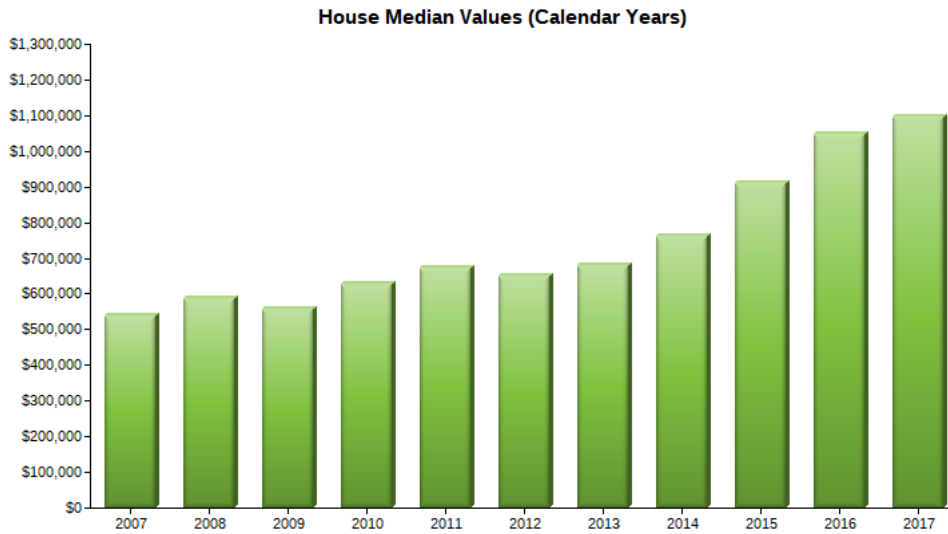


# Local Government Area Statistics Report

## Suburban Sydney

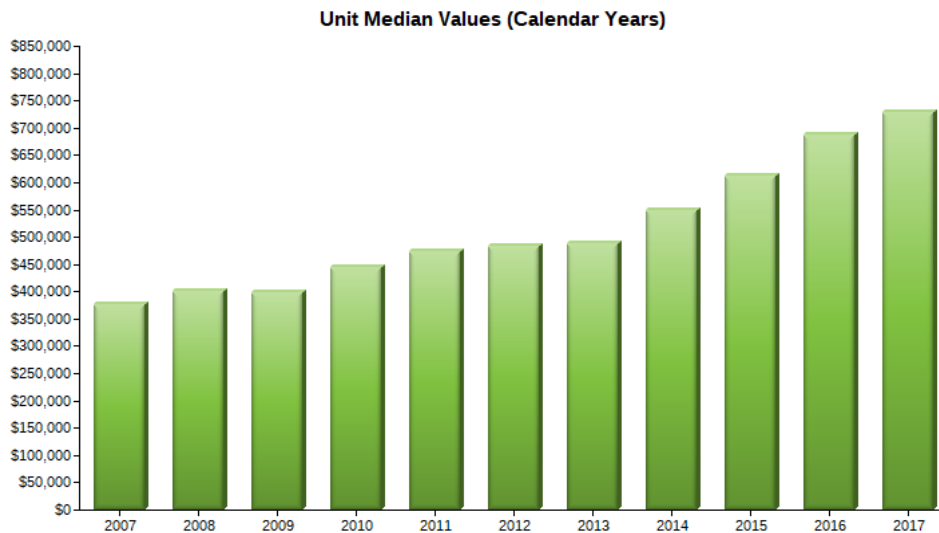
## Median Values (Houses)

The following chart illustrates the median value for houses in SUBURBAN - SYDNEY.



## Median Values (Units)

The following chart illustrates the median value for units in SUBURBAN - SYDNEY.



