





LIVERPOOL MARKET UPDATE 2nd Half 2019



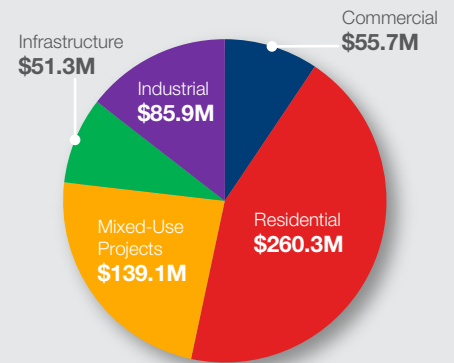
OVERVIEW

In Q3 2019, Liverpool* recorded a median house price of \$740,000, and a median unit price of \$472,650. This represents annual (Q3 2018 – Q3 2019) median price softening -3.9% for houses and -7.1% for units. At the same time, total house sales improved for Q3 2019, up 9.0% for houses to 422 sales, while units slowed by -7.1% to 145 sales. The Liverpool* market has been relatively resilient to the wider price adjustments across Sydney, making it ideal to buy in.

	CHANGE FROM LAST	YEAR	HALF YEAR
 House Sales		↑	↑
House Median Price		↓	↓
House Rental Price		↑	↓
 Unit Sales		↓	↓
Unit Median Price		↓	↓
Unit Rental Price		↑	↓

FUTURE DEVELOPMENTS

Liverpool* is set to see approximately **\$592.4M worth of new projects commencing in the 2nd half of 2019.**



A large volume of development activity indicates positive news for the area, with a variety of projects leading to local job creation and new dwelling construction. Together these will see spill-over benefits for the Liverpool market*.

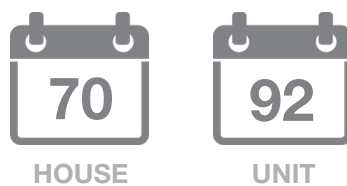
A key commercial project for the 2nd half of 2019 is the Edmonson Park Hotel (\$28.0M), which will construct a 153 suite hotel over 9 storeys. The most significant mixed-use project for is Bigge St Mixed Development (\$90.0M), which is scheduled to deliver 605 apartments, as well as office, retail, and hotel uses. The Foundry (\$67.3M) residential project will create 198 units over 17 levels.

MARKET CONDITIONS

SALES MEDIAN PRICE Q3 2019



SALES AVERAGE DAYS ON MARKET Q3 2019



RENTAL MEDIAN PRICE Q3 2019



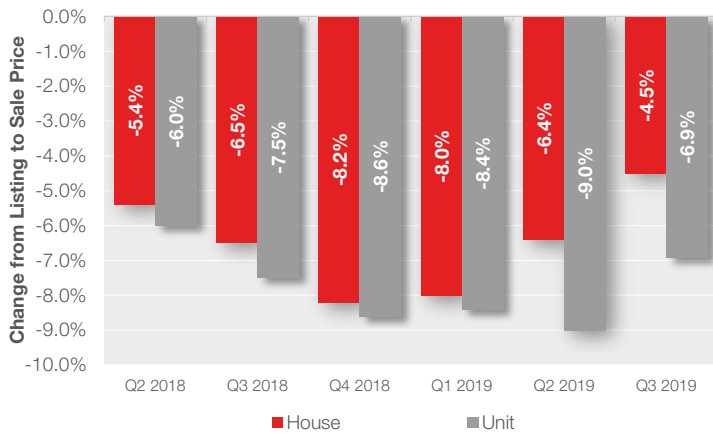
RENTAL AVERAGE DAYS ON MARKET Q3 2019



*Liverpool market data and key indicators encapsulates aggregate property market conditions within the Liverpool Local Government Area (LGA).
**Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.
Source: APM Pricefinder, Cordell Connect database. © Copyright PRDnationwide 2019.

AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



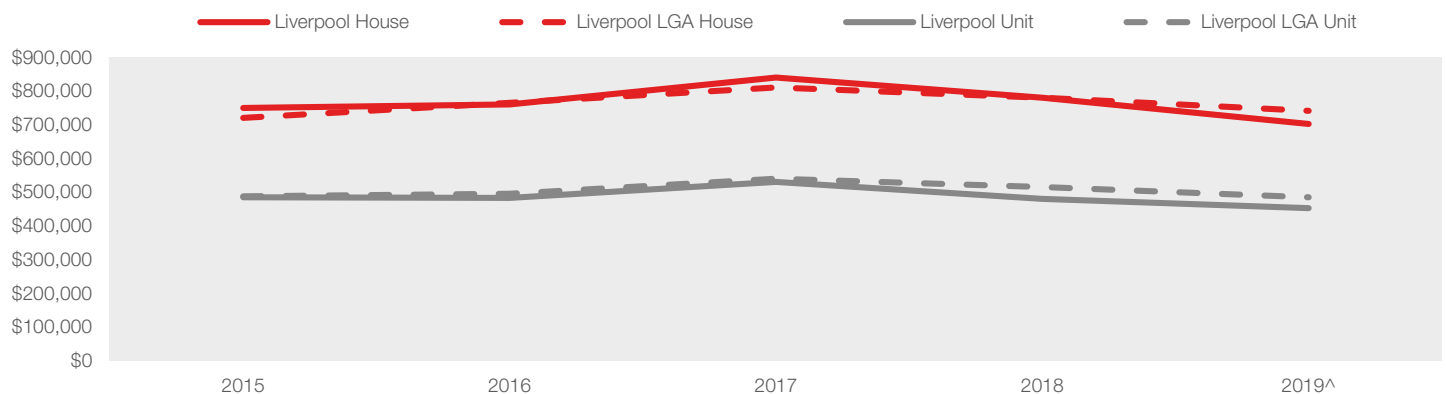
KEY COMMENTS

Average vendor discounts between Q3 2018 and Q3 2019 have tightened for both property types, to -4.5% for houses and -6.9% for units. Market conditions in Liverpool* continue to favour buyers, where sellers are still willing to negotiate below their initial listing price. This makes now an ideal time to enter the market, while such discounting is still on offer.

The suburb of Liverpool has historically remained on-par with the wider Liverpool Local Government Area (LGA) in both house and unit median prices. This continues to be the case in 2019[^], where Liverpool has become more affordable within the wider LGA, affirming the value offered by the suburb.

The dominant proportion of houses sold in Liverpool* across 2019[^] were in the mid-range price of \$700,000-\$800,000 (24.1%), while units recorded a dominant upper-end price point of \$550,000+ (30.8%). This said, the Liverpool* market is quite widely spread across different price ranges, offering buyers of differing budgets with suitable housing options.

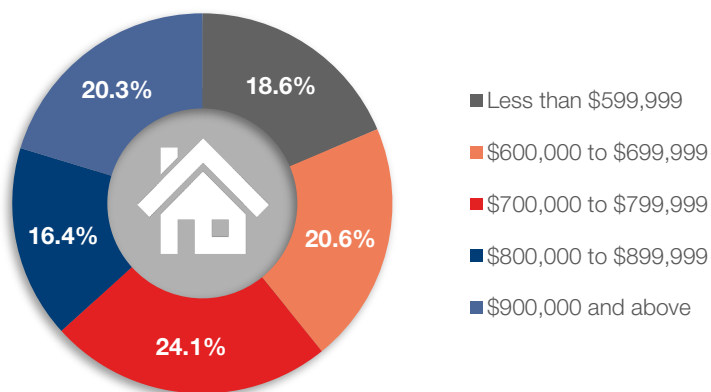
MARKET COMPARISON



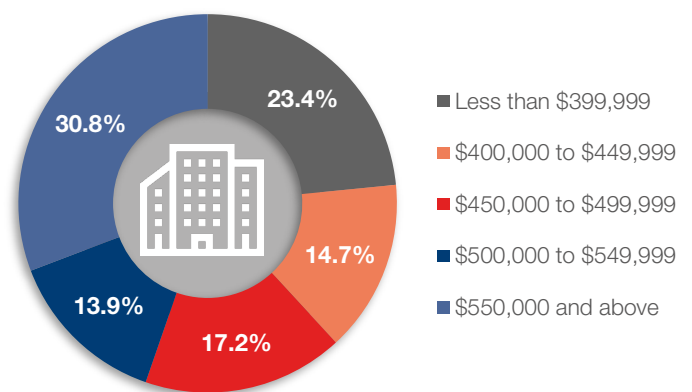
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled were chosen based on their proximity to the main suburb analysed, which is Liverpool.

