



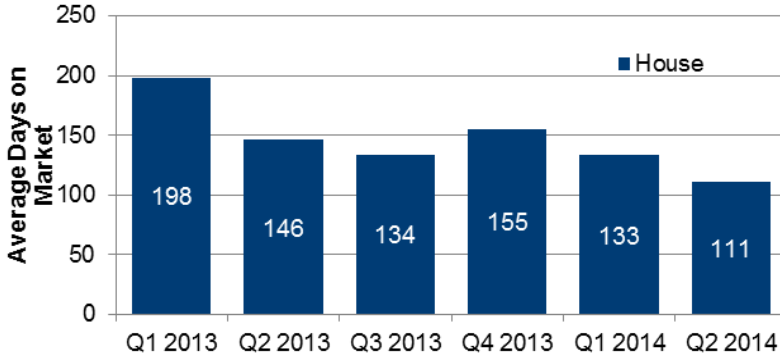
PROPERTY FACTSHEET

TUMUT
4TH QUARTER 2014

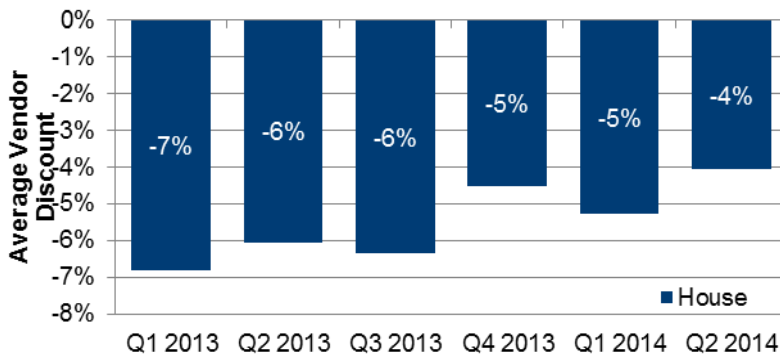


MARKET OVERVIEW

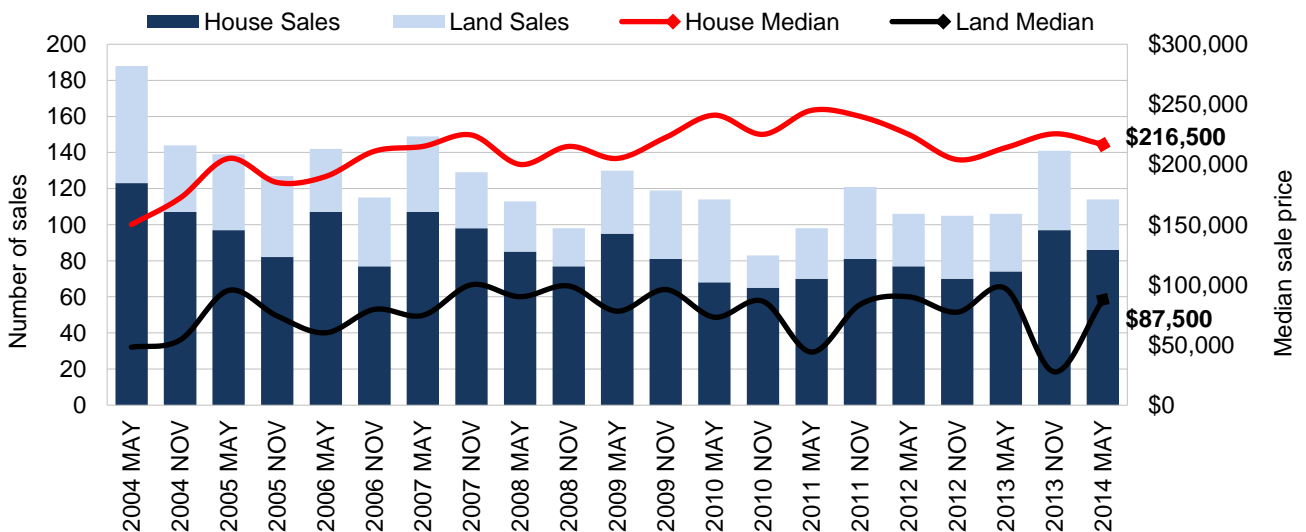
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

Current indicators suggest the Tumut market is in a stable phase.

Over the 10 years to May 2014, house sales in the area achieved an average annual rise in median prices of 3.4% while the number of transactions has remained steady.

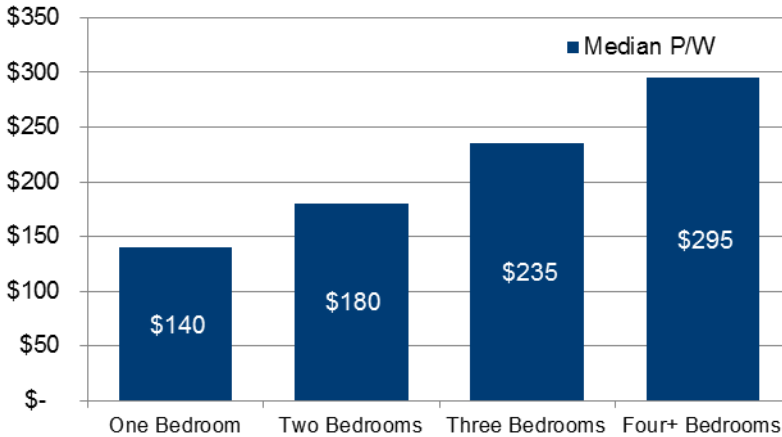
Meanwhile land sales has also recorded reasonable growth increasing an annual average of 8.4%.