## Capital Growth & Median Values Summary

Local Government Area	House		Unit	
	10 Year Average Capital Growth	Current Median Value	10 Year Average Capital Growth	Current Median Value
Ashfield	7.8% p.a	\$1,625,500	8.1% p.a	\$711,500
Bankstown	8.2% p.a	\$928,500	7.1% p.a	\$555,500
Blacktown	7.7% p.a	\$697,000	6.9% p.a	\$503,000
Botany Bay	8.7% p.a	\$1,499,500	9.6% p.a	\$759,500
Burwood	9.4% p.a	\$1,658,500	8.8% p.a	\$824,000
Camden	6.2% p.a	\$702,500	5.8% p.a	\$494,500
Campbelltown	7.2% p.a	\$586,000	8.0% p.a	\$433,500
Canada Bay	8.9% p.a	\$2,000,000	6.4% p.a	\$917,500
Canterbury	9.4% p.a	\$1,218,500	9.0% p.a	\$511,500
City Of Auburn	8.5% p.a	\$979,500	8.5% p.a	\$606,500
City Of Kogarah	8.5% p.a	\$1,523,500	8.3% p.a	\$706,500
Fairfield	8.0% p.a	\$757,500	8.6% p.a	\$439,500
Hawkesbury	6.2% p.a	\$655,500	6.6% p.a	\$469,500
Holroyd	8.6% p.a	\$869,500	6.9% p.a	\$518,000
Hornsby	7.8% p.a	\$1,311,500	6.9% p.a	\$715,000
Hunters Hill	5.3% p.a	\$2,618,000	7.4% p.a	\$1,056,000
Hurstville	7.7% p.a	\$1,258,000	7.1% p.a	\$645,500
Ku-ring-gai	7.6% p.a	\$2,123,500	6.0% p.a	\$891,500
Lane Cove	8.3% p.a	\$2,420,500	7.4% p.a	\$799,500
Leichhardt	8.9% p.a	\$1,736,500	6.9% p.a	\$1,017,000
Liverpool	7.8% p.a	\$767,000	8.1% p.a	\$457,500
Manly	6.6% p.a	\$2,402,000	7.3% p.a	\$1,210,500
Marrickville	9.4% p.a	\$1,460,500	8.9% p.a	\$723,000
Mosman	5.3% p.a	\$3,458,500	7.0% p.a	\$998,500
North Sydney	7.1% p.a	\$2,488,500	7.1% p.a	\$1,062,000
Parramatta	9.1% p.a	\$1,027,000	7.7% p.a	\$594,000
Penrith	7.3% p.a	\$660,000	7.1% p.a	\$459,000
Pittwater	5.4% p.a	\$1,630,000	6.7% p.a	\$925,500
Randwick	7.6% p.a	\$2,136,500	7.4% p.a	\$917,500
Rockdale	8.1% p.a	\$1,310,000	6.9% p.a	\$675,500
Ryde	9.3% p.a	\$1,692,500	7.5% p.a	\$712,500
Strathfield	9.5% p.a	\$2,327,500	6.8% p.a	\$654,000
Sutherland Shire	7.0% p.a	\$1,221,000	6.7% p.a	\$719,000
Sydney	8.9% p.a	\$1,593,000	7.8% p.a	\$883,500

The Hills Shire	7.6% p.a	\$1,229,500	7.0% p.a	\$792,500
Warringah	7.3% p.a	\$1,633,000	6.9% p.a	\$797,500
Waverley	7.4% p.a	\$2,695,500	7.4% p.a	\$1,056,000
Willoughby	8.5% p.a	\$2,530,000	7.2% p.a	\$910,500
Wollondilly	6.9% p.a	\$654,500	6.4% p.a	\$434,500
Woollahra	6.5% p.a	\$3,387,000	7.3% p.a	\$1,234,000

