

Randwick 2031, NSW

16th October, 2015

Prepared for Mr & Mrs Landlord
By ACME Sample Pty Ltd

Any

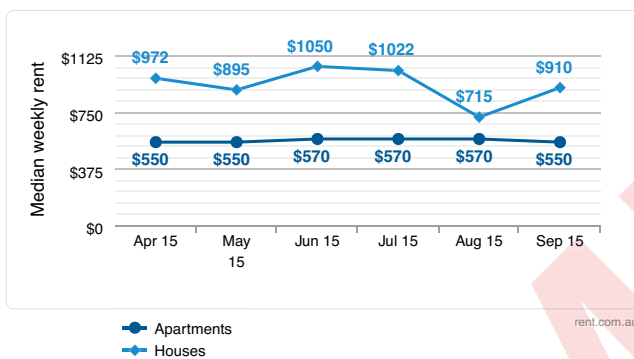


Any
bedrooms

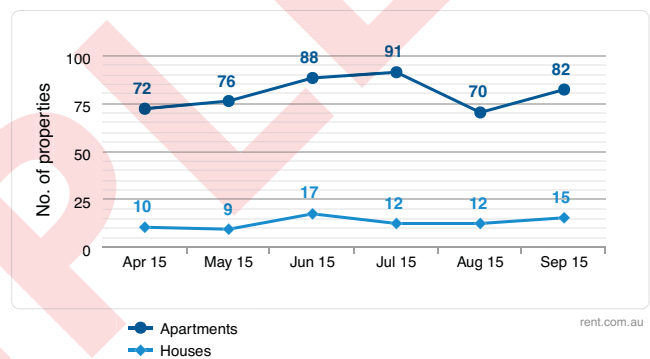


Any
car spaces

Price trends for houses and apartments advertised for rent within the last 6 months



All rental properties advertised within the last 6 months



Key findings

Median rental price

- The median rent for all rental properties advertised in Randwick within the last 30 days was \$580 per week. This is the same as the last quarter.

Average days on market

- The average days on market for all rental properties advertised in Randwick within the last 90 days was 17 days. This is 4 days shorter than the last quarter.

Availability

- There was a total of 102 rental properties advertised in Randwick within the last 30 days. This is up 6 from the previous 30 days
- There are a total of 5,230 rental properties in Randwick. This is 47.8% of all properties in Randwick (ABS, Census Data, 2011).

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RentReport for Randwick 2031, NSW

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Rental overview

Overview of all available rental properties

	Jun 2015 QTR	Sep 2015 QTR	Last 90 days		Last 30 days	
Median rent	\$570	\$580	\$580	0%	\$580	0%
Minimum rent	\$160	\$50	\$50	0%	\$250	▲+400%
Maximum rent	\$1,850	\$2,500	\$2,500	0%	\$2,400	▼-4%
Number of properties	270	282	285		102	

rent.com.au

Overview of all available rental properties in postcode 2031

	Jun 2015 QTR	Sep 2015 QTR	Last 90 days		Last 30 days	
Median rent	\$590	\$595	\$600	0%	\$590	▼-1%
Minimum rent	\$160	\$50	\$50	0%	\$250	▲+400%
Maximum rent	\$2,500	\$2,500	\$2,500	0%	\$2,400	▼-4%
Number of properties	319	339	355		119	

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Overview of all available rental properties in surrounding suburbs

Surrounding suburbs are Centennial Park, Queens Park, Waverley, Clovelly, Kingsford, Kensington, Coogee, South Coogee.

	Jun 2015 QTR	Sep 2015 QTR	Last 90 days		Last 30 days	
Median rent	\$600	\$600	\$600	0%	\$590	▼-1%
Minimum rent	\$60	\$10	\$3	▼-70%	\$3	0%
Maximum rent	\$2,500	\$2,500	\$2,500	0%	\$2,500	0%
Number of properties	532	591	593		203	

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RentReport for Randwick 2031, NSW

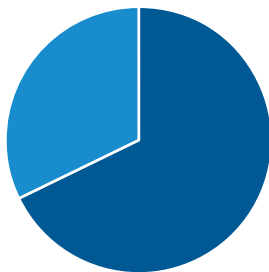
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Suburb overview

	All properties	Rental properties	% Rental properties	Managed by agent	Managed by owner	Managed by other
Houses	3,529	765	21.7%	527	181	57
Apartments	7,417	4,465	60.2%	3,374	814	277
Total	10,946	5,230	47.8%	3,901	995	334