Over the six quarters to June 2014 average vendor discounts has shrunk from 7% to bullish 4%.

Over the same period, average days on market has declined by over 60%.

Declining days on market and shrinking vendor discounting indicate that vendors are becoming more realistic. It also indicates that buyers are willing to pay a higher price to secure the sale.

INVESTMENT ANALYSIS QUARTERLY RENTAL PERFORMANCE



KEY FACTS

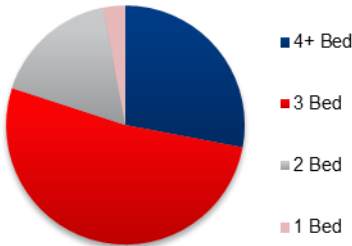
Current returns indicate a yield of 4.9% which is strong when considering potential capital growth prospects.

The majority of dwellings in the area are three bedrooms which bring in a median rent per week of \$235.

Tumut's diverse economy is characterised by two main industries – manufacturing and agriculture.

A strong development pipeline totalling approximately \$320 million should see Tumut further develop into a economic hub for the region.

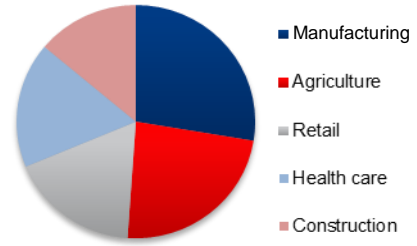
BEDROOM BREAKDOWN



4+ Beds **52%**
3 Beds **28%**

2 Beds **17%**
1 Bed **3%**

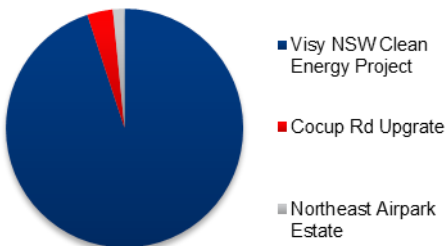
AREAS OF EMPLOYMENT



Manufacturing **767 people**
Agriculture **653 people**
Retail **488 people**

Health Care **483 people**
Construction **386 people**

TOP 3 NEW PROJECTS



Visy NSW Clean Energy Project **\$300 million**
Cocup Road Upgrade **\$11 million**

Northeast Airpark Estate **\$5 million**

ESTIMATED HOUSE RENTAL YIELD

+6.3%

Current Median: \$216,500
Current Median Rent: \$260

Based on 220 registered sales compared over the last 12 months.

CURRENT LISTINGS

FOR SALE



TUMUT
10 Jillabanan Close, TUMUT
Very peaceful location - a two storey rendered home with so many features. The open plan living includes lounge and dining, well-appointed kitchen an ...
\$390,000

4 2 2



TUMUT
89 Clarke Street, TUMUT
Looking for somewhere to start your exciting journey into home ownership but have a limited budget? Then this three bedroom brick veneer home, set on ...
Auction 25th October 2014

4 1 2



TUMUT
76 Broughton Street, TUMUT
5 x 2 bedroom units each with single garage, internal access.Land area 2006m2. Zoned 2(a) Low Density. Each Unit includes open plan kitchen, dining a ...
\$698,000

10 5 5



TUMUT
53 Simpson Street, TUMUT
If position counts, this is it.Home within walking distance to town and views of hills surrounding Tumut.3/4 bedrooms - 2 with built-in robes. Combine ...
Reduced to \$189,000

4 1 2



TUMUT
76 Broughton Street, TUMUT
5 x 2 bedroom units each with single garage, internal access.Land area 2006m2. Zoned 2(a) Low Density. Each Unit includes open plan kitchen, dining a ...
\$698,000

10 5 5



TUMUT
4 Tumut Plains Road, TUMUT
Featuring three carpeted bedrooms, large kitchen space with lounge, separate dining room and a large family room at the rear.There is an easy care yar ...
\$189,000

3 1 2



TUMUT
43-45 Wynyard Street, TUMUT
Looking for a unique investment opportunity? Looking to secure a well known piece of real estate in the main street of Tumut? Look no further than thi ...
\$890,000

6 3



TUMUT
76 Broughton Street, TUMUT
5 x 2 bedroom units each with single garage, internal access.Land area 2006m2. Zoned 2(a) Low Density. Each Unit includes open plan kitchen, dining a ...
\$698,000

10 5 5



TUMUT
10 Fitzroy Street, TUMUT
In 1876 Frederick Kinred constructed this property now known as Brooklyn on Fitzroy. A property of style and elegant sophistication, graced with gran ...
\$635,000

5 5 3



BOMBOWLEE
42 Lacmalac Road, BOMBOWLEE
Prime location - short distance from Tumut CBD - Tumut River frontage with land area of 8 acres (3.2 HA). A spacious four bedroom, brick veneer home, ...
Reduced to \$599,000

4 2 6



TUMUT
"Cooinda" 36 East Gilmore Road, TUMUT
Rural Lifestyle at its best - 4 HA (10 acres) including a 2 HA irrigation licence with a modern beautifully designed energy efficient home.The land is ...
Reduced to \$540,000

4 2 2



TUMUT
98 Blowering Road, TUMUT
Located on the outskirts of Tumut is this sandstone style, four bedroom home on 6,832m2, with a 1920's three bedroom cottage - a fantastic property fo ...
\$530,000

7 3 2

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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