



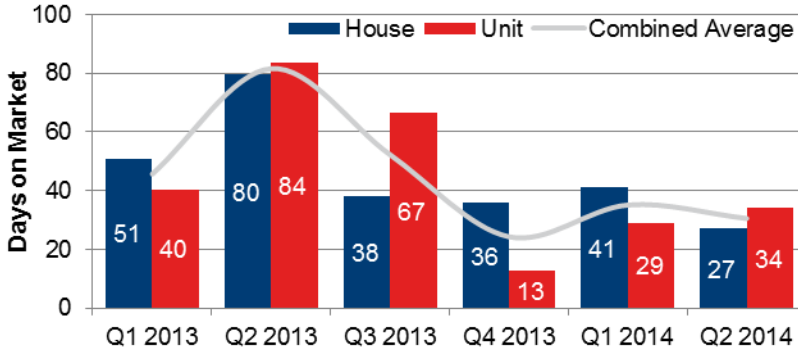
# PROPERTY FACTSHEET

**PANANIA, PICNIC POINT & EAST HILLS**  
4<sup>TH</sup> QUARTER 2014

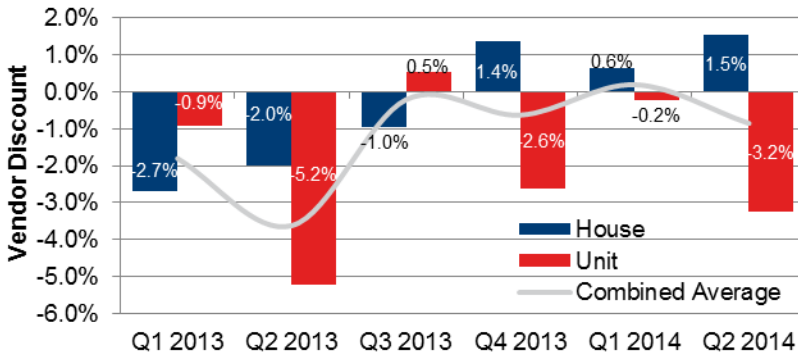


## MARKET OVERVIEW

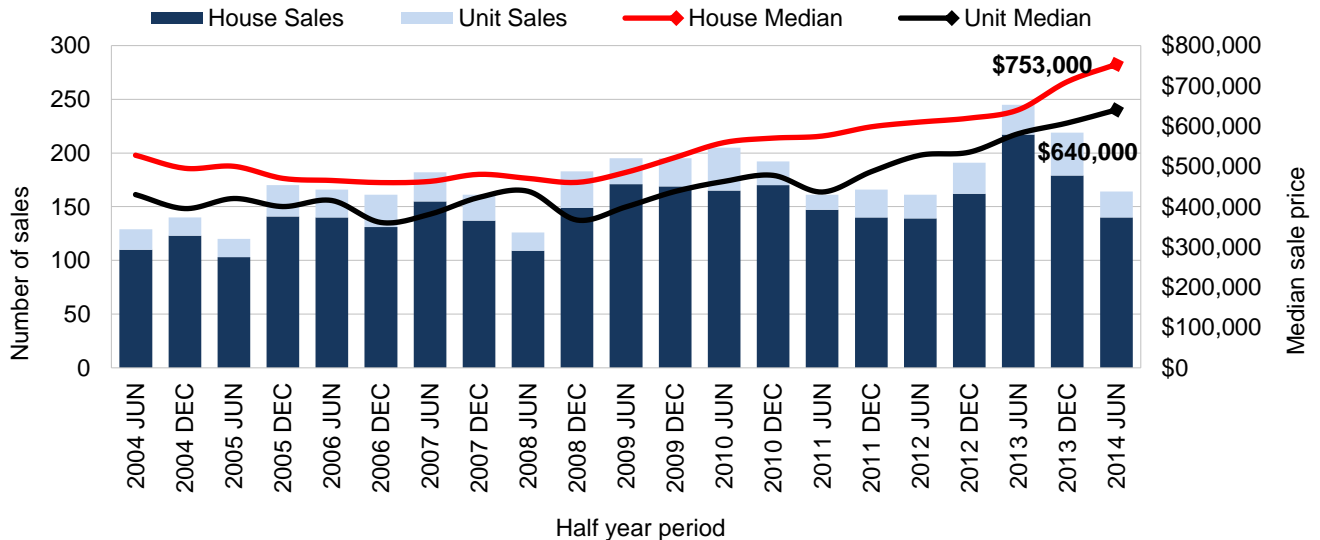
### AVERAGE DAYS ON MARKET



### AVERAGE VENDOR DISCOUNT



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

Market indicators suggest the Panania area market is in a period of strong and stable growth.

Over 12 months to June 2014, houses in the area recorded an average rise in median prices of 17.7%.

Units have also been performing well with a rise in median prices of 10.2% over the same period.

Over the six quarters to June 2014, average vendor discounting for houses has improved from -0.9% below asking price to 1.5% above.

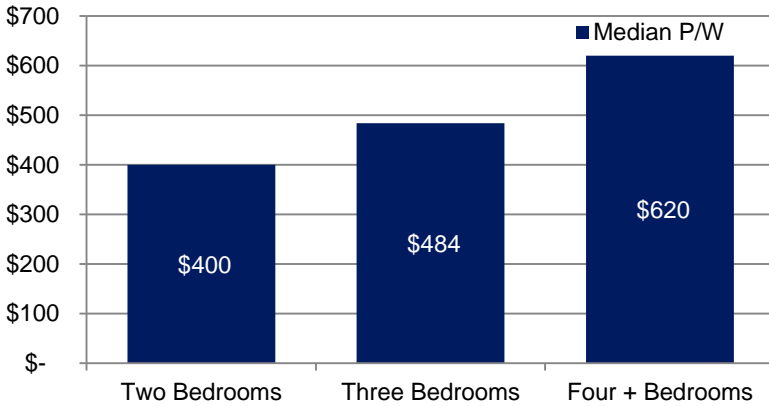
This data indicates that houses have been experiencing higher demand, which has seen a shortage of supply.