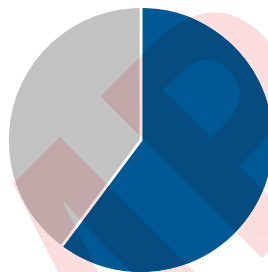
Source: 2011 Australian Census - Australian Bureau of Statistics data

All properties



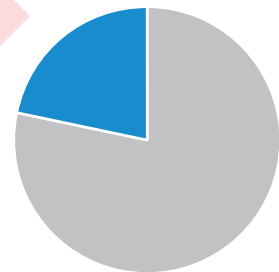
67.8% Apartments
32.2% Houses

All apartments



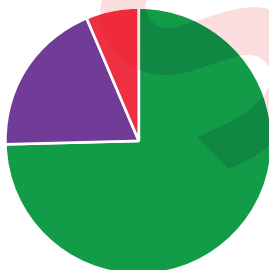
60.2% Apartments rented
39.8% Apartments owned

All houses



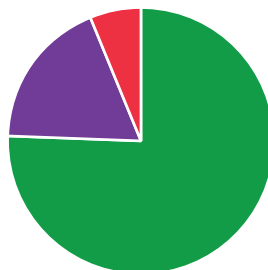
78.3% Houses owned
21.7% Houses rented

All rentals by management type



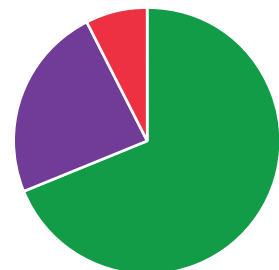
74.6% Agents
19.0% Landlords
6.4% Other

Rental apartments by management type



75.6% Agents
18.2% Landlords
6.2% Other

Rental houses by management type



68.9% Agents
23.7% Landlords
7.5% Other

Note: 'Other' comprises of: State housing, caravan parks, marinas, defence housing and those dwellings where no type was provided during the last census.

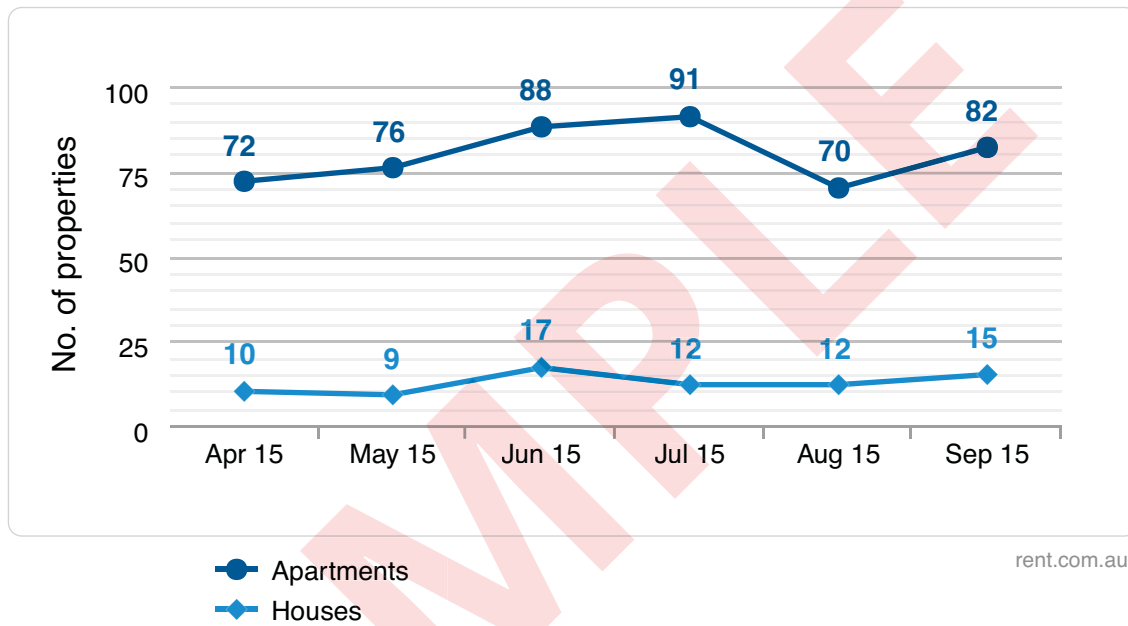
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Availability trends

There are 74 rental properties advertised in Randwick at the date of this report. This is 1.4% of all known rental properties in Randwick.

