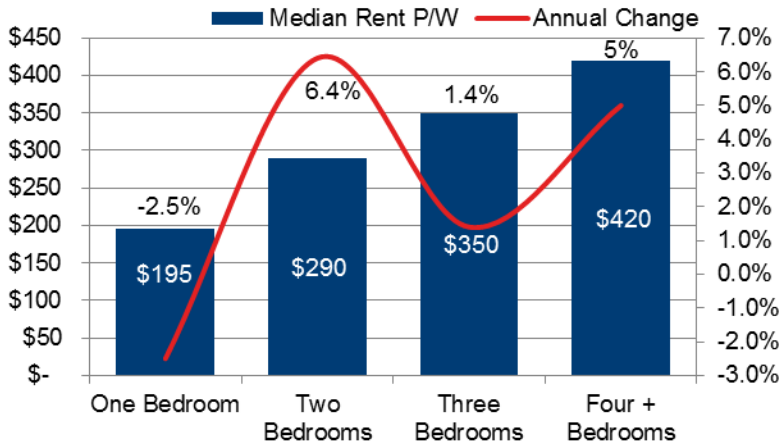
Stable vendor discount further indicates a sophisticated market where both seller and buyer are on an equal footing.

Over the same period, combined average days on market for houses and units has declined by 22% and now sits at 88 days.

A drop in days on market shows that vendors expectations are now being met sooner thanks to an increase in market activity.

## INVESTMENT ANALYSIS

### QUARTERLY RENTAL PERFORMANCE



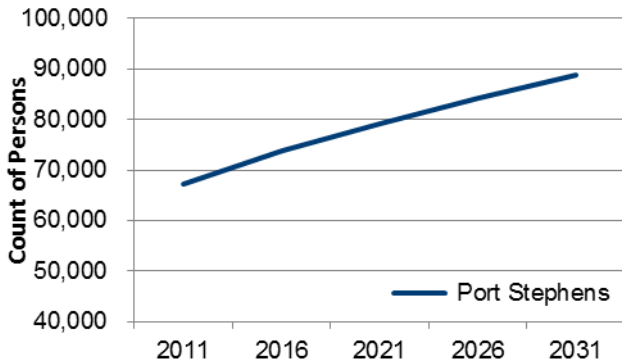
#### KEY FACTS

Current returns indicate a yield of 4.3% for houses in Port Stephens. Four bedrooms offer the highest returns at \$420 per week.

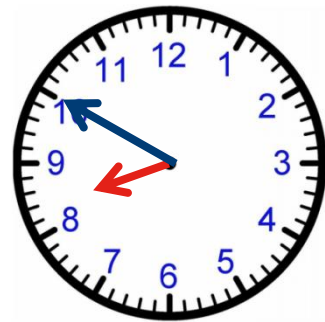
Population growth for Port Stephens is expected to increase to 88,900 by 2031, which reflects a 1.4% annual growth rate.

Port Stephens currently has a \$3.2 billion development pipeline which will help the region further develop into an employment and lifestyle hub. Large projects such as RAAF base upgrades should fuel the economy while the Pacific Highway upgrades will help improve regional connectivity.

### POPULATION GROWTH



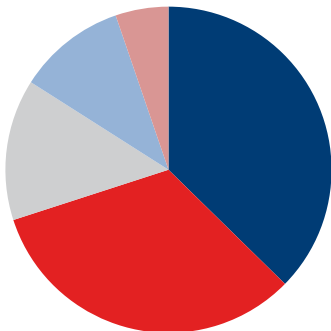
### PROPERTY CLOCK



Port Stephens

Regional NSW

### TOP 5 NEW PROJECTS



- RAAF Air Combat Facilities (\$800 million)
- Tomago Gas-Fired Power Station (\$700 million)
- Pacific Highway (\$300 million)
- The Bay Resort (\$230 million)
- Medowie Estate Subdivision (\$112 million)

### ESTIMATED HOUSE RENTAL YIELD

**+4.3%**

**Current Median: \$420,000  
Current Median Rent: \$350**

Based on 675 registered sales compared over the last 12 months.





## CURRENT LISTINGS

### FOR SALE



3 2 1

#### SHOAL BAY

302/2 Messines Street,  
SHOAL BAY

The long term owners of this fantastic unit are biting the bullet and are serious sellers. With superb views across the bay, you just can't go wrong! ...

Auction if not sold prior



5 4 4

#### SALAMANDER BAY

9 Cook Street,  
SALAMANDER BAY

SUBSTANTIAL HOME IN KEY LOCATION! Disregard Previous Pricing owners ready to move on. There is definitely not many like this available with the space o ...

\$950,000



3 1 1

#### FINGAL BAY

4/2 Creswell Close, FINGAL BAY

Hurry - don't delay, properties like this fantastic townhouse are definitely hard to come by, especially in Fingal Bay. Located in a quiet cul-de-sac ...

