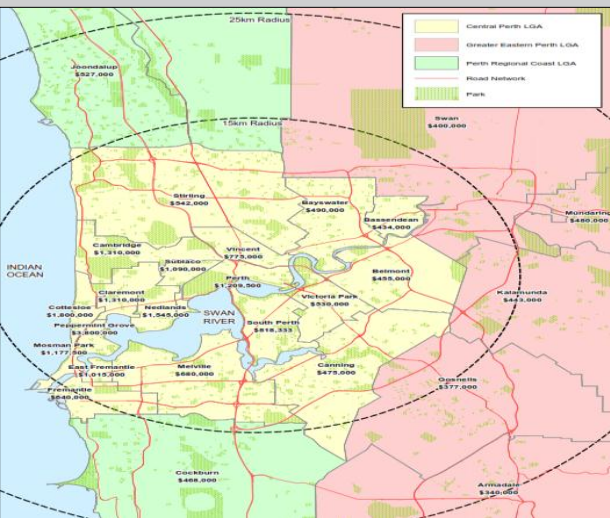




PROPERTY WATCH® REPORT

Central Perth
Third Quarter 2014

PRD nationwide



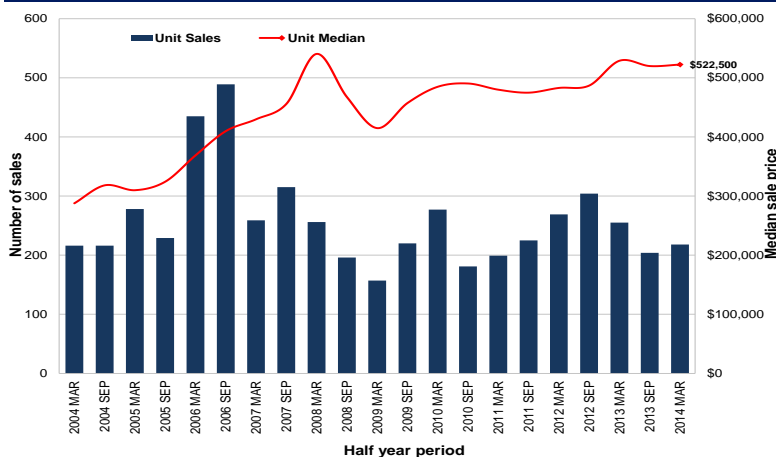
KEY COMMENTS

The following Property Watch report is the result of an investigation into the historic and current market trends of Perth, Western Australia.

Perth, the fourth largest city in Australia, whilst geographically isolated from the remainder of Australia is easily accessed by the Perth International Airport to the city's east. The metropolitan area of Perth has evolved around the Swan River, where the CBD and established suburbs are located with 41 per cent house sales over the past five year period. This being said, the diverse scenery of the Western Australian landscape lends itself to a significant portion of Perth's residential real estate to be located along the sprawling coastlines with 35 per cent of residential sales along the beaches to the north and south. The continual urban sprawl and increase in population has also led to a continual growth in the residential market of Perth.

This report analyses the house, unit and vacant land markets in Western Australia's capital city for a ten year period ending March 2014.

Unit Sales and Growth Chart



CENTRAL PERTH MARKET INDICATORS

Change from Last	Year	Half Year
House Sales	↑	→
House Median	↑	→
Unit Sales	↓	↑
Unit Median	↓	↑
Land Sales	↑	↑
Land Median	↓	↓

- The Perth residential market has shown a turn around in the first half of 2014 with marginal capital growth in the unit market.
- Market share for units grew by 7 per cent in six months ending March 2014 and this is expected to improve as the demand for units increases due to population growth.
- Unit median price for March 2014 stood at \$522,500 and there are positive signs for further growth.
- Since 2010, at least \$3bn have been committed for residential development in greater Perth.

- House median sales price stands at \$770,000 based on 24 recorded house sales in the past 12 months
- In the last 12 months, there is a recorded growth in the market for houses by 2.3% which is projected to improve in the second half of 2014.
- Current median rent for house per week stands at \$625 with a rental yield of 4.2 percent.
- Suburb median rent for units stands at \$580 per week with a yield of 6% within the past 12 months.
- A total number of 1998 properties were rented in Perth in the past 12 months.
- Perth is set to meet the residential needs of a growing population.

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