**All rental properties
advertised within the last 6 months**

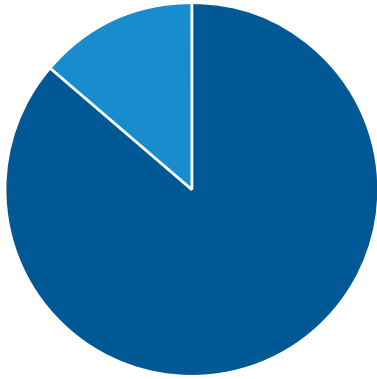


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Availability

There were a total of 102 rental properties advertised in Randwick within the last 30 days. Out of these there were 14 houses and 88 apartments.

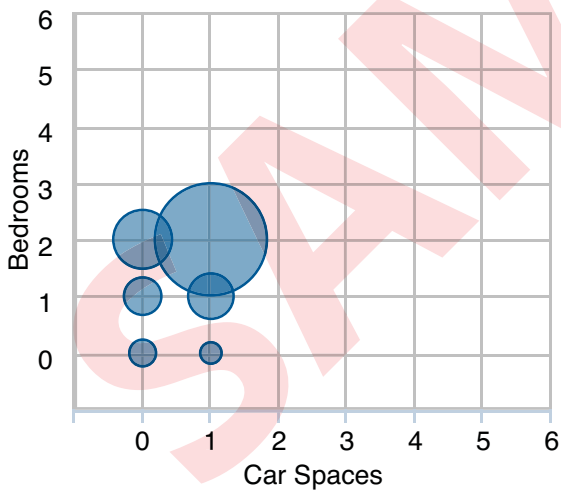


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All rental properties advertised within the last 30 days

- 86.3% Apartments
- 13.7% Houses

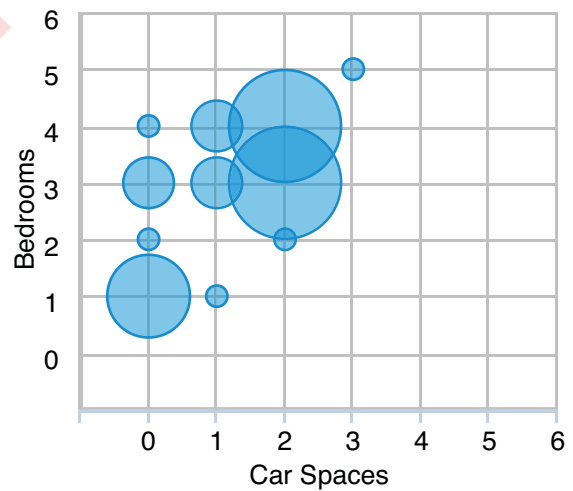
Apartments advertised for rent within the last 30 days



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● Apartments

Houses advertised for rent within the last 30 days



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● Houses

Circles in this chart reflect the number of properties available. The larger the circle, the more properties there are relative to smaller circles.

RentReport for Randwick 2031, NSW

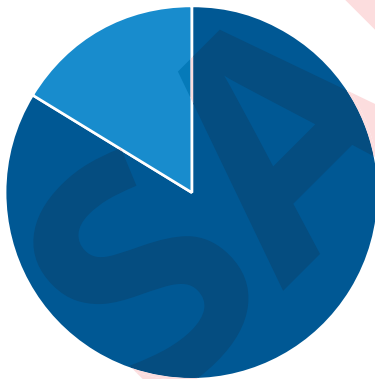
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Availability in surrounding suburbs

All rental properties advertised in surrounding suburbs within the last 30 days

Suburb	All apartments	All houses	Total
Centennial Park	15	1	16
Clovelly	10	1	11
Coogee	69	9	78
Kensington	37	7	44
Kingsford	28	5	33
Queens Park	3	5	8
South Coogee	1	2	3
Waverley	7	3	10
	170	33	203

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All rental properties advertised in
surrounding suburbs within the last 30 days

