



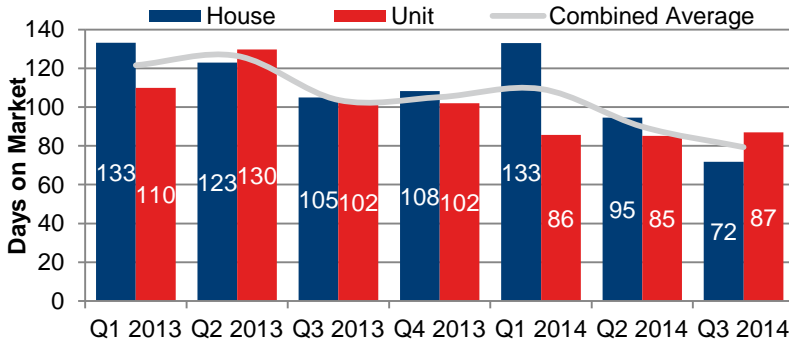
PROPERTY FACTSHEET

LAKE MACQUARIE
4TH QUARTER 2014

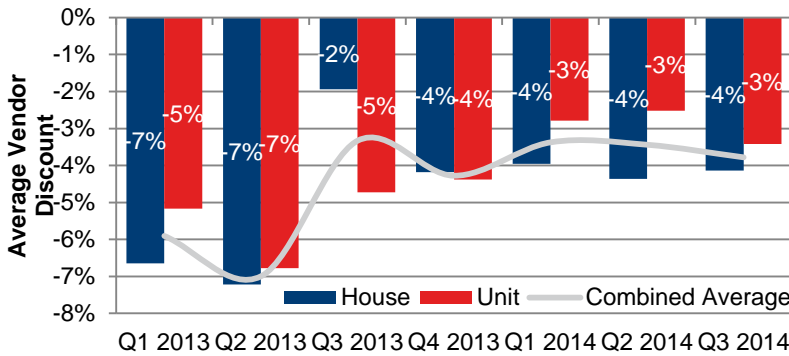


MARKET OVERVIEW

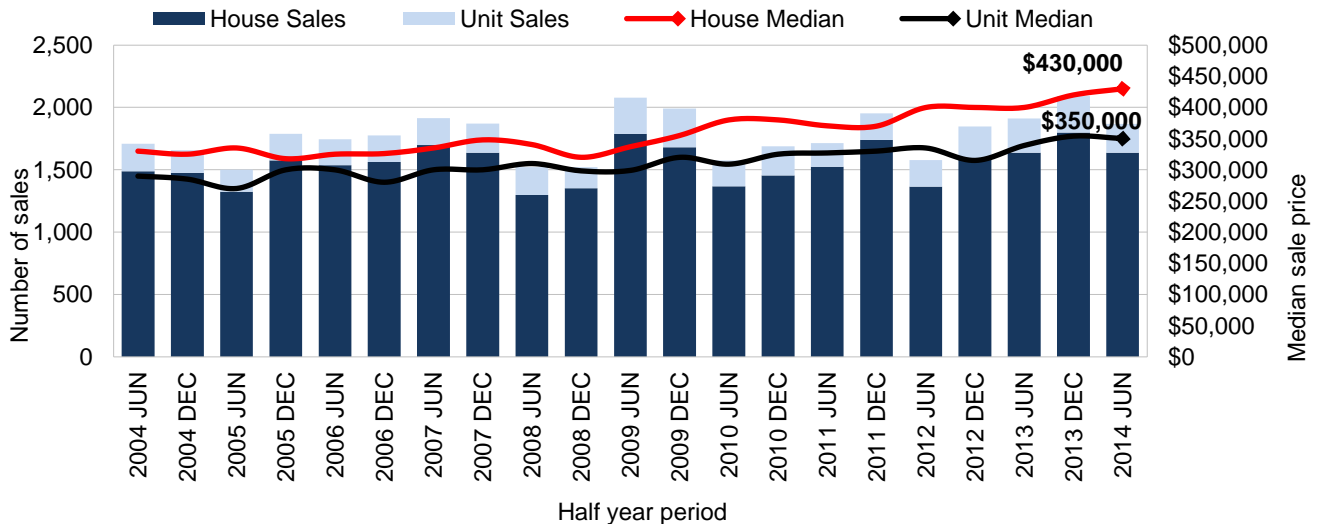
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

Current indicators suggest the Lake Macquarie market is in a stable condition.

Over 12 months to June 2014, houses in the area recorded an average rise in median prices of 7.5%

Units have also been performing well with a rise in median prices of 3.2% over the same period.

Over the six quarters to June 2014 average change from list to sale price has increased from a combined average discount of 6% to a discount of 4%.

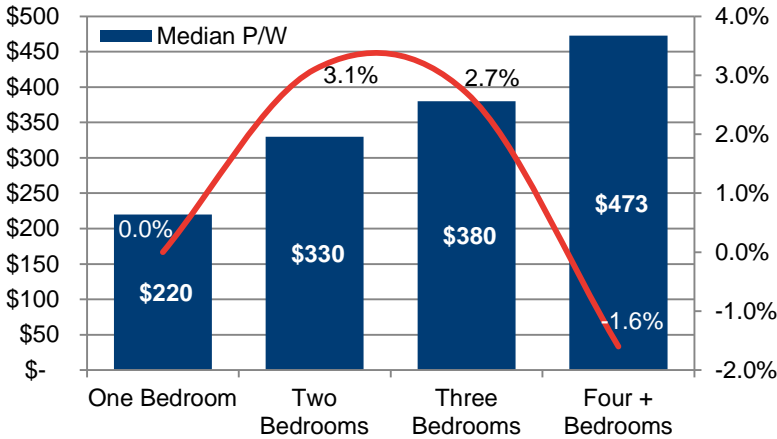
This suggests buyers have been willing to pay to secure the deal.

