

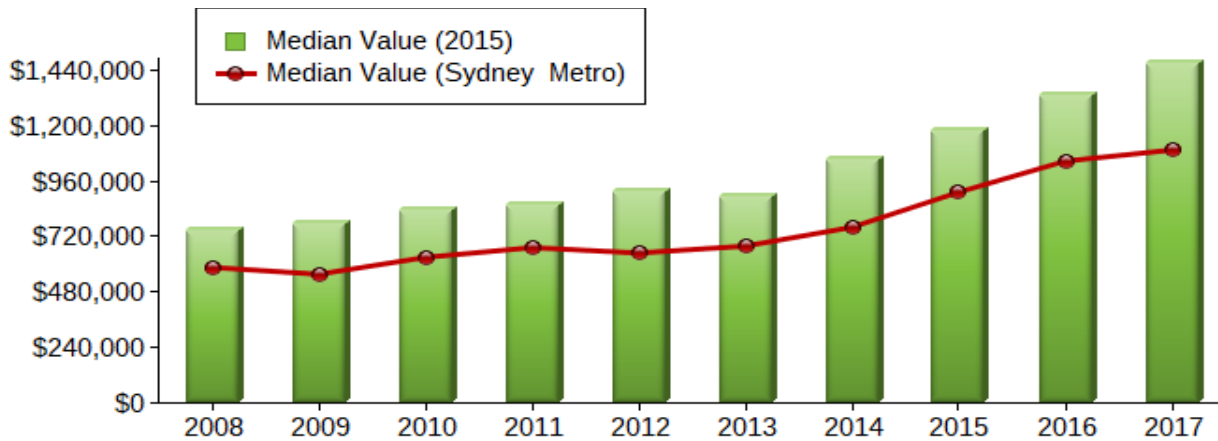
## Postcode Statistics Report

2015 NSW

Alexandria, Beaconsfield, Eveleigh

## Historical House Statistics for Postcode 2015

Year	House			
	2015		Sydney Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2016 - Jan 2017	\$1,465,000	10.4%	\$1,094,000	4.6%
Feb 2015 - Jan 2016	\$1,327,500	13.0%	\$1,046,000	14.8%
Feb 2014 - Jan 2015	\$1,175,000	11.4%	\$911,500	20.0%
Feb 2013 - Jan 2014	\$1,054,500	18.0%	\$760,000	12.0%
Feb 2012 - Jan 2013	\$894,000	-2.1%	\$678,500	4.6%
Feb 2011 - Jan 2012	\$913,500	7.0%	\$648,500	-3.5%
Feb 2010 - Jan 2011	\$854,000	2.2%	\$672,000	6.7%
Feb 2009 - Jan 2010	\$835,500	8.1%	\$629,500	13.1%
Feb 2008 - Jan 2009	\$772,500	3.4%	\$556,500	-5.1%
Feb 2007 - Jan 2008	\$747,000	15.5%	\$586,500	8.7%



### Capital Growth

Average Growth Over the Last 3 Years	11.6% p.a.
Average Growth Over the Last 10 Years	8.5% p.a.

### Rental Yield

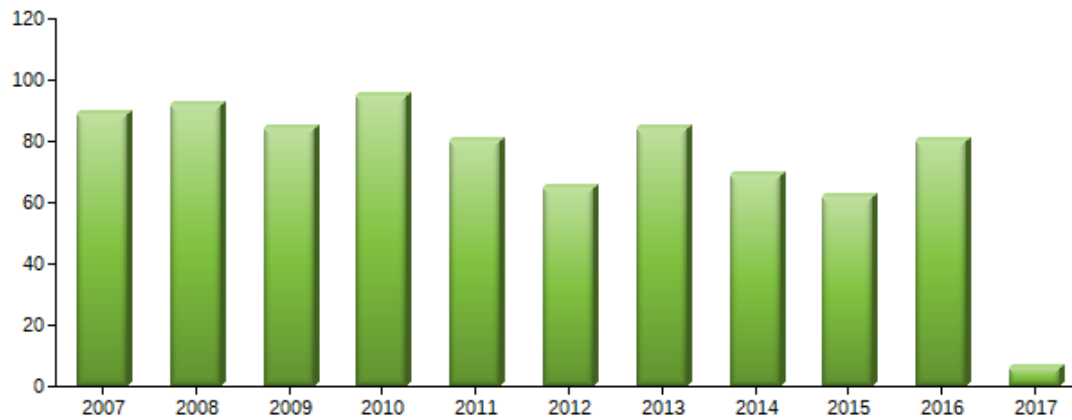
Last Quarter	Last Year	10 Years Average
3.2% p.a.	3.3% p.a.	3.7% p.a.