## Rental Summary

Local Government Area	House		Unit	
	10 Year Average Rental Yield	Current Median Rent	10 Year Average Rental Yield	Current Median Rent
Ashfield	2.6% p.a	\$755 p/w	4.6% p.a	\$475 p/w
Bankstown	4.2% p.a	\$565 p/w	5.5% p.a	\$475 p/w
Blacktown	4.7% p.a	\$460 p/w	5.4% p.a	\$450 p/w
Botany Bay	3.5% p.a	\$810 p/w	5.1% p.a	\$580 p/w
Burwood	2.9% p.a	\$745 p/w	4.6% p.a	\$575 p/w
Camden	4.9% p.a	\$530 p/w	5.2% p.a	\$425 p/w
Campbelltown	5.2% p.a	\$455 p/w	5.8% p.a	\$410 p/w
Canada Bay	2.9% p.a	\$875 p/w	4.5% p.a	\$665 p/w
Canterbury	3.7% p.a	\$625 p/w	5.5% p.a	\$415 p/w
City Of Auburn	4.1% p.a	\$575 p/w	5.4% p.a	\$510 p/w
City Of Kogarah	3.0% p.a	\$725 p/w	4.7% p.a	\$490 p/w
Fairfield	4.5% p.a	\$470 p/w	5.9% p.a	\$375 p/w
Hawkesbury	4.6% p.a	\$455 p/w	5.2% p.a	\$415 p/w
Holroyd	4.2% p.a	\$530 p/w	5.5% p.a	\$440 p/w
Hornsby	3.7% p.a	\$720 p/w	4.7% p.a	\$525 p/w
Hunters Hill	2.8% p.a	\$1,215 p/w	4.1% p.a	\$685 p/w
Hurstville	3.4% p.a	\$650 p/w	4.8% p.a	\$485 p/w
Ku-ring-gai	3.6% p.a	\$1,170 p/w	4.5% p.a	\$670 p/w
Lane Cove	3.1% p.a	\$1,145 p/w	4.7% p.a	\$585 p/w
Leichhardt	3.6% p.a	\$880 p/w	4.3% p.a	\$700 p/w
Liverpool	4.7% p.a	\$520 p/w	5.9% p.a	\$420 p/w
Manly	3.4% p.a	\$1,435 p/w	4.4% p.a	\$850 p/w
Marrickville	3.8% p.a	\$815 p/w	4.8% p.a	\$505 p/w
Mosman	3.0% p.a	\$2,025 p/w	4.3% p.a	\$670 p/w
North Sydney	2.8% p.a	\$1,270 p/w	4.4% p.a	\$715 p/w
Parramatta	3.9% p.a	\$565 p/w	5.2% p.a	\$470 p/w
Penrith	4.8% p.a	\$455 p/w	5.4% p.a	\$405 p/w
Pittwater	3.8% p.a	\$985 p/w	4.6% p.a	\$705 p/w
Randwick	2.8% p.a	\$1,035 p/w	4.5% p.a	\$640 p/w
Rockdale	3.3% p.a	\$670 p/w	4.9% p.a	\$515 p/w
Ryde	3.1% p.a	\$730 p/w	4.6% p.a	\$520 p/w
Strathfield	2.3% p.a	\$795 p/w	5.1% p.a	\$515 p/w
Sutherland Shire	3.8% p.a	\$725 p/w	4.6% p.a	\$530 p/w
Sydney	3.7% p.a	\$890 p/w	4.9% p.a	\$700 p/w

The Hills Shire	4.0% p.a	\$700 p/w	4.8% p.a	\$580 p/w
Warringah	4.0% p.a	\$1,000 p/w	4.9% p.a	\$600 p/w
Waverley	2.7% p.a	\$1,400 p/w	4.4% p.a	\$720 p/w
Willoughby	3.0% p.a	\$1,170 p/w	4.6% p.a	\$655 p/w
Wollondilly	4.9% p.a	\$515 p/w	5.2% p.a	\$390 p/w
Woollahra	2.6% p.a	\$1,565 p/w	4.1% p.a	\$795 p/w

## Average Total Returns Over Last 10 Years

Local Government Area	Average Total Return Houses	Average Total Return Units
Ashfield	10.6% p.a	13.1% p.a
Bankstown	12.8% p.a	13.2% p.a
Blacktown	12.9% p.a	12.8% p.a
Botany Bay	12.5% p.a	15.3% p.a
Burwood	12.6% p.a	13.8% p.a
Camden	11.5% p.a	11.4% p.a
Campbelltown	12.9% p.a	14.4% p.a
Canada Bay	12.1% p.a	11.3% p.a
Canterbury	13.4% p.a	15.1% p.a
City Of Auburn	13.0% p.a	14.4% p.a
City Of Kogarah	11.7% p.a	13.5% p.a
Fairfield	13.0% p.a	15.1% p.a
Hawkesbury	11.2% p.a	12.2% p.a
Holroyd	13.2% p.a	12.9% p.a
Hornsby	11.9% p.a	12.0% p.a
Hunters Hill	8.3% p.a	11.9% p.a
Hurstville	11.5% p.a	12.3% p.a
Ku-ring-gai	11.6% p.a	10.9% p.a
Lane Cove	11.6% p.a	12.5% p.a
Leichhardt	12.8% p.a	11.5% p.a
Liverpool	12.9% p.a	14.6% p.a
Manly	10.2% p.a	12.1% p.a
Marrickville	13.7% p.a	14.3% p.a
Mosman	8.5% p.a	11.7% p.a
North Sydney	10.1% p.a	11.9% p.a
Parramatta	13.4% p.a	13.4% p.a
Penrith	12.6% p.a	13.1% p.a
Pittwater	9.5% p.a	11.6% p.a
Randwick	10.6% p.a	12.2% p.a
Rockdale	11.7% p.a	12.2% p.a
Ryde	12.8% p.a	12.6% p.a
Strathfield	12.1% p.a	12.3% p.a
Sutherland Shire	11.1% p.a	11.6% p.a
Sydney	13.0% p.a	13.2% p.a
The Hills Shire	11.9% p.a	12.2% p.a
Warringah	11.7% p.a	12.2% p.a
Waverley	10.3% p.a	12.1% p.a