PRICE BREAKDOWN 2019[^]

HOUSES SOLD



UNITS SOLD

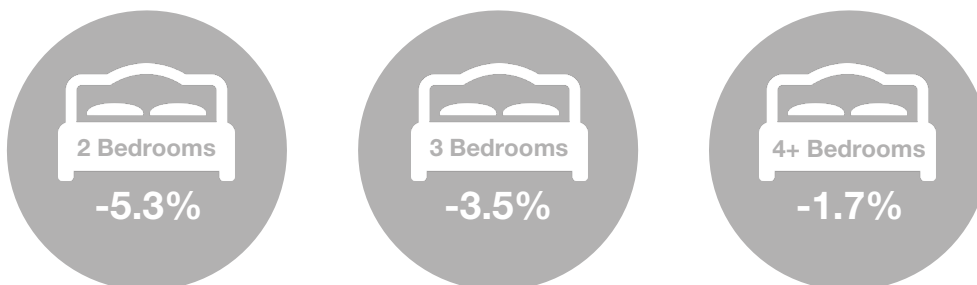


RENTAL GROWTH 2019*

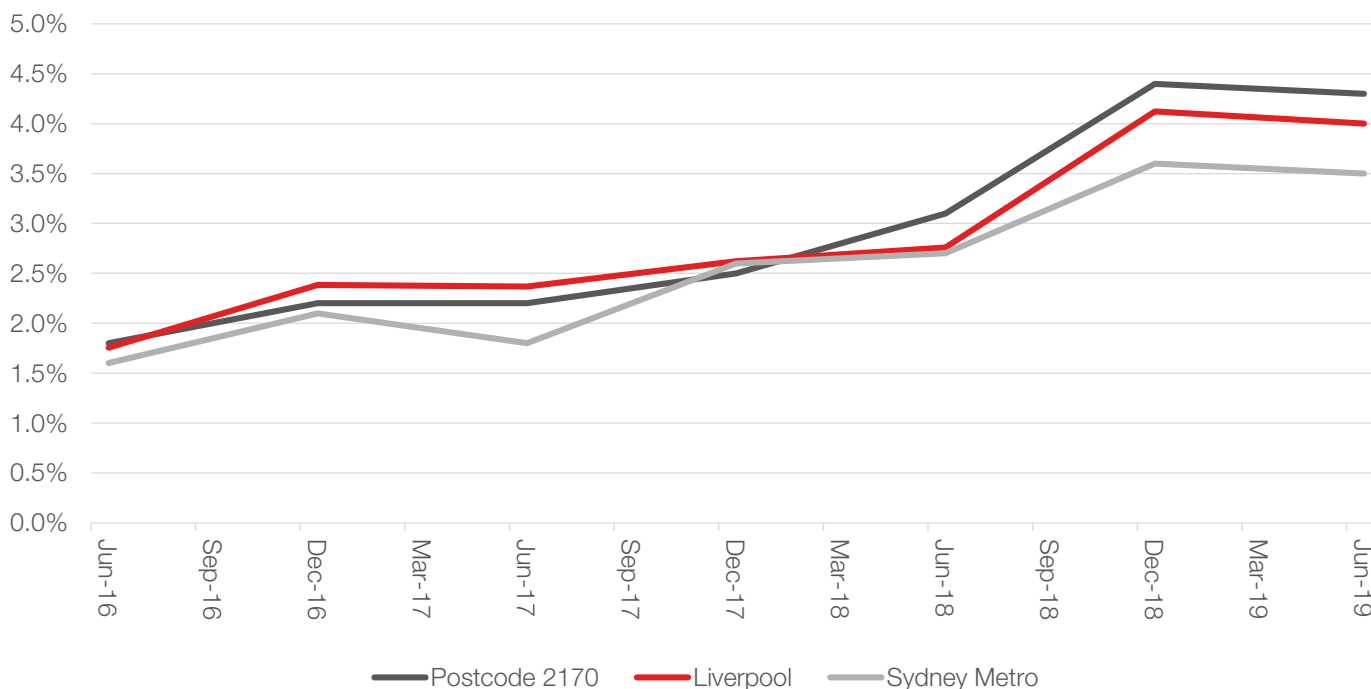
Over the past 12 months, house rental yields in Liverpool* remained fairly steady, sitting at 3.4% in June 2019, above Sydney Metro's 2.9% average. This suggests the Liverpool* house rental market is in a healthy position.

