



# PROPERTY FACTSHEET

**JUNEE**

4<sup>TH</sup> QUARTER 2014

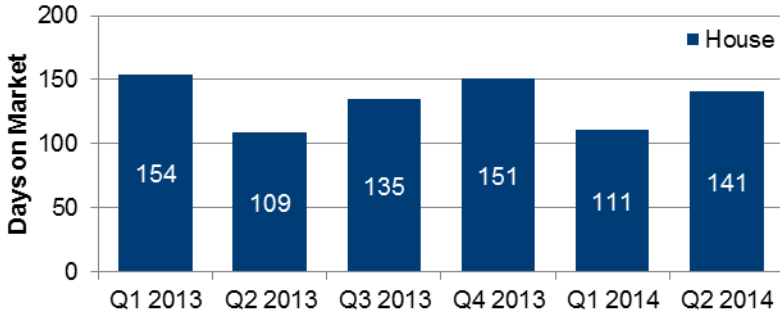


YOUR HOME OF  
**PROPERTY**  
KNOWLEDGE

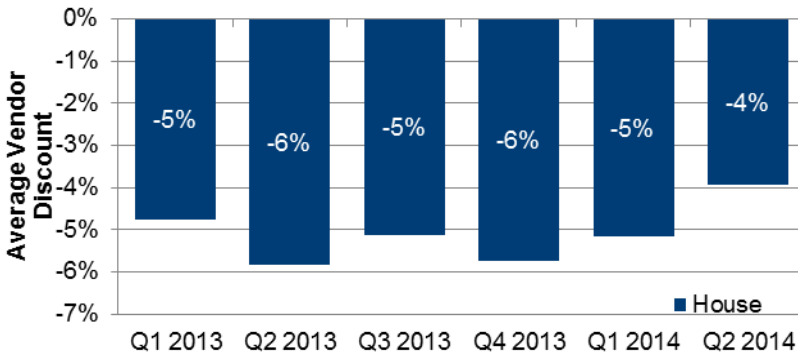
**PRD** nationwide  
RESEARCH

## MARKET OVERVIEW

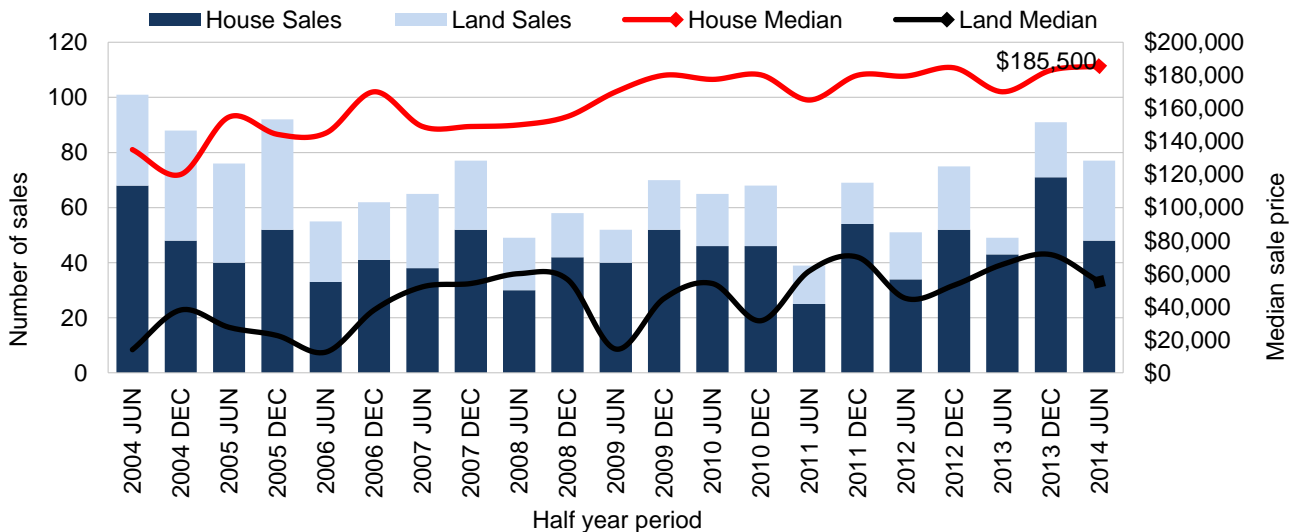
### AVERAGE DAYS ON MARKET



### AVERAGE VENDOR DISCOUNT



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

Current indicators suggest the Junee property market is in a stable condition.

