



Illawarra Real Estate Report

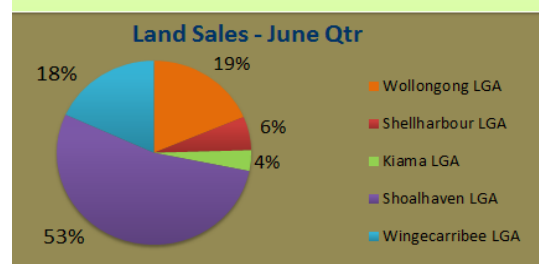
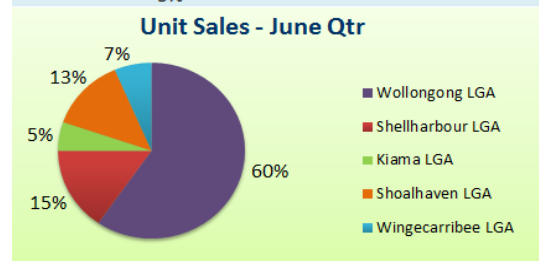
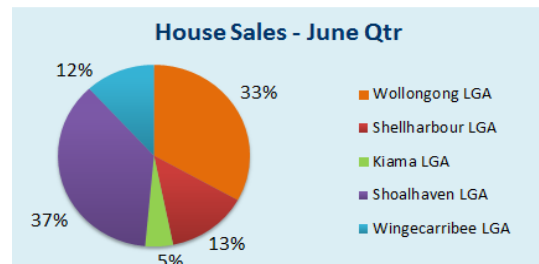
September 2015

| House Prices | Yr to Jun 14 (\$) | Yr to Jun 15 (\$) | Yearly Growth (%) |
|-------------------|-------------------|-------------------|-------------------|
| Wollongong LGA | 477,000 | 533,500 | 11.8 |
| Shellharbour LGA | 412,000 | 465,000 | 12.9 |
| Kiama LGA | 595,000 | 650,000 | 9.2 |
| Shoalhaven LGA | 349,100 | 370,000 | 6.0 |
| Wingecarribee LGA | 425,000 | 465,000 | 9.4 |

| Flat/Unit Prices | Yr to Jun 14 (\$) | Yr to Jun 15 (\$) | Yearly Growth (%) |
|-------------------|-------------------|-------------------|-------------------|
| Wollongong LGA | 385,000 | 425,000 | 10.4 |
| Shellharbour LGA | 349,500 | 395,000 | 13.0 |
| Kiama LGA | 430,000 | 450,000 | 4.7 |
| Shoalhaven LGA | 265,000 | 296,750 | 12.0 |
| Wingecarribee LGA | 460,000 | 415,000 | -9.8 |

| Land Prices | Yr to Jun 14 (\$) | Yr to Jun 15 (\$) | Yearly Growth (%) |
|-------------------|-------------------|-------------------|-------------------|
| Wollongong LGA | 235,000 | 265,000 | 12.8 |
| Shellharbour LGA | 270,000 | 350,000 | 29.6 |
| Kiama LGA | 350,000 | 362,500 | 3.6 |
| Shoalhaven LGA | 145,950 | 158,000 | 8.3 |
| Wingecarribee LGA | 210,000 | 265,000 | 26.2 |

| House Prices | Year to Jun 14 (\$) | Year to Jun 15 (\$) | Yearly Growth (%) | Rental Return (\$) | RROI (%) |
|------------------------------|---------------------|---------------------|-------------------|--------------------|----------|
| Dapto, Kanahooka, Koonawarra | 375,000 | 430,000 | 14.7 | 435 | 5.3 |
| Lake Illawarra/Oak Flats | 380,000 | 420,000 | 10.5 | 420 | 5.2 |
| Shellharbour | 545,000 | 580,000 | 6.4 | 550 | 4.9 |
| Lake Heights to Windang | 359,500 | 400,000 | 11.3 | 370 | 4.8 |
| Unanderra to Mount Kembla | 430,000 | 486,412 | 13.1 | 420 | 4.5 |
| Wollongong to Figtree | 515,000 | 560,000 | 8.7 | 480 | 4.5 |
| Russell Vale to Fairy Meadow | 522,050 | 600,000 | 14.9 | 495 | 4.3 |
| Austinmer/Thirroul | 753,000 | 865,000 | 14.9 | 700 | 4.2 |
| Bulli/Woonona | 620,000 | 695,000 | 12.1 | 550 | 4.1 |
| Kiama | 610,000 | 665,000 | 9.0 | 490 | 3.8 |



Summary by LGA:

- Shellharbour LGA experienced the largest growth in the median house price, increasing by 12.9% during the year to June, 2015.
- Looking at medium density dwellings, Shellharbour LGA also experienced the largest growth in the median price, rising 13.0% during the year to June, 2015. This was followed by Shoalhaven LGA at 12.0%.
- In terms of median land prices, Shellharbour LGA again prevailed as the LGA experiencing the highest growth at 29.6%.