4+ bedroom houses have proven to be the most resilient for investors, achieving a median rent of \$570 per week. A -11.9% reduction in house rental market activity in the 12 months to Q3 2019 has contributed to this slight shift.

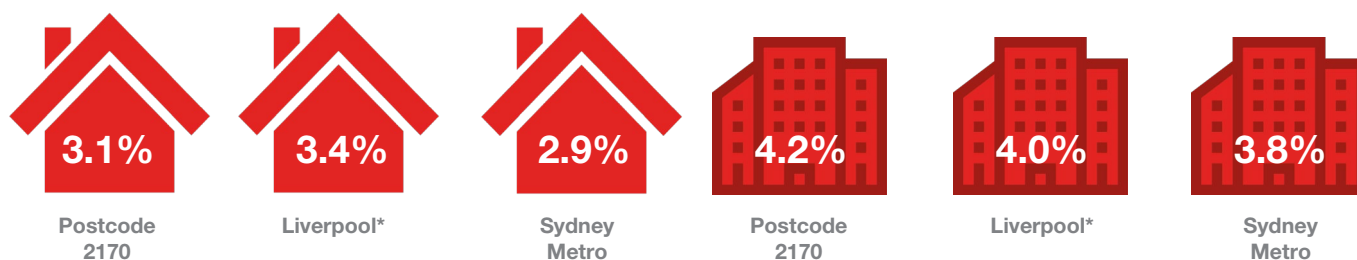
Liverpool* recorded a vacancy rate of 4.0% in June 2019, sitting slightly above the Real Estate Institute of Australia's healthy benchmark of 3.0%. Investors are encouraged to sign tenants on longer-term leases to help account for this.