Willoughby	11.8% p.a	12.2% p.a
Wollondilly	12.1% p.a	12.1% p.a
Woollahra	9.4% p.a	11.7% p.a



## House Price Capital Growth Ranked High to Low

Local Government Area	Capital Growth Feb 2014 - Jan 2015	Capital Growth Feb 2015 - Jan 2016	Capital Growth Feb 2016 - Jan 2017
Leichhardt	11.5% p.a	9.6% p.a	24.4% p.a
Woollahra	5.2% p.a	11.7% p.a	22.5% p.a
Willoughby	12.1% p.a	17.4% p.a	22.3% p.a
Strathfield	19.5% p.a	16.8% p.a	20.0% p.a
Waverley	13.1% p.a	11.3% p.a	18.6% p.a
Randwick	10.8% p.a	15.5% p.a	15.3% p.a
Marrickville	13.0% p.a	16.5% p.a	15.0% p.a
Wollondilly	12.5% p.a	21.1% p.a	14.7% p.a
Ku-ring-gai	17.1% p.a	16.0% p.a	13.4% p.a
Sydney	8.9% p.a	17.6% p.a	13.0% p.a
Manly	14.8% p.a	16.9% p.a	12.7% p.a
Pittwater	15.3% p.a	17.1% p.a	12.6% p.a
North Sydney	15.5% p.a	17.1% p.a	12.5% p.a
Lane Cove	12.6% p.a	20.0% p.a	12.5% p.a
Warringah	16.9% p.a	17.4% p.a	12.3% p.a
Botany Bay	8.1% p.a	20.8% p.a	12.1% p.a
Hurstville	19.7% p.a	9.5% p.a	12.1% p.a
Hawkesbury	13.3% p.a	16.5% p.a	11.5% p.a
Hunters Hill	21.3% p.a	13.6% p.a	11.3% p.a
Canada Bay	14.1% p.a	23.6% p.a	11.1% p.a
City Of Kogarah	14.9% p.a	11.2% p.a	10.9% p.a
Penrith	18.0% p.a	17.7% p.a	10.3% p.a
Sutherland Shire	11.1% p.a	18.1% p.a	9.9% p.a
Mosman	9.6% p.a	19.2% p.a	9.6% p.a
Campbelltown	18.5% p.a	18.6% p.a	9.2% p.a
Camden	13.1% p.a	19.2% p.a	9.2% p.a
Ryde	21.6% p.a	20.3% p.a	9.1% p.a
Liverpool	17.4% p.a	15.6% p.a	9.1% p.a
Hornsby	17.2% p.a	16.1% p.a	6.9% p.a
Blacktown	20.2% p.a	16.8% p.a	6.5% p.a
The Hills Shire	23.0% p.a	15.8% p.a	6.2% p.a
Ashfield	19.7% p.a	15.3% p.a	5.7% p.a
Canterbury	19.4% p.a	22.5% p.a	5.1% p.a
Fairfield	16.3% p.a	17.0% p.a	4.5% p.a
Rockdale	15.5% p.a	21.6% p.a	3.9% p.a
Burwood	23.3% p.a	16.6% p.a	3.8% p.a
Bankstown	19.0% p.a	17.4% p.a	3.8% p.a

Parramatta	22.4% p.a	20.0% p.a	2.7% p.a
Holroyd	25.2% p.a	17.1% p.a	1.7% p.a
City Of Auburn	25.8% p.a	15.0% p.a	-1.1% p.a

