



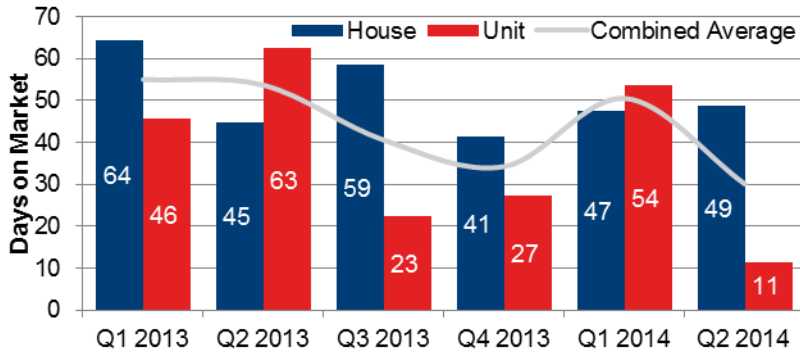
# PROPERTY FACTSHEET

**OATLEY**  
4<sup>TH</sup> QUARTER 2014

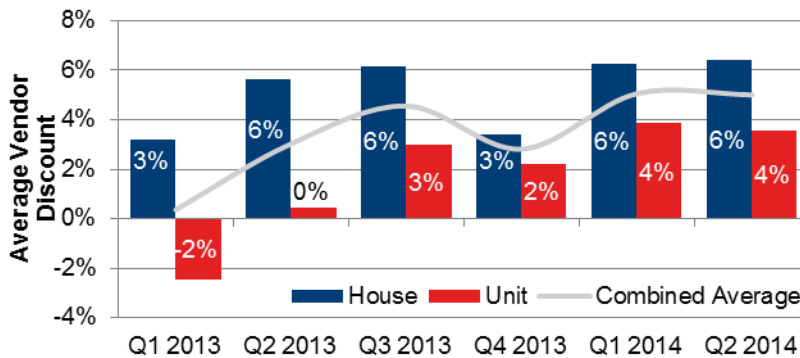


## MARKET OVERVIEW

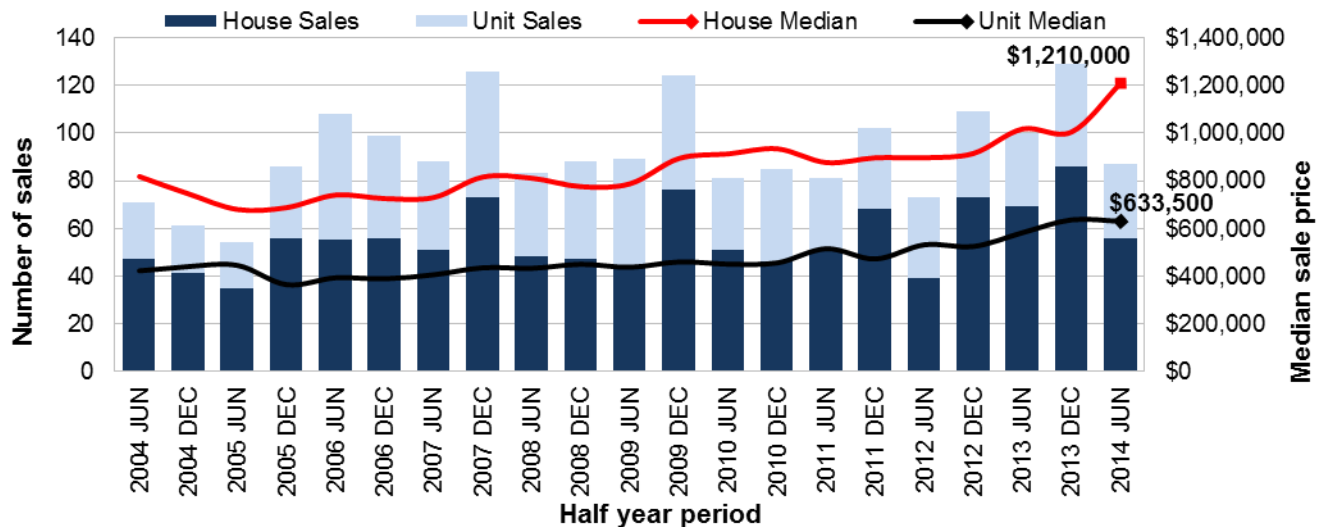
### AVERAGE DAYS ON MARKET



### CHANGE FROM LIST TO SALE PRICE



### 10 YEAR CAPITAL GROWTH



### KEY FACTS

Current indicators suggest the Oatley property market is experiencing a period of strong growth which occurred in December 2013.