Summary by Selected Area:

- As an area, the suburbs of Russell Vale to Fairy Meadow and Austinmer / Thirroul experienced the largest growth in the median house price (14.9%) during the year to June, 2015.
- The suburbs of Dapto, Kanahooka, Koonawarra proved to have the highest rental return on investment (RROI) for houses at 5.3%.

RROI (Rental Return on Investment) based on median house price and average rental for area

Residential Property Market continued...

| Medium Density e.g. Units | Yr to Jun 14 (\$) | Yr to Jun 15 (\$) | Yearly Change (%) | Rental Return (\$) | RROI (%) |
|-----------------------------------|----------------------|----------------------|----------------------|-----------------------|----------|
| Lake Illawarra /Oak Flats | 289,000 | 346,000 | 19.7 | 345 | 5.2 |
| Kiama | 431,500 | 445,000 | 3.1 | 420 | 4.9 |
| Russell Vale to Fairy Meadow | 339,995 | 385,000 | 13.2 | 340 | 4.6 |
| Wollongong to Figtree | 400,000 | 435,000 | 8.8 | 350 | 4.2 |
| Dapto, Kanaooka, Koonawarra | 300,000 | 370,500 | 23.5 | 290 | 4.1 |
| Bulli/Woonona | 402,750 | 470,500 | 16.8 | 360 | 4.0 |

Summary by Selected Area:

- The suburbs of Lake Illawarra and Oak Flats attained the highest rental ROI for medium density dwellings relative to median prices. At the same time, these suburbs experienced positive growth in relation to property prices.
- Latest findings have revealed the suburbs of Dapto, Kanaooka, Koonawarra experienced the largest growth (23.5%) in the median property price during the year to June, 2015. This was followed by Lake Illawarra and Oak Flats at 19.7% and Bulli/Woonona at 16.8%.

Rental Market

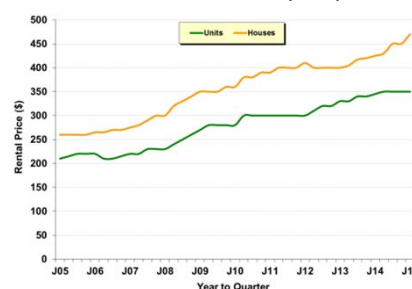
The year to June saw the average number of advertised rental properties available in the Wollongong Statistical District (WSD) decline, while the median rental price grew:

- The number of units advertised per week fell by 4.0% to 48, while the median weekly unit price increased 1.4% to \$350.
- House advertisements followed a similar trend decreasing by 7.1% to an average of 26 listings per week. At the same time, the median weekly rental price recorded a 10.6% increase to \$470.

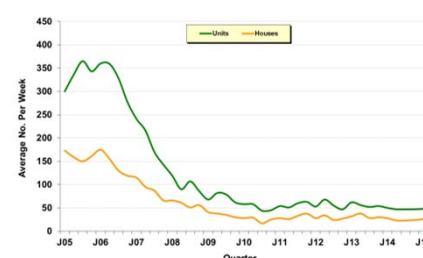
The rental market experienced mixed conditions during the June quarter:

- Average weekly rental listings for houses climbed from 26 to 32, a 23.1% increase. Listings for medium to high density properties also grew, rising to an average of 52 per week, up 18.2%.
- The median weekly rental price grew slightly for houses compared to the previous quarter at \$460 (up 2.2%), while remaining on par with the previous quarter at \$350 for units.
- 706 bonds were lodged for houses (down 6.5%), while the number of new bonds lodged for flats, units and townhouses fell by 14.3% to 838.

Rental Values (WSD)



Rental Listings (WSD)



Building Approvals

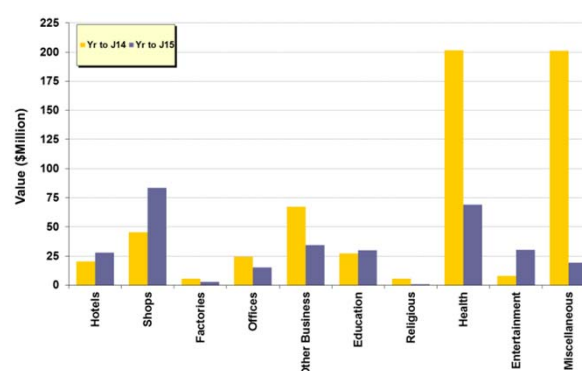
Residential Building Approvals

- The Illawarra Statistical District (ISD) saw dwelling approvals total 3,174 during the 12 months to June (up 50.0%). This consisted of 1,378 unit approvals (up 108.5%) and 1,796 house approvals (up 23.4%).

Non-Residential Building Approvals

- The year to June saw private investment climb to \$281.0 Million, while public investment dropped to \$32.4 Million in the ISD, thus decreasing non-residential approvals to a total of \$313.3 Million (down 48.3%).

Non-Residential Building by Sector



Disclaimer

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Report Notes

The Illawarra Real Estate Report is produced quarterly by IRIS as an indicator of the regional economy. Information is based on data sourced from ABS publications, the Real Estate Institute of NSW, the State Government and from the IRIS database.

Further information & enquiries:

Michael Di Leo, Acting Executive Director, or
Scott Gillis, Research Analyst