



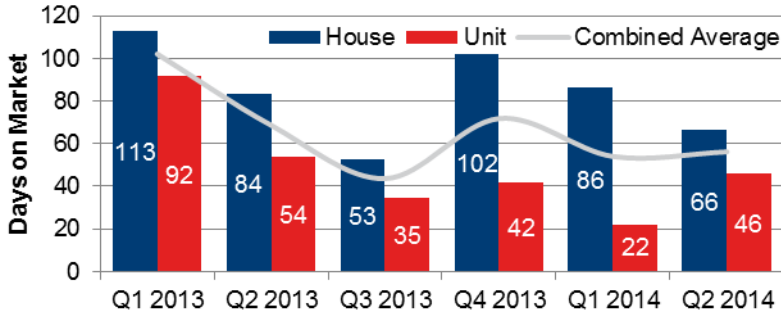
PROPERTY FACTSHEET

MAROUBRA
4TH QUARTER 2014

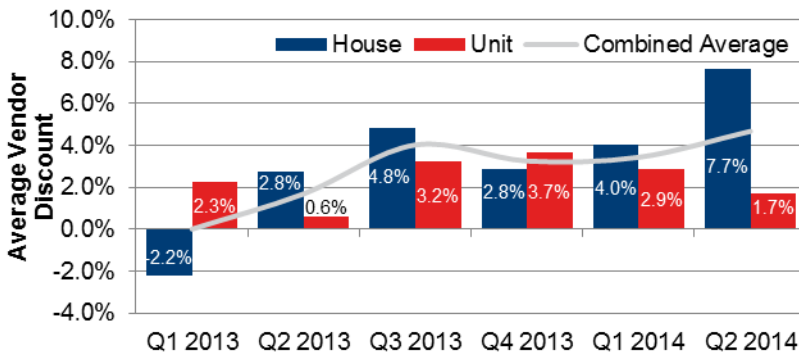


MARKET OVERVIEW

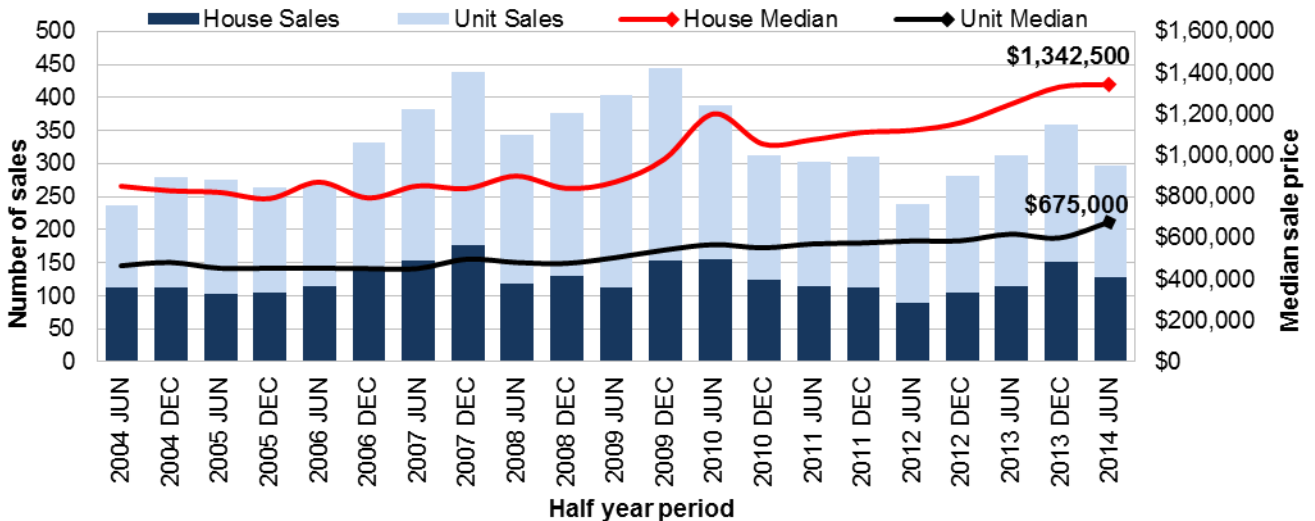
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

The Maroubra 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 7.8%. Meanwhile, units outperformed houses with a 9.4% rise over the same period.

Over the six quarters to June 2014, average vendor discounting has remained mostly positive at a combined average of 2.9% over the period.

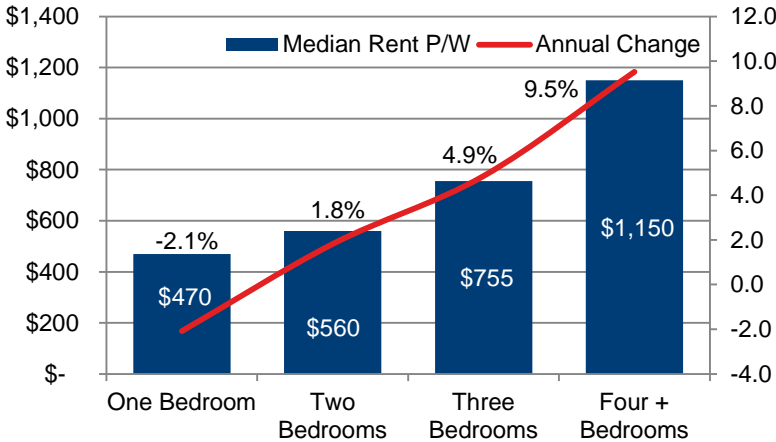
This data indicates that buyers are willing to offer higher than the asking price, spurred by high demand outstripping supply.