### Total Returns

Average Return Over the Last 10 Years	12.6% p.a.
---------------------------------------	------------

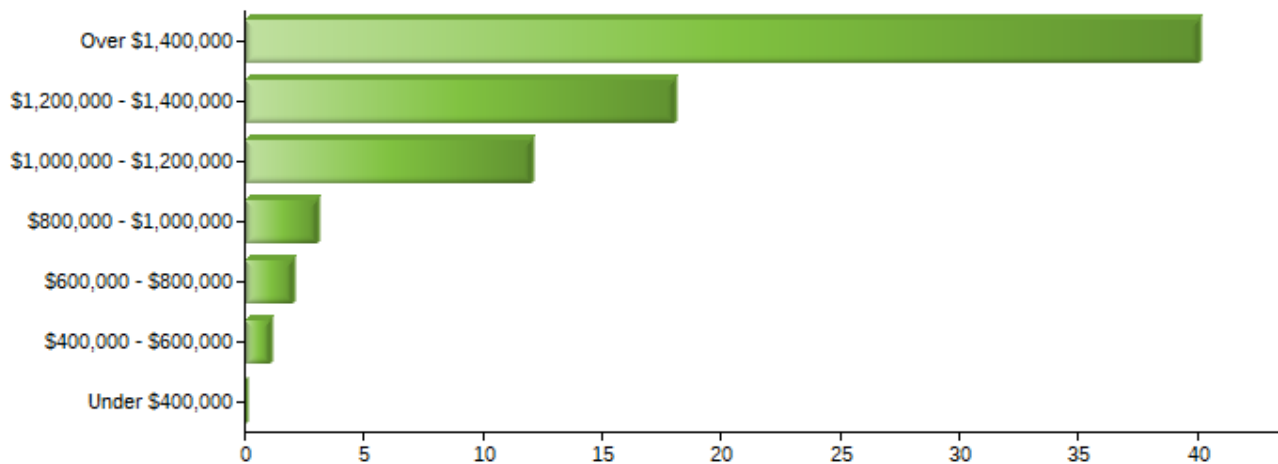
## House Sales for Postcode 2015

Number of House Sales Per Annum (Calendar Year)



\* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



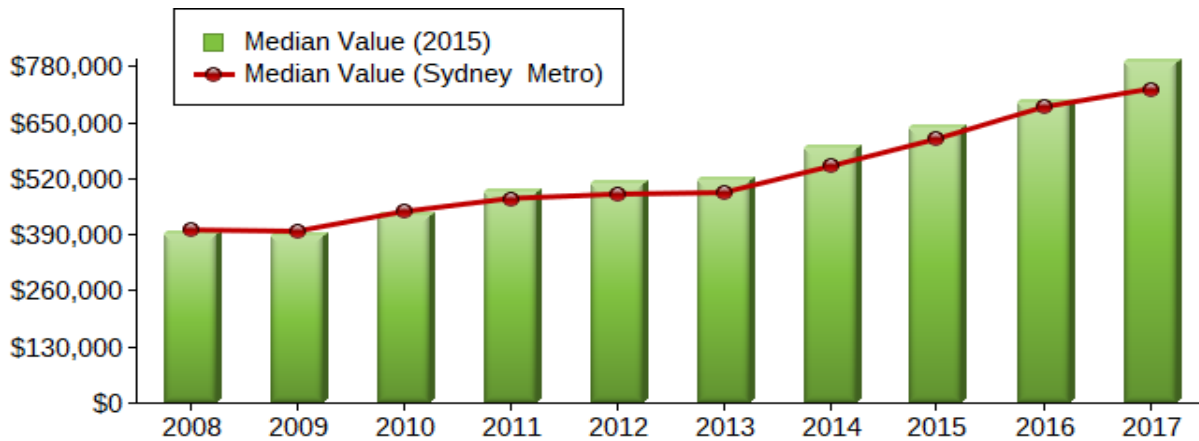
## Predicted House Statistics for Postcode 2015