Over the 12 months to June 2014 prices have shown a strong increase of 18.6% in median prices for houses. While units increased by 8.3% over the same period.

Over the past year, average vendor discounts have remained positive. The first half of 2014 has been particularly strong with a combined average mark-up of 5% for houses and units.

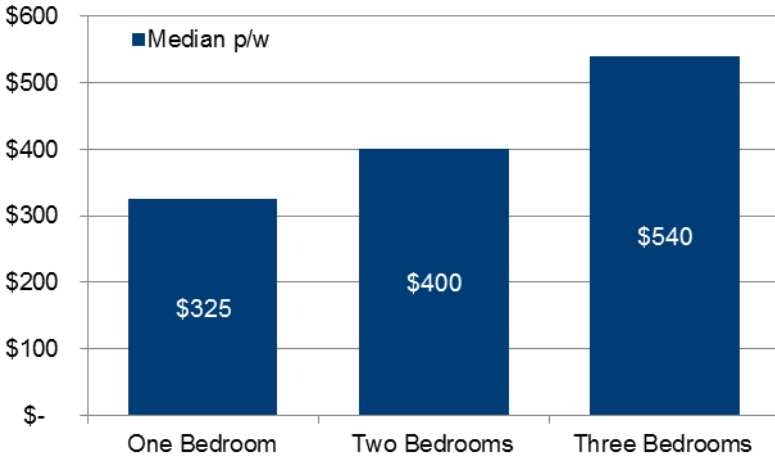
This indicates that demand for houses and units is high and buyers are prepared to offer above the asking price to secure the deal.

Over Q1 to Q2 2014, combined average days on market has decreased by 44.5% and sits at 49 days for houses and 11 days for units.

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

# INVESTMENT ANALYSIS

## QUARTERLY RENTAL PERFORMANCE



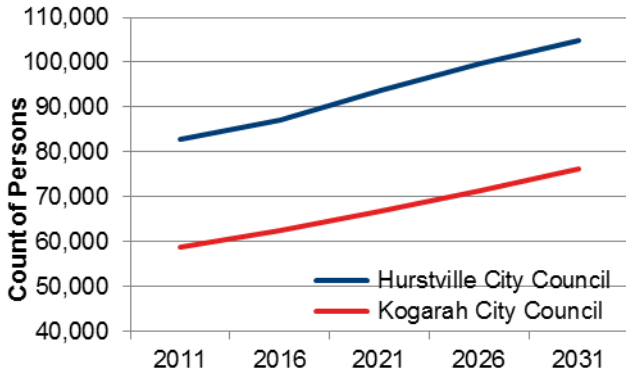
### KEY FACTS

Current returns indicate a yield of 3.5% for units and 2.7% for houses in Oatley. As at June 2014, three bedroom dwellings offered the highest returns with a median rent of \$540 per week.

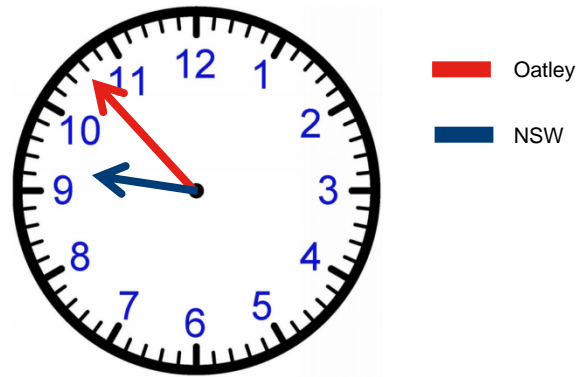
Population growth for Hurstville City Council and Kogarah City Council indicates an annual growth rate of 1.2% and 1.3% respectively with a predicted combined population of 90,650 by 2031.

The \$145 million local area development pipeline currently consists of 42 residential developments that will be completed over the next four years, providing an additional 520 dwellings to the area by the end of 2018.