- 83.7% Apartments
- 16.3% Houses

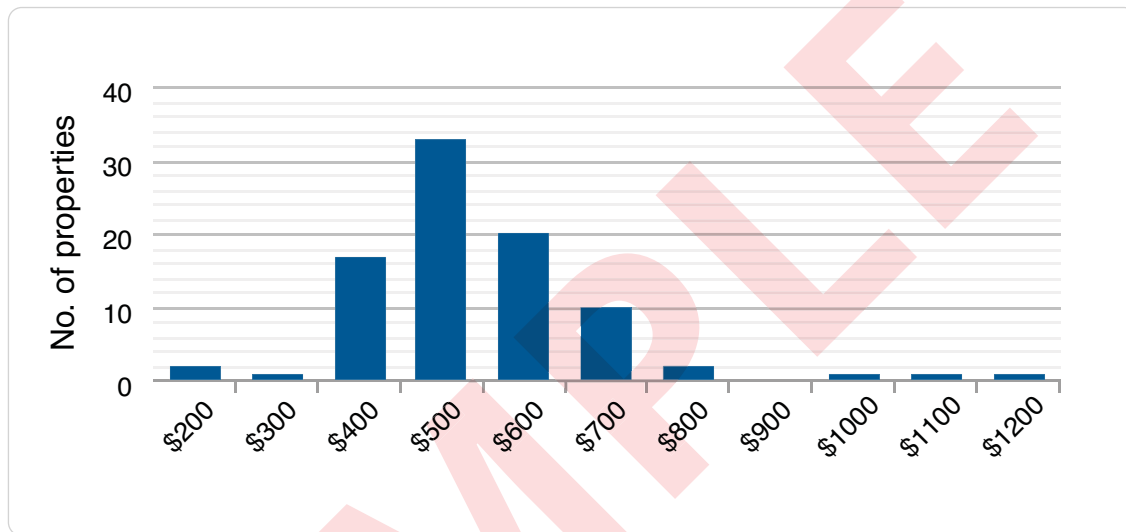
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Rental prices

The median rent for all rental properties advertised in Randwick within the last 30 days was \$580 per week. This is the same as the last quarter.

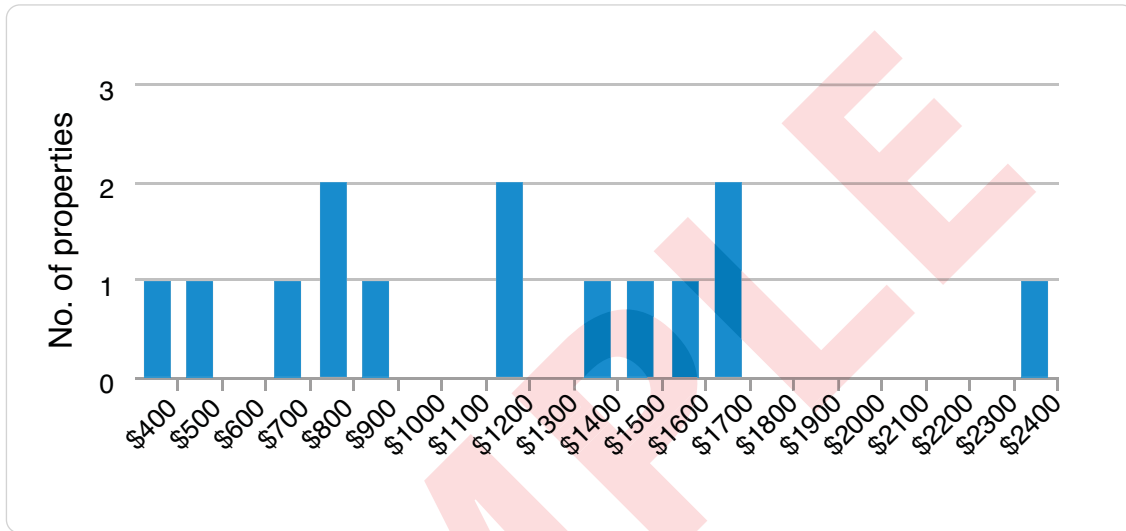
**Apartments advertised
for rent within the last 30 days**