Predicted Capital Growth	Period	Postcode Area Growth	Sydney Metro Growth
	Next 5 years*	3% p.a.	1% p.a.
	Next 8 years*	5% p.a.	2% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in postcode 2015 will be in the order of \$2,247,500.

## Historical Unit Statistics for Postcode 2015

Unit				
Year	2015		Sydney Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2016 - Jan 2017	\$788,500	13.3%	\$728,500	6.1%
Feb 2015 - Jan 2016	\$696,000	9.1%	\$686,500	12.0%
Feb 2014 - Jan 2015	\$637,500	8.3%	\$612,500	11.6%
Feb 2013 - Jan 2014	\$589,000	14.6%	\$549,000	12.6%
Feb 2012 - Jan 2013	\$514,000	1.1%	\$488,000	0.6%
Feb 2011 - Jan 2012	\$508,500	4.0%	\$484,500	2.1%
Feb 2010 - Jan 2011	\$489,000	13.3%	\$474,500	7.0%
Feb 2009 - Jan 2010	\$432,000	12.2%	\$444,000	11.4%
Feb 2008 - Jan 2009	\$385,000	-2.0%	\$398,500	-0.8%
Feb 2007 - Jan 2008	\$392,500	4.6%	\$401,500	7.0%



### Capital Growth

Average Growth Over the Last 3 Years	10.2% p.a.
Average Growth Over the Last 10 Years	7.7% p.a.

### Rental Yield

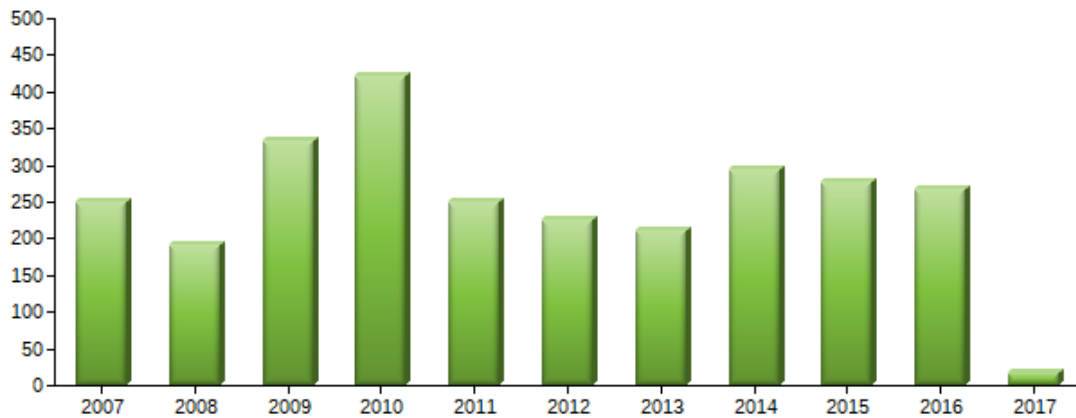
Last Quarter	Last Year	10 Years Average
4.4% p.a.	4.5% p.a.	5.4% p.a.