Over the same period, combined average days on market for houses and units has declined by 55% and now sits at 56 days.

A drop in days on market shows that the market is highly active and competitive, whereby vendors expectations are being met sooner thanks to increasing demand.

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



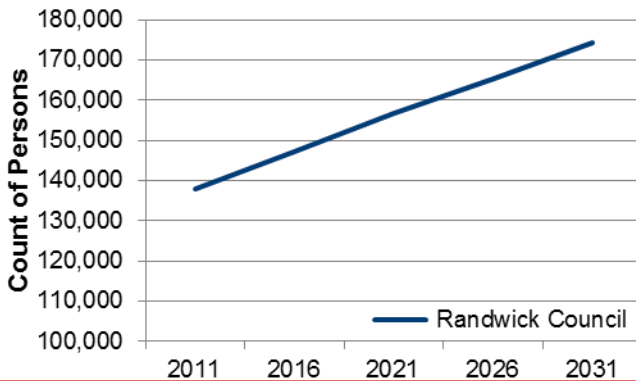
KEY FACTS

Current returns indicate a yield of 4.4% for units in Maroubra. Four plus bedroom dwellings saw the largest increase over the last quarter at 9.5%, with median rents reaching \$1,150.

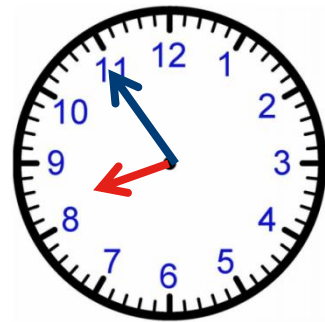
Population growth for the Randwick Local Government Area is expected to increase to 174,300 by 2031, which reflects a 1.2% annual growth rate.

Maroubra currently has a number of large projects in the pipeline. Over the next three years to 2017, \$155 million worth of new dwellings will be delivered to the Maroubra property market, providing 545 additional units.

POPULATION GROWTH

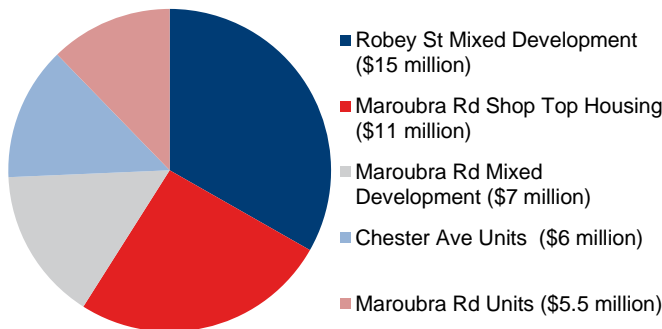


PROPERTY CLOCK



■ Maroubra ■ Regional NSW

TOP 5 NEW PROJECTS



ESTIMATED UNIT RENTAL YIELD

+4.4%

**Current Median: \$675,000
Current Median Rent: \$550**

Based on 169 registered sales compared over the last 12 months.

CURRENT LISTINGS

FOR SALE



MAROUBRA
16/117 Boyce Road,
MAROUBRA
Come and experience the alluring attraction this quality unit has to offer. From the moment you enter this stunning apartment, the feeling of warmth ...
Auction 8 November



MAROUBRA
130 Gale Road, MAROUBRA
This modernized semi-detached home allows you to simply move in and enjoy with not a cent to spend. Situated in one of Maroubra's premiere streets, th ...
Auction 8 November



MAROUBRA
14/117 Boyce Road,
MAROUBRA
Bathed in afternoon sunshine throughout and finished to the highest of standards, this impressive residence defines low maintenance community living. ...
Auction 8 November



MAROUBRA
28 White Avenue,
MAROUBRA
Impeccably appointed throughout for carefree contemporary living and designed with versatile entertaining in mind, this impressive tri-level home epit ...
Auction 8 November



MAROUBRA
28 White Avenue,
MAROUBRA
Impeccably appointed throughout for carefree contemporary living and designed with versatile entertaining in mind, this impressive tri-level home epit ...
Auction 8 November



MATRAVILLE
24 Pozieres Avenue,
MATRAVILLE
With surprisingly spacious proportions and vast entertaining areas that ensure a casual lifestyle a true hidden treasure for anyone including the grow ...
Auction 15 November



FOR RENT



MAROUBRA
24/20 Maroubra Road,
MAROUBRA
Fully renovated studio apartment situated at the rear of the building. This studio is positioned on the 2nd floor of a well maintained security buildi ...
\$370 / week



HILLSDALE
11/21 Templeman Crescent,
HILLSDALE
Bright and cosy top floor 2 bedroom apartment in well maintained block of 12 in quiet cul -de-sac. Features include 2 double bedrooms, 1 with mirrored ...
\$420 / week



MAROUBRA
26/1 Wride Street,
MAROUBRA
Enjoying natural light, coastal breezes and leafy privacy, this superbly appointed 2 bedroom unit in Bay Gardens offers easy living with superb leisur ...
\$680 / week



MAROUBRA
2/61 Broome Street,
MAROUBRA
This Stylishly appointed 2 bedroom unit with modern finishe is ideally located just a short walk to the rugged cliffs and sparkling waves of South Ma ...
\$550 / week



MAROUBRA
211/116-132 Maroubra Road,,
MAROUBRA
Spacious two bedroom apartment set in the prestigious Newington Towers complex. Featuring two double bedrooms with ensuite to main and open balcony, 1 ...
\$575 / week



KINGSFORD
9/47-49 Willis Street,
KINGSFORD
Positioned at the rear of the building with rear lane access this completely renovated 2 bedroom apartment offers a fantastic aspect with an abundance ...
\$650 / 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.



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