

# PROPERTY WATCH® REPORT

## TUMUT SHIRE AREA

Fourth Quarter 2013



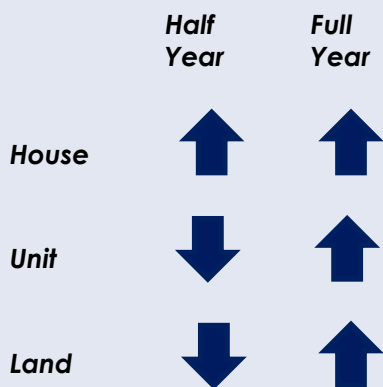


## Tumut Shire Area Overview

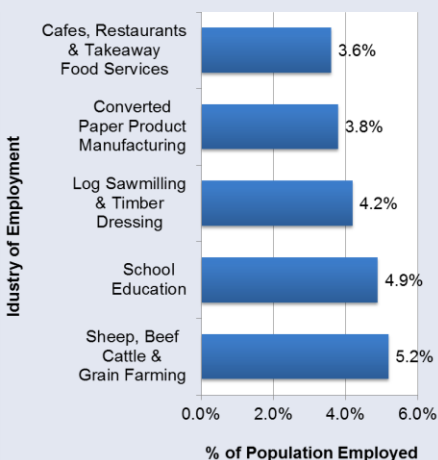
The Tumut Shire area is undergoing an economic recovery after a period of lacklustre performance following the Global Financial Crisis ("GFC"). Located at the foothills of the Snowy Mountains and Riverina district, Tumut is a rural-industrial town which is also renowned for its natural and lifestyle attraction.

A diverse range of employment sectors, "country-town" atmosphere and reasonable proximity to Canberra make Tumut an attractive proposition for those seeking greater affordability without diminished opportunity. With a suburban population of more than 6,000, the suburban centre of Tumut acts as a service hub for a total regional population in excess of 10,000. The suburban centre hosts a number of key services including schools, hospital and health services and a TAFE campus, as well as commercial precincts, accommodation and sporting and recreational facilities

### Median Price Indicators

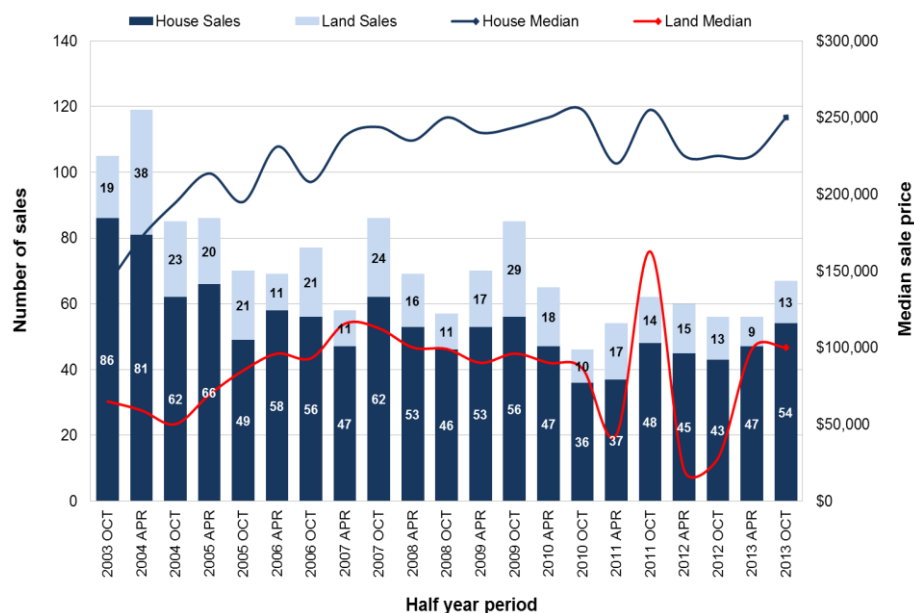


### Key Employment Industries



### TUMUT SHIRE AREA

### HOUSE & VACANT LAND SALES CYCLE



Prepared by PRDnationwide Research. Source: PDS

Tumut Shire residential housing has rebounded strongly from post-GFC lows over the 12 months to October 2013. The median house price increased 11.1 per cent (to \$250,000) over this period while transaction volume rose by a significant 25.6 per cent. A lack of new vacant land releases suitable for residential development should act to provide a level of support to existing dwelling values in the near-term.

Looking towards the medium term, the downward trend emerging in the Australian Dollar should act to enhance the competitiveness of local organisations in the manufacturing and primary industries sectors. These sectors are key to employment within the Tumut Shire and growth in these areas will be important in promoting growth within the region.

## 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

**PRDnationwide provides a full range of property research services across all sectors and markets within Australia.**

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.

### Our services include:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis
- Competitive project activity analysis
- Economic indicators
- Social research, including focus groups

**Prepared by PRDnationwide Research. For further details contact:**

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