Over the twelve months to June 2014, median prices for houses in the area recorded an increase of 9.1%.

The first half of 2014 saw average days on the market for houses decrease in the first and second quarters to 111 and 141 days respectively.

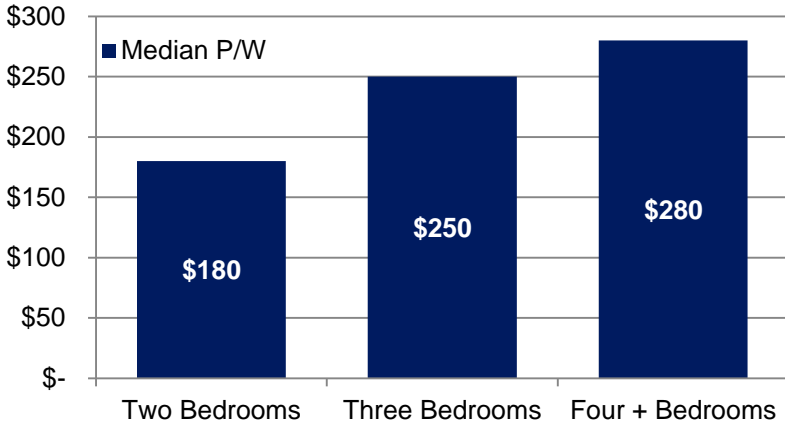
The first half of 2014 showed a decrease in average vendor discounts for houses in Junee. Currently the average discount sits at only -4%.

A drop in days on market and lower vendor discounting indicates increased demand as well as improving buyer sentiment.



# INVESTMENT ANALYSIS

## QUARTERLY RENTAL PERFORMANCE



### KEY FACTS

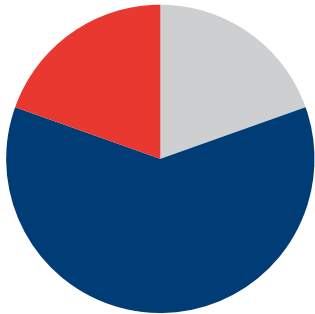
Current returns indicate a yield of 7% for houses. Four plus bedroom dwellings currently offer the best returns with a median rent per week of \$280.

3 bedrooms properties are the most popular dwelling size in the area, representing 56% of all houses.

Junee's most common household income bracket currently sits between \$400 and \$599 per week.

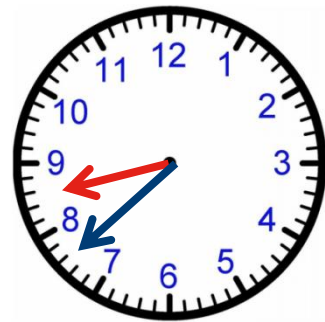
Furthermore local economy is expected to receive a boost next year with the planned commencement of a \$50 million ethanol refinery.