\$385,000



4 3 2

#### SALAMANDER BAY

94 Foreshore Drive,  
SALAMANDER BAY

Directly opposite the waterfront in Salamander Bay, your brand new home with water views awaits! Fantastic layout with 4 bedrooms - 2 with ensuites, 3 ...

\$899,000



3 2 2

#### BOAT HARBOUR

1/68 Blanch Street, BOAT HARBOUR

The fastidious owners of this immaculate torrens title home have had a job transfer and unfortunately they have to sell their well loved home. Locate ...

Auction if not sold prior



4 2 3

#### SOLDIERS POINT

7 Lyndel Close, SOLDIERS POINT

The owner has spent over twelve months renovating this home from top to bottom. Unfortunately business calls him North so he has made the hard decisi ...

\$730,000



2 1 1

#### SHOAL BAY

22 Tomaree Rd, SHOAL BAY

Quaint 2 Bedroom home in a great location. Set on a large block, the home shares a yard with a granny flat and is close to Shoal Bay's stunning beaches ...

\$320 / week



4 2 2

#### SOLDIERS POINT

11 Upton St, SOLDIERS POINT

\* 4 bedrooms\* 2 bathrooms\* Open plan kitchen and dining\* Large stunning lounge room\* Separate rumpus room\* Large entertaining area with a beautiful le ...

\$580 / week



3 1

#### NELSON BAY

58a Government Rd, NELSON BAY

Quiet 3 bedroom home in Nelson Bay close to the CBD with open plan living, kitchen and dining areas. All generous bedrooms have built in robes and the ...

\$340 / week



4 3 2

#### NELSON BAY

58 Government Rd, NELSON BAY

You must inspect this large property with wrap around balcony and water views! Huge open plan tiled living as well as dining room and formal lounge ro ...

\$480 / week



1 1 1

#### SHOAL BAY

3/87 Shoal Bay Rd, SHOAL BAY

This brilliant 1 bedroom unit is located directly opposite Shoal Bay Beach and offers absolute stunning water views. Walk out your front door, cross t ...

\$220 / week



3 1 2

#### SHOAL BAY

4 Ocean Beach Rd, SHOAL BAY

Located only minutes walk to Box Beach, School and transport, this brilliant home features 3 large bedrooms, open plan kitchen and dining rooms, separ ...

\$395 / week

## 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**

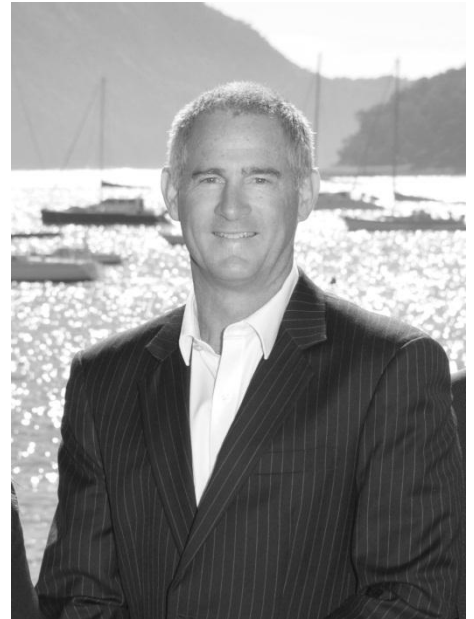
Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to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

**Bruce Gair**

Principal/Director

PRDnationwide Port Stephens

63 Shoal Bay Road, Shoal Bay

NSW 2315 Australia

T 02 4984 2000

F 02 4984 2001

M 0414 445 144

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

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

**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)

# TO FIND OUT MORE

## Contact one of our National Franchise Services

### Queensland

32–36 Doggett Street,  
Newstead QLD 4006  
GPO Box 2750 Brisbane QLD 4001  
P 07 3229 3344 F 07 3221 7744  
E [brisbane@prd.com.au](mailto:brisbane@prd.com.au)

### Victoria

51 Lydiard Street,  
South Ballarat VIC 3350  
PO Box 540 Ballarat VIC 3350  
P 03 5331 1111 F 03 5331 5778  
E [victoria@prd.com.au](mailto:victoria@prd.com.au)

### New South Wales

Level 7, 10 Help Street,  
Chatswood NSW 2067  
GPO Box 2750 Brisbane QLD 4001  
P 02 9947 9160 F 02 9947 9163  
E [sydney@prd.com.au](mailto:sydney@prd.com.au)

### Tasmania

493 Main Road,  
Montrose TAS 7010  
PO Box 335 Glenorchy TAS 7010  
P 03 6273 5555 F 03 6273 0825  
E [tasmania@prd.com.au](mailto:tasmania@prd.com.au)

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



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**PROPERTY  
KNOWLEDGE**