### Total Returns

Average Return Over the Last 10 Years	13.6% p.a.
---------------------------------------	------------

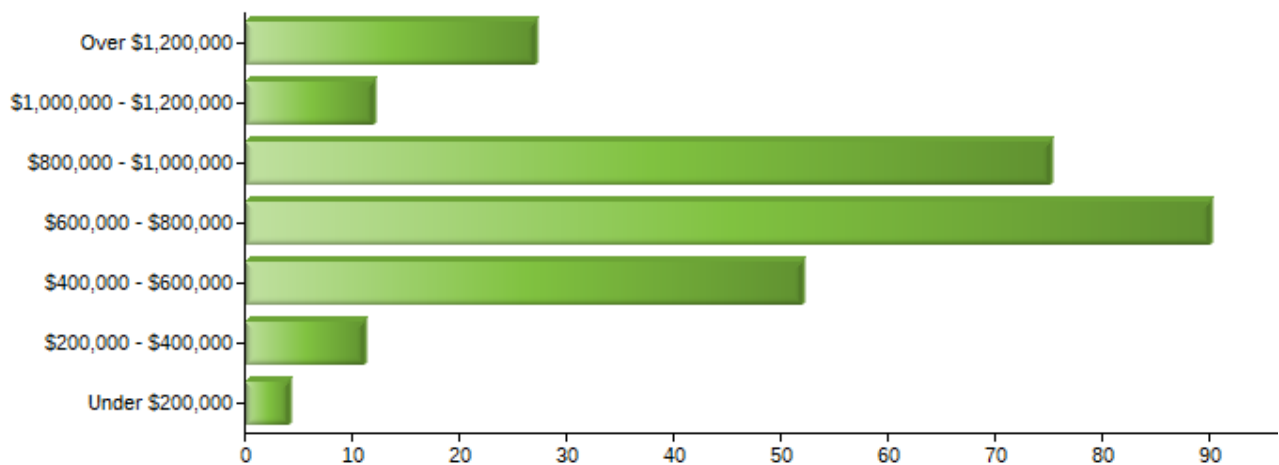
## Unit Sales for Postcode 2015

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



## Predicted Unit Statistics for Postcode 2015

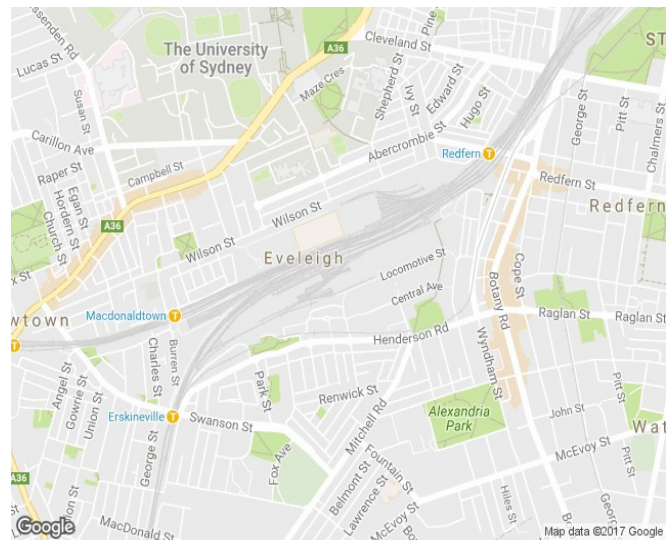
Predicted Capital Growth

Period	Postcode Area Growth	Sydney Metro Growth
Next 5 years*	0% p.a.	0% p.a.
Next 8 years*	2% p.a.	2% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in postcode 2015 will be in the order of \$997,500.

## Snapshot for 2015

<b>Median Value of Houses:</b>	\$1,465,000
<b>Median Value of Units:</b>	\$788,000
<b>Number of Dwellings:</b>	6493
<b>Number of Houses:</b>	1771
<b>Number of Units:</b>	4722
<b>Number of Residents (ABS Data):</b>	8425



## Market Activity for Postcode 2015

<b>Number of Properties Listed for Sale:</b>	128
<b>Estimated Days on the Market:</b>	3
<b>Estimated Number of Sales in the Last 3 Months:</b>	129
<b>Estimated Number of Sales in the Same Period Last Year:</b>	109
<b>Current Percentage of Properties on the Market (2015):</b>	1.97%
<b>Current Percentage of Properties on the Market (Sydney Metro):</b>	0.58%