## HOUSE BEDROOM BREAKDOWN



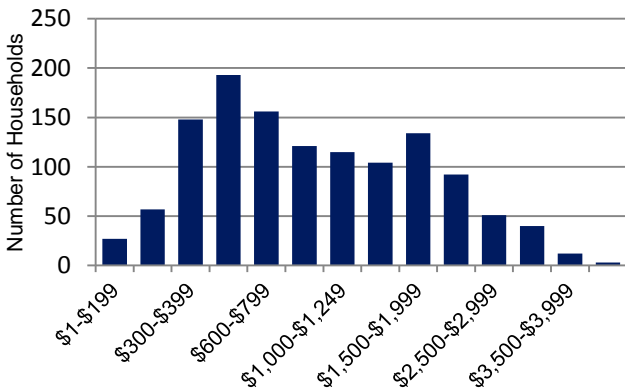
■ 4+ Beds (18%) ■ 3 Bed (56%) ■ 2 Bed (18%)

## PROPERTY CLOCK



■ Junee ■ Regional NSW

## HOUSEHOLD INCOME



## ESTIMATED HOUSE RENTAL YIELD

**+7%**

**Current Median: \$185,500  
Current Median Rent: \$250**

Based on registered sales compared over the last 12 months.



## CURRENT LISTINGS

### FOR SALE



**JUNEE**  
9 Queen Street, JUNEE  
This home is a fine example of modern and traditional features coming together exceptionally well with the added bonus of acreage. The charming home h ...  
**\$305,000**



**JUNEE**  
86-90 Wardle Street, JUNEE  
Set on 2.7 acres this sizable home offers an enviable family friendly lifestyle. Just picture the kids riding the pony or motor bike or just exploring ...  
**\$429,000 (Under Offer)**



**OLD JUNEE**  
"HILLTOP" Goldfields Way, OLD JUNEE  
Approximately 192 acres with a charming, well presented weather board home that enjoys a beautiful view towards Junee, making thunder storms and the c ...  
**\$549,000**



**OLD JUNEE**  
6 Percy Street, OLD JUNEE  
Exceptionally house proud, settled tenant, paying \$185 per week is keen to sign a new lease with an astute investor. This three bedroom home is basic a ...  
**\$147,000**



**JUNEE**  
13 Kitchener Street, JUNEE  
The size of this family friendly home will surprise, fantastic sweeping views across town will delight and the exclusive position next to the Catholic ...  
**\$265,000**



**JUNEE**  
3,4/56 Telopea Place, JUNEE  
Opportunity's to purchase property like this don't come around often. Being of brick construction this is a low maintenance duplex comprising of 2 ...



### FOR RENT



**JUNEE**  
26 Cedric Street, JUNEE  
Situating is a great location this practical home just makes sense. Light filled lounge room with sliding door onto the front verandah, gas heating, sp ...  
**\$260.00 P/W**



**JUNEE**  
8 King Street, JUNEE  
This welcoming home is nestled in the trees in the very quiet King Street. Offering three bedrooms all with built in robes, you'll be happy to call th ...  
**\$260.00 P/W**



**JUNEE**  
95 George Street, JUNEE  
Situating on a large block at the end of George Street, this home is sure to impress with its quiet outlook and homely feel! Offering three generous be ...  
**\$240.00 P/W**



**JUNEE**  
16 Percy Street, JUNEE  
This lovely home has recently been refurbished and has so much to offer. Three large bedrooms, all with built in robes, modern kitchen with loads of c ...  
**\$275.00 P/W**



**JUNEE**  
1 Harold Street, JUNEE  
Positioned on a perfect sized block with a fantastic outlook the owner has just finished refurbishing this home and is looking for a long term tenant ...  
**\$260.00 per week**



**JUNEE**  
72 Main Street, JUNEE  
Situating on a flat block, this home has plenty to offer including two generous bedrooms with built in robes, large lounge room with gas heating, evapor ...  
**\$210.00 per 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:**

**Robert Barrett**  
Principal  
PRDnationwide Junee  
83 Lorne Street, Junee  
NSW 2663 Australia  
T 02 6924 1371  
F 02 6924 1006  
M 0418 693 996  
E [rbarrett@prdjune.com.au](mailto:rbarrett@prdjune.com.au)  
[prdnationwide.com.au/junee](http://prdnationwide.com.au/junee)

**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)



YOUR HOME OF  
**PROPERTY  
KNOWLEDGE**