RENTAL VACANCY RATES 2019



RENTAL YIELD 2019^

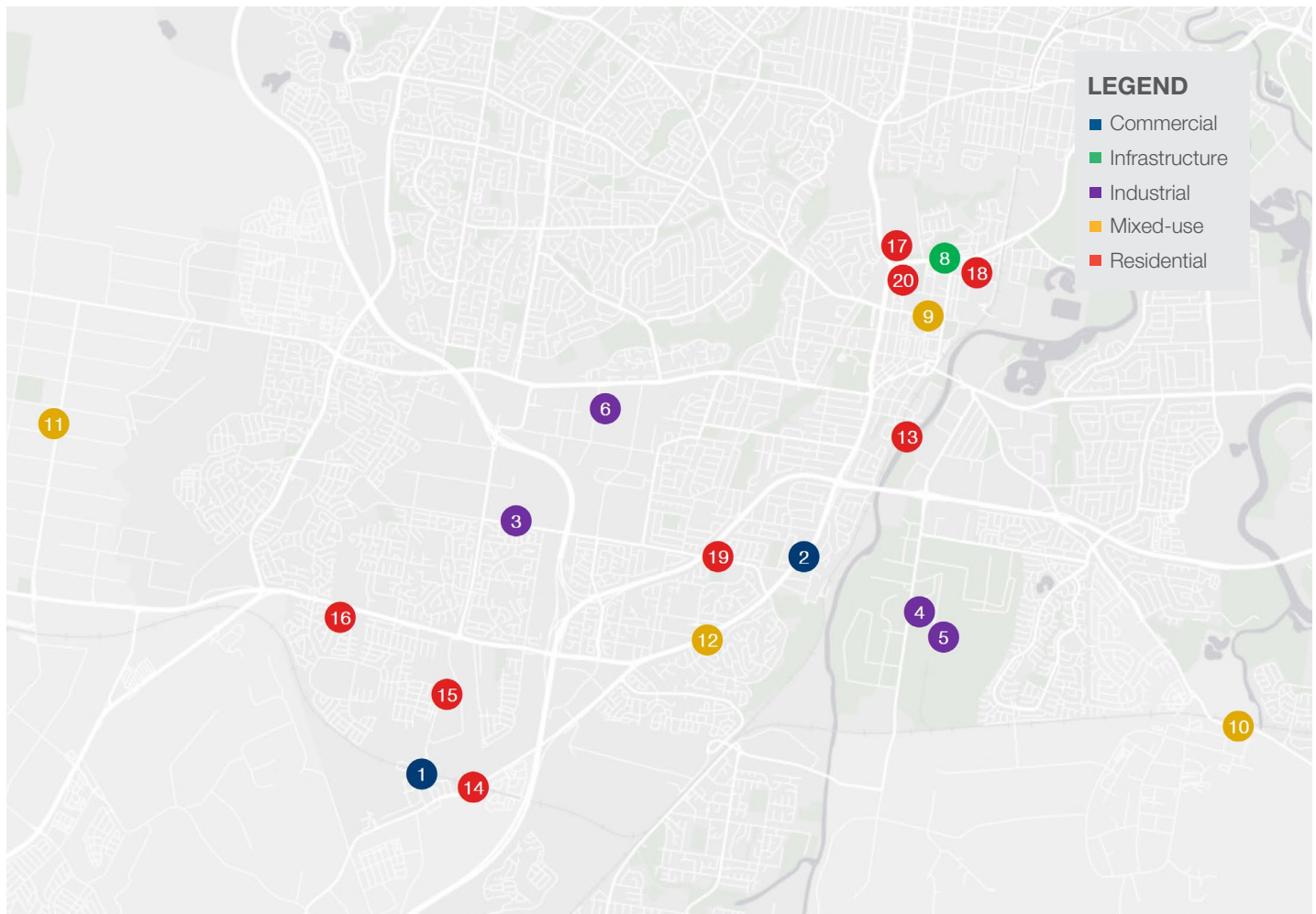


*Rental performance graph represents aggregate house median rent prices within the Liverpool LGA. Annual rental growth is a comparison between 2018 and 2019 (Q1 – Q3) house median rent figures.

^Rental yields shown are as reported at June 2019.

Source: APM Pricefinder, SQM Research. © Copyright PRDnationwide 2019.

PROJECT DEVELOPMENT MAP 2ND HALF 2019*



LEGEND

- Commercial
- Infrastructure
- Industrial
- Mixed-use
- Residential

Location	Project**	Type	Estimated Value***	Commence Date****
1	Edmondson Park Hotel	Commercial	\$28,000,000	14/10/2019
2	Aged Care Facility Casula	Commercial	\$27,727,000	08/10/2019
3	Kurrajong Road Warehouses	Industrial	\$25,919,000	19/12/2019
4	Qube Logistics Warehouse 5	Industrial	\$25,000,000	14/10/2019
5	Qube Logistics Warehouse 3	Industrial	\$20,000,000	26/10/2019
6	Ash Road Industrial Development	Industrial	\$15,000,000	07/10/2019
7	JP157 Aviation Refuelling Vehicles Facilities	Infrastructure	\$27,500,000	21/12/2019
8	Land and Affordable Housing Cooperation – Liverpool	Infrastructure	\$23,839,000	03/11/2019
9	Bigge St Mixed Development (605 Apartments)	Mixed-use	\$90,000,000	21/08/2019
10	Holsworthy Plaza Shopping Centre (10 Units)	Mixed-use	\$21,000,000	12/12/2019
11	Edmondson Avenue Mixed Use Development (44 Units)	Mixed-use	\$16,126,000	30/12/2019
12	Hume Highway Mixed Use Development (36 Apartments)	Mixed-use	\$12,002,000	26/08/2019
13	The Foundry (198 Units)	Residential	\$67,306,000	24/10/2019
14	Edmondson Park Frasers Town Centre (128 Dwellings)	Residential	\$50,996,000	10/12/2019
15	Croatia Avenue Apartments (105 Apartments)	Residential	\$36,305,000	28/10/2019
16	Rynan Avenue Apartments - Casuarina Waters (110 Apartments)	Residential	\$25,836,000	12/09/2019
17	Bathurst Street Apartments (94 Apartments)	Residential	\$24,558,000	14/08/2019
18	Goulburn Street Apartments (101 Apartments)	Residential	\$23,893,000	10/10/2019
19	Sgch Casula (63 Apartments)	Residential	\$19,077,000	02/09/2019
20	Bathurst Street Units (50 Units)	Residential	\$12,321,000	05/10/2019

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

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



Antonio Pascale, Principal

M +61 418 244 555

E apascale@prdnationwide.com.au

PRD Nucifora

P +61 2 9732 4444

F +61 2 9601 7202

71-73 Scott Street
Liverpool NSW 2170

PRD.com.au/liverpool