## Unit Price Capital Growth Ranked High to Low

Local Government Area	Capital Growth Feb 2014 - Jan 2015	Capital Growth Feb 2015 - Jan 2016	Capital Growth Feb 2016 - Jan 2017
Hunters Hill	13.3% p.a	13.2% p.a	19.3% p.a
Pittwater	7.3% p.a	16.7% p.a	19.2% p.a
Manly	10.3% p.a	16.5% p.a	18.3% p.a
Mosman	7.3% p.a	10.2% p.a	18.0% p.a
Woollahra	15.1% p.a	11.7% p.a	16.6% p.a
North Sydney	9.6% p.a	13.0% p.a	15.6% p.a
Waverley	14.1% p.a	7.6% p.a	15.4% p.a
Warringah	10.7% p.a	11.9% p.a	15.2% p.a
Botany Bay	16.7% p.a	10.4% p.a	14.3% p.a
Camden	12.4% p.a	15.6% p.a	12.7% p.a
Lane Cove	9.3% p.a	12.1% p.a	12.6% p.a
Sydney	11.6% p.a	8.0% p.a	12.3% p.a
Randwick	11.1% p.a	8.0% p.a	12.3% p.a
Leichhardt	10.8% p.a	11.8% p.a	9.6% p.a
Marrickville	13.5% p.a	10.2% p.a	8.9% p.a
Hawkesbury	11.9% p.a	18.6% p.a	8.2% p.a
Sutherland Shire	11.3% p.a	13.0% p.a	8.1% p.a
Ashfield	15.0% p.a	6.5% p.a	8.1% p.a
Burwood	13.6% p.a	12.8% p.a	7.8% p.a
Canada Bay	11.3% p.a	11.8% p.a	7.8% p.a
Campbelltown	16.7% p.a	20.2% p.a	7.7% p.a
Penrith	16.2% p.a	18.3% p.a	7.7% p.a
Rockdale	13.1% p.a	8.9% p.a	6.6% p.a
Ryde	11.2% p.a	12.4% p.a	6.1% p.a
Ku-ring-gai	7.9% p.a	12.1% p.a	5.7% p.a
Parramatta	15.4% p.a	11.3% p.a	5.3% p.a
Liverpool	15.7% p.a	17.9% p.a	5.2% p.a
City Of Auburn	14.6% p.a	12.5% p.a	5.2% p.a
Bankstown	14.8% p.a	12.7% p.a	5.1% p.a
Blacktown	16.5% p.a	16.3% p.a	5.0% p.a
City Of Kogarah	15.2% p.a	7.9% p.a	4.8% p.a
Holroyd	15.8% p.a	13.8% p.a	4.7% p.a
Hornsby	11.5% p.a	10.6% p.a	4.5% p.a
Canterbury	15.2% p.a	12.1% p.a	4.1% p.a
Fairfield	14.6% p.a	16.2% p.a	4.1% p.a
Willoughby	10.8% p.a	14.5% p.a	3.7% p.a
Wollondilly	13.8% p.a	24.5% p.a	3.6% p.a

Hurstville	14.2% p.a	10.1% p.a	3.2% p.a
Strathfield	14.8% p.a	11.7% p.a	2.3% p.a
The Hills Shire	16.0% p.a	14.0% p.a	2.1% p.a

## Definitions of Terms

Term	What is it?	What does it tell you?
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Rent	The middle number when all the rents being collected are arranged in order.	The median rent tells you how much the rent is for a typical property in an area.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order.	The median value tells you what a typical house or unit is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in. By looking at the changes in median value over time, you can gain some insight as to how the market is performing.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

## Disclaimer

Residex Pty Ltd is authorised as a Property Sales Information provider by the Department of Finance and Services, Land and Property Information. The information provided in this report contains property sales information provided under licence from the Department of Finance and Services, Land and Property Information. Issue date: 6-2-2017

This Report is created by Residex Pty Ltd, ACN 003 000 119.

The Parties\* making this report available to you give no warranty nor accept any liability for any decision based wholly or in part on this report, such as any decision to invest in, to buy or not buy property described herein. The Parties believe the statements, information, calculations, data and graphs contained herein to be correct and not misleading but give no warranty in relation thereto and expressly disclaim any liability for any loss or damage which may arise from any person acting or deciding not to act partly or wholly on the basis of any such statements, information, recommendations, calculations, data or graphs.

Residex is subject to Privacy Legislation, including the National Privacy Principles ("NPPs") under the Privacy Act 1988 (Cth), The Privacy and Personal Information Protection Act (1988) and contractual requirements relating to Privacy pursuant to a number of State and Territory Government Licence Agreements.

Material published in this report is protected by the same laws of copyright which apply to books, videos and music. The right to 'copy' always remains with the owner of the material. Unless expressly stated otherwise, you are not permitted to copy, republish or alter anything you find in this report without the express permission of The Parties. By using this report you are have agreed to the terms above.

\* "Parties" means Residex Pty Ltd, their customers and clients, and the customers and clients representatives.

Residex is 100% owned by CoreLogic.