Over the same period, combined average days on market has declined by 35% and now sits at 79 days.

Faster selling properties further indicates that the Lake Macquarie property market has been increasingly active particularly over 2014.

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



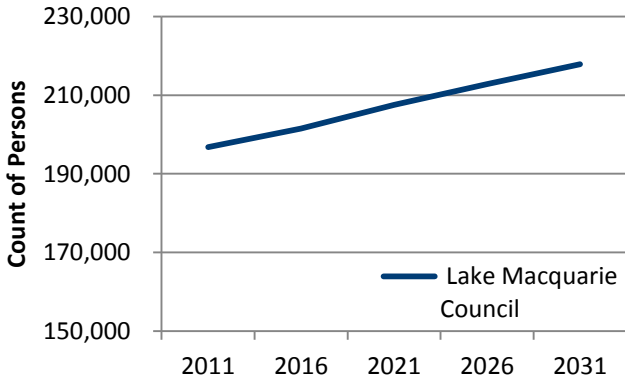
KEY FACTS

Rental performance has seen mixed results over the June quarter. Two and three bedrooms recorded the best growth at 3.1% and 2.7% respectively. Current returns indicate a yield of 4.6% for houses.

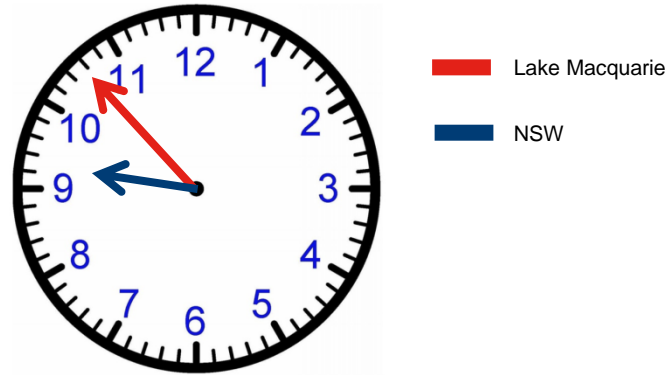
Population growth for the Lake Macquarie Council indicates an increase in population of 20,000 by 2031.

There is \$1.5 billion development pipeline. The North Coorabong Precinct is the largest planned project and will introduce an additional 2,500 new lots into the market by 2030.

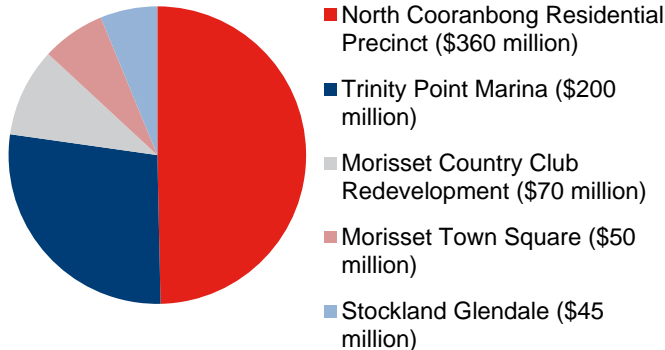
POPULATION GROWTH



PROPERTY CLOCK



TOP 5 NEW PROJECTS



ESTIMATED HOUSE RENTAL YIELD

+4.6%

Current Median: \$430,000
Current Median Rent: \$380

Based on 1,637 registered sales compared over the last 12 months.

CURRENT LISTINGS



JUST LISTED

BELMONT

8 Albert Street

Offers Over \$380,000

3 | 1 | 4+



Ultra-convenient location provides easy care lifestyle [more...](#)



JUST LISTED

WANGI WANGI

43 Tuloa Street

Guide Over \$320,000 Friendly Auction

3 | 2 | 1



Relaxed lakeside lifestyle awaits [more...](#)



JUST LISTED

DUDLEY

7 Albury Street

PRD Friendly Auction

4 | 4 | 2



Inspired Contemporary Beach House [more...](#)



JUST LISTED

NEWCASTLE

506/335 Wharf Road

Offers Over \$560,000

2 | 2 | 1



Executive Living in Coveted Harbourside Setting [more...](#)



JUST LISTED

STOCKTON

26 Crown Street

Price Guide On Request

4 | 1+ | 1



Superb Beachside Renovation Opportunity [more...](#)



JUST LISTED

MOUNT HUTTON

6/3 Violet Town Road

PRDnationwide Preview

2 | 1 | 1



Independent Living in Beautiful Lake Macquarie [more...](#)



JUST LISTED

LAKELANDS

18 Buttermere Drive

Offers Over \$595,000

4 | 2 | 3



Bring the family and the boat! [more...](#)



JUST LISTED

COOKS HILL

109/185 Darby Street

Offers Over \$590,000

3 | 2 | 2



Vibrant Inner City Apartment Living [more...](#)

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:



Jeff Sansom

Director

PRDnationwide Lake Macquarie

602/45 Watt Street Newcastle

NSW 2300 Australia

T 02 4926 0600

M 0408 769 191

E jeffs@prdnewcastle.com.au

prdnewcastle.com.au



Paul McAllister

Director

PRDnationwide Lake Macquarie

602/45 Watt Street Newcastle

NSW 2300 Australia

T 02 4926 0600

E jeffs@prdnewcastle.com.au

prdnewcastle.com.au

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

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

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

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

www.prdnationwide.com.au