Over the same period, combined average days on market has declined by 33% and now sits at 31 days.

Faster selling properties and higher selling prices further indicates buyers are becoming more savvy and competitive.

# INVESTMENT ANALYSIS

## QUARTERLY RENTAL PERFORMANCE



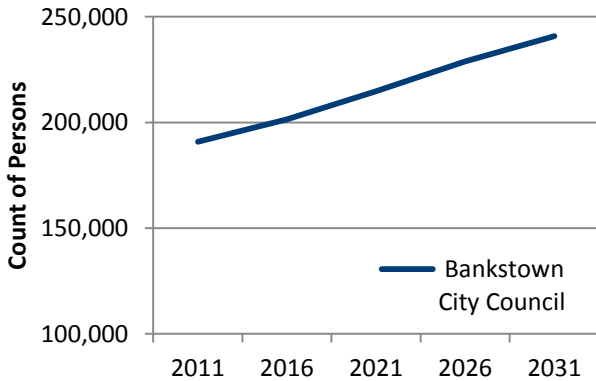
### KEY FACTS

Current returns indicate a yield of 3.5% for houses. Four plus bedroom dwellings offer the best return, asking a median of \$620.

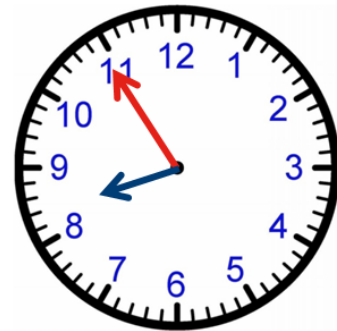
Population growth for the Bankstown City Council indicates an annual growth rate of 1.3% over the next 20 years which is considered strong.

There is also a strong development pipeline with a number of large scale mixed use projects across the area. A notable development is the \$1.9 million Ramsay Road Villa development which will bring an addition 7 dwellings onto the local market by mid 2016.