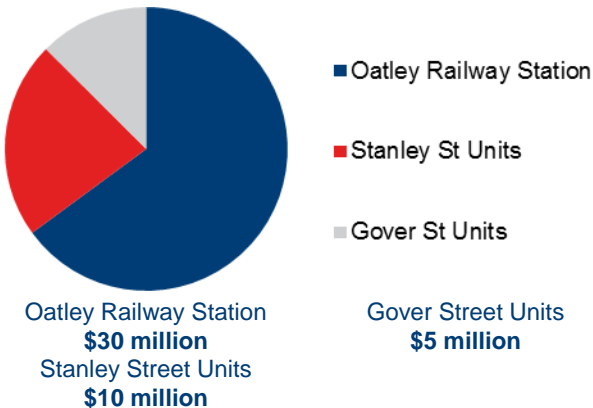
## POPULATION GROWTH



## PROPERTY CLOCK



## TOP 3 NEW PROJECTS



## ESTIMATED UNIT RENTAL YIELD

**+3.5%**

**Current Median: \$633,500  
Current Median Rent: \$430**

Based on 31 registered sales compared over the last 12 months.



## CURRENT LISTINGS

### FOR SALE



3 bedrooms, 2 bathrooms, 2 cars

**OATLEY**  
1A Herbert Street, OATLEY  
Positioned in a convenient yet peaceful location in the heart of Oatley, this well presented neat and tidy three bedroom home offers space and flexibi ...



3 bedrooms, 1 bathroom, 1 car

**OATLEY**  
43 Douglas Haig Street, OATLEY  
Situating in a quiet, popular position, this older style full brick family home offers a great opportunity to renovate and extend. With good water glim ...



4 bedrooms, 3 bathrooms, 2 cars

**PEAKHURST**  
55A Park Street, PEAKHURST  
Introducing this exceptional double brick residence which has to be seen as soon as possible. The internal size is not like your ordinary duplex offer ...  
**\$1,099,000**



4 bedrooms, 2 bathrooms, 2 cars

**OATLEY**  
84 Lansdowne Parade, OATLEY  
Offering a dress circle location, dual street access and open water views, this property offers buyers an outstanding opportunity to renovate or rebui ...



3 bedrooms, 2 bathrooms, 2 cars

**MORTDALE**  
6/3 Mutual Road, MORTDALE  
Situating in the immaculate Pines complex in the heart of Mortdale, this spacious three bedroom single level villa is a perfect prospect for downsizers ...



3 bedrooms, 1 bathroom, 1 car

**OATLEY**  
12 Lloyd Street, OATLEY  
Located in a prized blue chip position moments to Oatley amenities, this home has been lovingly held for over 50 years and is superbly presented throu ...

### FOR RENT



2 bedrooms, 1 bathroom, 1 car

**MORTDALE**  
1/16 Blackshaw Avenue, MORTDALE  
Set in a quiet street this cute two bedroom cottage is a must to inspect! Boasting two bedrooms plus sunroom, separate dining and lounge and modern k ...  
**\$425 / week**



3 bedrooms, 1 bathroom, 1 car

**HURSTVILLE GROVE**  
103 Hurstville Road, HURSTVILLE GROVE  
Three bedroom family home with built-in wardrobes in all rooms. Polished floor boards and tiles throughout. Modern kitchen and bathroom. Good sized ya ...  
**\$630 / week**



2 bedrooms, 1 bathroom

**MORTDALE**  
11A Universal Street, MORTDALE  
Conveniently located, this cute free-standing home is ideal for first time renters and is a great alternative to a unit or villa, free from the constr ...  
**\$450 / week**



3 bedrooms, 1 bathroom, 2 cars

**OATLEY**  
35 Mimosa Street, OATLEY  
Perched in one of Oatley's prestige streets, known for it's peace and tranquillity, this well maintained and recently updated family home has plenty o ...  
**\$650 / week**



2 bedrooms, 1 bathroom, 1 car

**OATLEY**  
4/13 Rosa Street, OATLEY  
This large front-facing two bedroom unit with fully renovated kitchen is located in a security block, just a short stroll from Oatley village, schools ...  
**\$400 / week**



2 bedrooms, 1 bathroom, 1 car

**OATLEY**  
5/1A Rosa Street, OATLEY  
Situating on the popular Rosa Street, just moments from Oatley shops and train station, lies this newly renovated two bedroom unit. Property Features:- ...  
**\$400 / 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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