



PROPERTY MARKET FACT SHEET

Bondi Junction
Third Quarter 2014

Market Summary

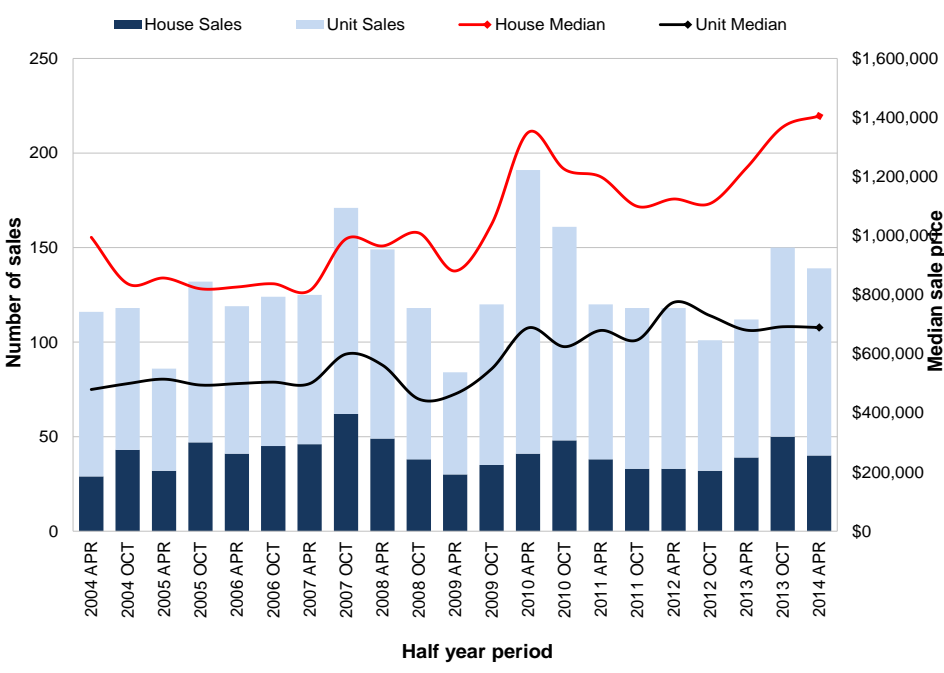
The Bondi Junction housing market is currently in a phase of growth which commenced in 2013. Over 12 months to April 2014 the houses in the suburb recorded a rise of in median prices of 14.3.

Unit growth has been more level recording a 1.3 per cent in median price for units over 12 months to April 2014.

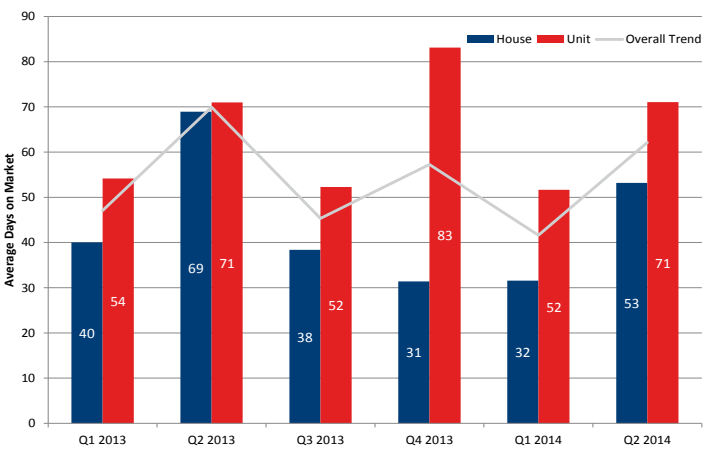
Over the same period unit transactions increased by a strong 35.6 per cent while house sales increased by 2.6 per cent.

Change from list to sale price has been growing strongly over six quarters to June 2014. Average change from list price has risen from 1.29% under list price to 6.9 per cent over sale price.

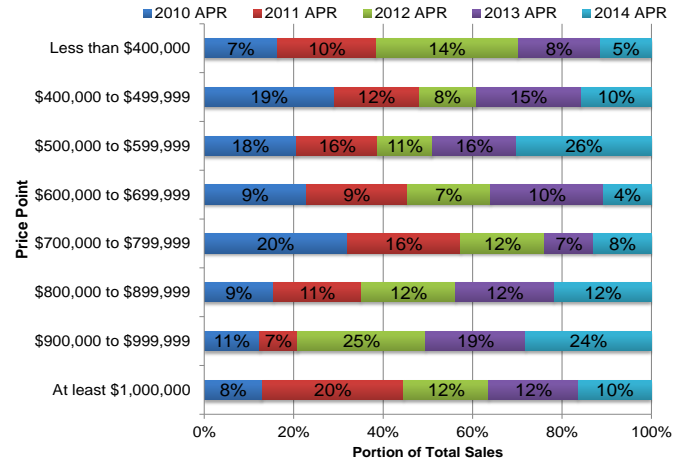
Growth can be attributed to increases in competition and limited supply.