## Street Information for Postcode 2015

Number of Streets in the postcode area: 205

### Top 5 Streets in the postcode by Median Value:

Street Name	Median Dollar Value
Oriordan St	\$5,877,458
Mcevoy St	\$2,586,410
Mccauley St	\$2,555,019
Burrows Rd	\$1,950,406
Newton St	\$1,767,786

Street with Highest Value Property:  
Maddox St

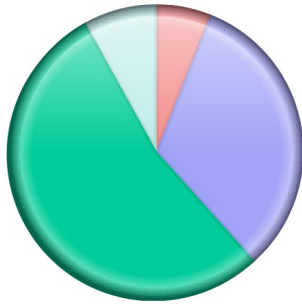
### Lowest 5 Streets in the postcode by Median Value:

Street Name	Median Dollar Value
Maddox St	\$413,256
Henderson Rd	\$438,202
Alexander St	\$452,933
Botany Rd	\$556,964
Huntley St	\$588,633

Street with Lowest Value Property:  
Huntley St

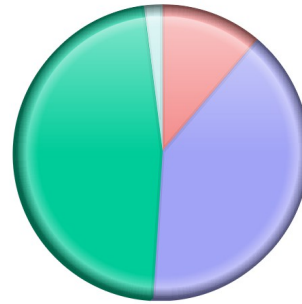
# Demographics for Postcode 2015

Dwelling Type - 2015



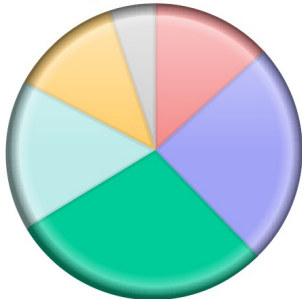
Houses	6%
Semi Detached	32%
Unit	54%
Other	8%

Home Ownership - 2015



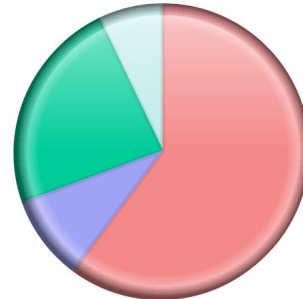
Fully Owned	11%
Being Purchased	40%
Rented	47%
Other	2%

Age Range - 2015



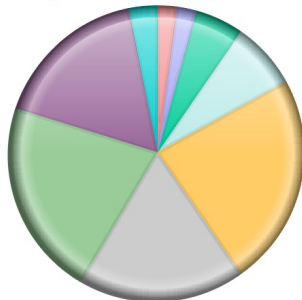
Age 0 To 19 Years	13%
Age 20 To 29 Years	24%
Age 30 To 39 Years	29%
Age 40 To 49 Years	16%
Age 50 To 64 Years	12%
Age 65 Plus	5%

Birthplace - 2015



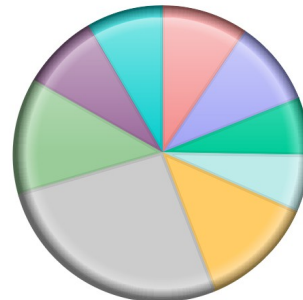
Australia	60%
Europe	9%
Elsewhere	23%
Not Stated	7%

Monthly Homeloan Repayment - 2015



\$0 - \$599	2%
\$600 - \$999	2%
\$1,000 - \$1,399	5%
\$1,400 - \$1,799	7%
\$1,800 - \$2,399	23%
\$2,400 - \$2,999	18%
\$3,000 - \$3,999	21%
\$4,000 Plus	17%
Repayment Not Stated	3%

Household Income - 2015



\$0 - \$600	9%
\$600 - \$1,000	9%
\$1,000 - \$1,250	6%
\$1,250 - \$1,500	6%
\$1,500 - \$2,000	13%
\$2,000 - \$3,000	26%
\$3,000 - \$4,000	13%
\$4,000	8%
Income Not Stated	8%

Created by Residex using data provided by the ABS

## Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
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 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. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property 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.
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

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.

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