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Rental prices

Houses advertised
for rent within the last 30 days



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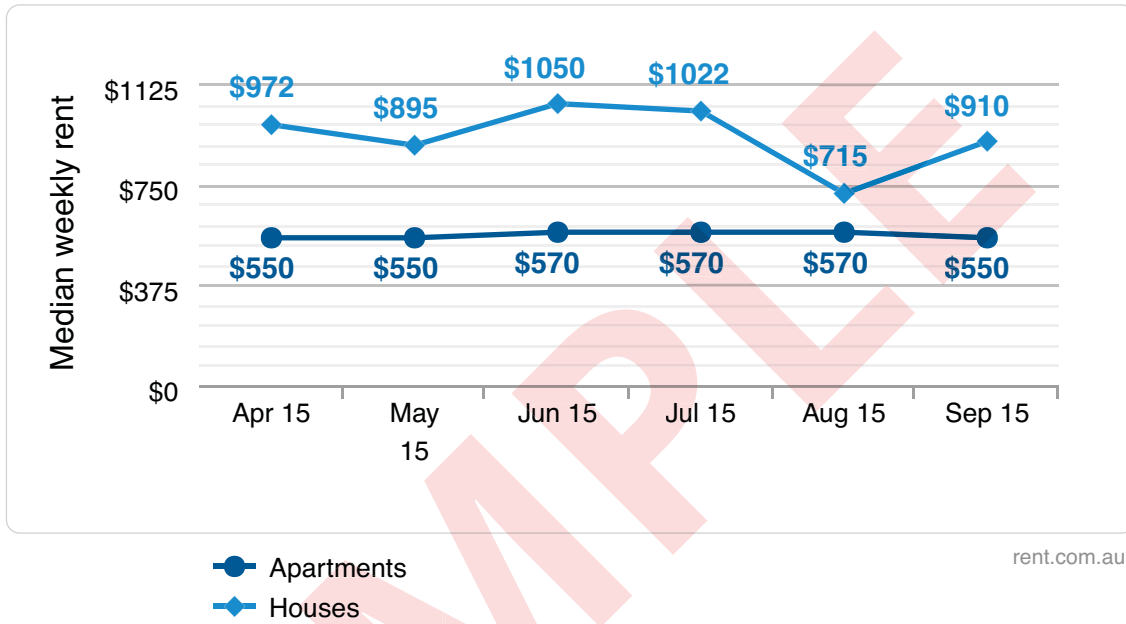
Price ranges by bedrooms for all
rental properties advertised within the last 30 days

Bedrooms	Lowest Rent	Highest Rent	Median
1	\$375	\$700	\$490
2	\$400	\$1,250	\$590
3	\$650	\$1,500	\$837
4	\$910	\$1,750	\$1,525
5	\$2,400	\$2,400	\$2,400
5+	\$2,400	\$2,400	\$2,400

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Rental pricing trends

Price trends for houses and apartments,
advertised for rent within the last 6 months



Days on market

Average days on market for all rental properties



Average days on market within the last 90 days

The average days on market for all rental properties was 17 days.











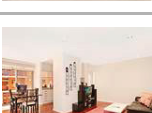
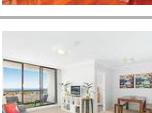

The average days on market for all rental properties in surrounding suburbs was 33 days.

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Leased rentals

Properties recently leased in Randwick

	Property address	Property type				Rent per week	Date listed
	3/129 Alison Road, Randwick 2031, NSW	Unit	0	1	0	\$295	8th Oct 2015
	83 Carrington Road, Randwick 2031, NSW	Unit	2	1	1	\$400	10th Oct 2015
	U/33 Creer Street, Randwick 2031, NSW	Unit	1	1	0	\$420	12th Oct 2015
	3/22 Dolphin Street, Randwick 2031, NSW	Apartment	1	1	0	\$500	7th Oct 2015
	1/329 Avoca Street, Randwick 2031, NSW	House	1	1	0	\$500	6th Oct 2015
	1/329 Avoca Street, Randwick 2031, NSW	Apartment	1	1	0	\$500	6th Oct 2015
	U/42 Avoca Street, Randwick 2031, NSW	Apartment	2	1	1	\$570	6th Oct 2015
	1/25 Pine Street, Randwick 2031, NSW	Apartment	2	1	1	\$680	13th Oct 2015
	110/244 Alison Road, Randwick 2031, NSW	Apartment	2	1	1	\$700	8th Oct 2015
	63 Canberra Street, Randwick 2031, NSW	Semi duplex	4	1	0	\$1,400	7th Oct 2015

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Note: Only up to the last 10 leased properties are shown

Notes and explanation of terms

1. Statistics are for residential rental properties listed by real estate agents and private landlords on rent.com.au in the last 3 or 6 months as applicable.
2. The median rent is the middle value of the range of weekly rents.
3. 'Days on market' is based on the number of days each property is advertised on rent.com.au before being removed from the website. Figures can be influenced by properties which have been leased but not immediately removed from the website by the advertiser.
4. Houses include properties listed as: Houses, Townhouses, Duplex-Semi, Semi Detached, Courtyard homes, Terraces, Villas.
5. Apartments include properties listed as: Apartments, Units, Penthouses, Flats, Studios, Block of Units.
6. Suburbs are as defined by Australia Post.
7. Surrounding suburbs are those suburbs which share a boundary with the nominated suburb.
8. All data is sourced from rent.com.au and the Australian Bureau of Statistics (ABS) Census data 2011.
9. Quarters are defined as the following reporting periods: January - March, April - June, July - September, October - December. When the last quarter is referred to, this is the last completed reporting period. i.e. If a report was generated in April, then last quarter would be the March reporting period.
10. Where a 0 value is shown in any chart this indicates there were no matching properties in that period.

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