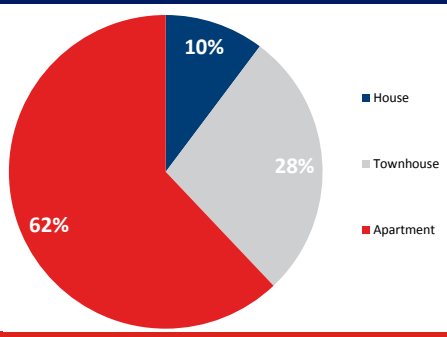
Average Days on Market



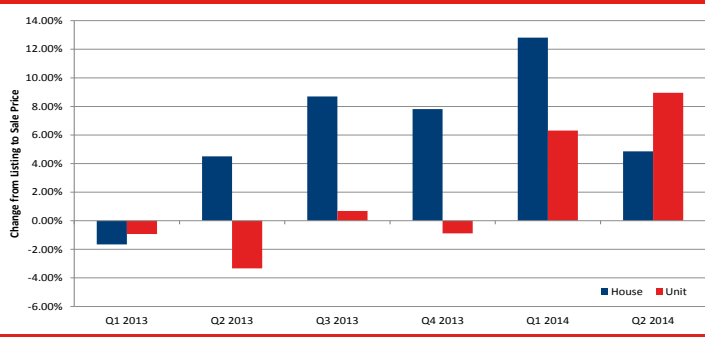
Unit Price Point Chart



Dwelling Type Breakdown



Change From List Price



Investment Analysis

Throughout the first half of 2014 prospects for investors remains strong across Bondi Junction.

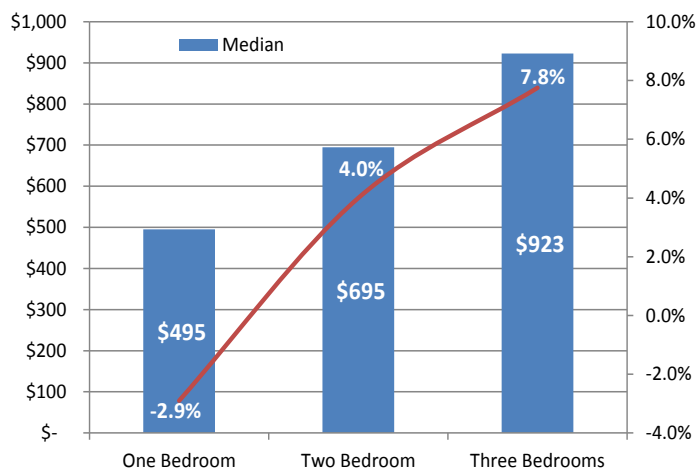
Overall rental growth has been stable over the 12 months to June 2014. The region recorded average rental growth of 3 per cent.

Current returns indicate a yield of 3.5 per cent for houses and 4.7 per cent for units.

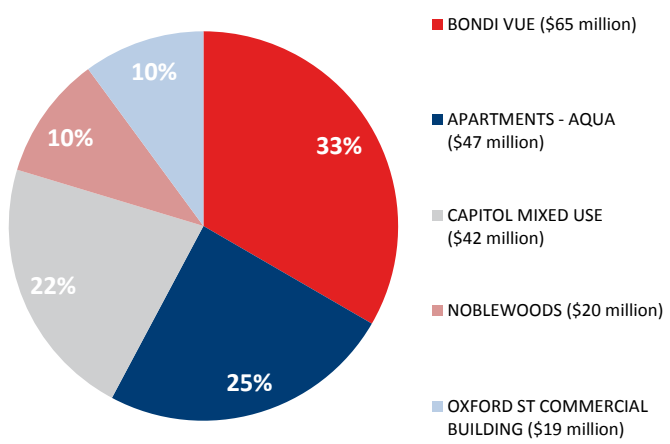
There is a respectable level of new developments in the pipeline which will help improvement of available amenities for existing residence.

Population projections indicate growth of 14 per cent by 2031 which will see a total population of approximately 82,000.

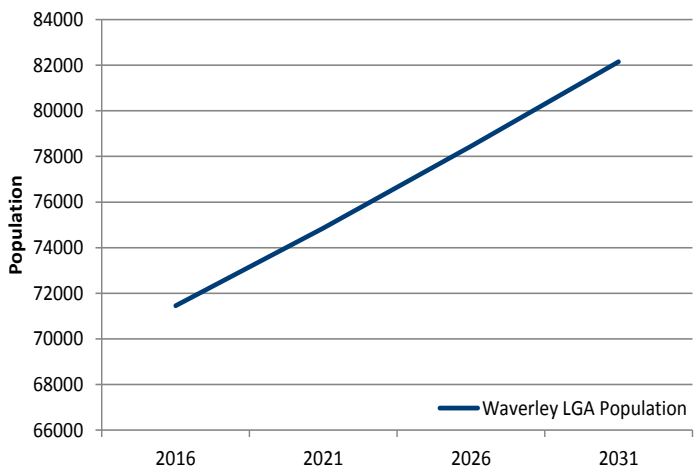
Rental Analysis



Top 5 Planned Developments



Population Projections

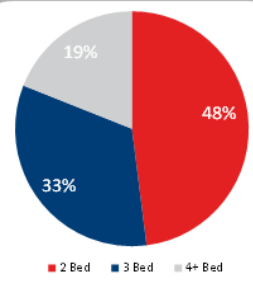


Yield & Bedroom Breakdown

Bondi Junction Houses

+3.5%

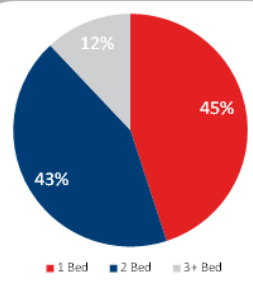
Yield Based on 112 registered house sales over 12 months to May 2014 with a median price of \$1,332,500 and a median rent of \$895 per week



Bondi Junction Units

+4.7%

Yield Based on 459 registered unit sales over 12 months to May 2014 with a median price of \$695,000 and a median rent of \$630 per week



Prepared by PRDnationwide Research. For further details contact:

Phillip Prassas

Principal/Managing Director
PRDnationwide Bondi Junction
02 9389 7002
E pprassas@prdbj.com.au

Harrison Hall

Property Research Analyst
PRDnationwide National Franchise Services
P 07 3026 3374
E harrisonhall@prd.com.au