## POPULATION GROWTH

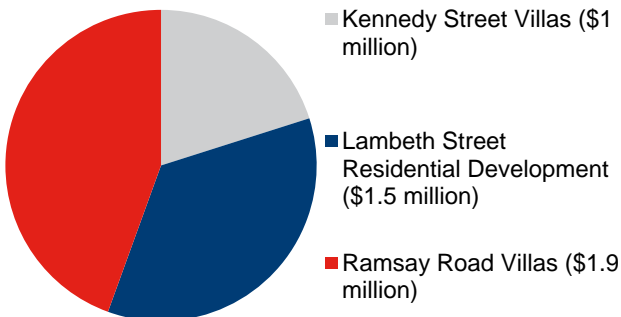


## PROPERTY CLOCK



Legend: Panania (Red), NSW Regional (Blue)

## TOP 3 NEW PROJECTS



## ESTIMATED HOUSE RENTAL YIELD

**+3.5%**

**Current Median: \$753,000**  
**Current Median Rent: \$510**

Based on 140 registered sales compared over the last 12 months.



## CURRENT LISTINGS

### FOR SALE



3 bedrooms, 1 bathroom, 2 cars

**EAST HILLS**  
693 Henry Lawson Drive, EAST HILLS  
Set within moments to Georges River parklands, train station and shops is this 3 bedroom home bursting with potential. Currently the home features g ...



6 bedrooms, 2 bathrooms

**AUCTION EAST HILLS EAST HILLS**  
Seldom come's the opportunity to purchase two duplex sites back to back (STCA). Situated in a convenient location to schools, shops and station are th ...



4 bedrooms, 2 bathrooms, 2 cars

**AUCTION (unless sold prior) REVESBY HEIGHTS**  
15 Bardo Circuit, REVESBY HEIGHTS  
Nestled at the end of a quiet street, you will discover this lovely ultra modern family home, within picturesque bush setting of Picnic Point.- Ultra ...



4 bedrooms, 1 bathroom, 2 cars

**AUCTION PICNIC POINT**  
115 Picnic Point Road, PICNIC POINT  
Sensational opportunity to grab a great size family home with all the conveniences right at your front door- Genuine 4 bedroom home- 2 living areas- M ...



5 bedrooms, 2 bathrooms, 2 cars

**\$869,000 MILPERRA**  
5 Zonnebeke Crescent, MILPERRA  
Due to buyer's personal issues this sensational home is now available, so if you missed it the 1st time you don't want to againWOW - is the only word ...



5 bedrooms, 2 bathrooms, 4 cars

**EAST HILLS**  
15 Enright Street, EAST HILLS  
PRDnationwide is proud to present to you this beautifully presented family home situated less than 100m to the Georges River beach. Featuring:- Multip ...

**AUCTION (Unless sold prior)**

### FOR RENT



3 bedrooms, 1 bathroom, 1 car

**PANANIA**  
1 Ellen St, PANANIA  
Come and inspect this spacious yet humble family home standing proud within minutes of all amenities including local schools, shops and public transpo ...

**\$580**



4 bedrooms, 2 bathrooms, 1 car

**PANANIA**  
10A Anderson Ave, PANANIA  
This beautifully positioned home sits only minutes away from local shops, schools and public transport and offers a spacious floor plan and comfortabl ...

**\$550**



3 bedrooms, 2 bathrooms, 1 car

**PANANIA**  
114 Malvern St, PANANIA  
OPEN HOUSE THIS SATURDAY  
4TH OCTOBER @ 12:00PM - 12:15PM- Renovated to the highest quality and featuring timber floors throughout- Offering 3 great si ...

**\$650**



3 bedrooms, 1 bathroom, 1 car

**EAST HILLS**  
500 Henry Lawson Dr, EAST HILLS  
Neat and tidy 3 br freshly painted family home, featuring lounge/dining, original condition kitchen and bathroom, air con, lug, great size yard leadi ...

**\$430 / 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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