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Savills Research
New South Wales

Quarter Times
Sydney Residential

Q2/2015

Key Indicators

Sydney Luxury Residential Units – Resale Prices

	Low	High	Average
Typical 3 bedroom apartment ($m/apartment)	2.30	5.00	3.65
Typical 3 bedroom apartment ($/sq m)	12,777	27,777	20,277
Typical 2 bedroom apartment ($m/apartment)	1.30	2.60	1.95
Typical 2 bedroom apartment ($/sq m)	10,400	20,800	15,600
Typical 1 bedroom apartment ($m/apartment)	0.83	1.70	1.27
Typical 1 bedroom apartment ($/sq m)	11,067	22,667	16,867

Source: Savills Research * 3 bedroom approx. 180 sq m, 2 bedroom approx. 125 sq m and 1 bedroom approx. 75 sq m

Sydney Luxury Residential Units – Off the Plan Prices

	Low	High	Average
Typical 3 bedroom apartment ($m/apartment)	3.00	7.40	5.20
Typical 3 bedroom apartment ($/sq m)	15,000	37,000	26,000
Typical 2 bedroom apartment ($m/apartment)	2.50	3.03	2.76
Typical 2 bedroom apartment ($/sq m)	20,000	24,200	22,100
Typical 1 bedroom apartment ($m/apartment)	0.93	1.25	1.09
Typical 1 bedroom apartment ($/sq m)	14,231	19,300	16,766

Source: Savills Research * 3 bedroom approx. 200 sq m, 2 bedroom approx. 125 sq m and 1 bedroom approx. 65 sq m

Sydney CBD Luxury Residential Units – Asking Rents

	Low	High	Average
Typical 3 bedroom apartment ($/week)	1,150	2,300	1,725
Typical 2 bedroom apartment ($/week)	950	1,370	1,160
Typical 1 bedroom apartment ($/week)	680	1,150	915

Source: Savills Research * 3 bedroom approx. 180 sq m, 2 bedroom approx. 125 sq m and 1 bedroom approx. 75 sq m

Key Indicators

Sydney Luxury Residential Homes – Resale Prices

	Waterfront			Non-Waterfront		
	Low	High	Average	Low	High	Average
Bellevue Hill ($m/house)	na	na	na	2.60	20.50	11.55
Hunters Hill/Woolwich Peninsular ($m/house)	3.00	12.50	7.75	1.80	12.85	7.33
Point Piper ($m/house)	10.65	39.00	24.83	2.60	40.00	21.30
Woollahra ($m/house)	na	na	na	1.80	10.50	6.15
Vaucluse ($m/house)	8.00	15.30	11.65	2.70	13.00	7.85
Mosman ($m/house)	4.50	16.30	10.40	2.00	12.30	7.15

Source: Savills Research

Current Sydney Residential Development Activity

Current Sydney Residential Development Activity

Project	Address	No. Units	Completion	Status
Harold Park – Precinct 3	10 Maxwell Rd, Forest Lodge	345	2016	Construction
York&George	383 George St, Sydney	199	2016	Construction
Barangaroo South Buildings R8 & R9	Lots 5 & 6 Hicksons Rd, Millers Point	159	2016	DA Submitted
Darling Square	Darling Harbour	1,400	2017	Contract Let
Harold Park – Precinct 4 & 6	10 Maxwell Rd, Forest Lodge	242	2017	Construction
Mezzo –Stage 1	87 Bay St, Glebe	72	2017	DA Approved
Sydney Greenland Centre	115 Bathurst St, Sydney	490	2018	Construction
Harold Park – Precinct 5	10 Maxwell Rd, Forest Lodge	241	2018	DA Submitted
Sydney by Crown	161 Castlereagh St, Sydney	179	2018	DA Approved
One30 Hyde Park	130 Elizabeth St, Sydney	148	2018	DA Submitted
Mezzo – Stage 2	87 Bay St, Glebe	116	2018	DA Approved

Source: Cordell Reed Construction Data/Savills Research

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Savills Luxury Residential Sales

National Head
Shayne Harris
+61 (0) 2 8215 8879
sharris@savills.com.au

Luxury Residential
Adam Ross
+61 (0) 2 8215 8882
aross@savills.com.au

Luxury Residential
Martin Schiller
+61 (0) 2 8215 8974
mschiller@savills.com.au

Luxury Residential
Chantal Hooper
+61 (0) 2 8215 8956
chooper@savills.com.au

Valuations
Jonathan Randall
+61 (0) 2 8215 8868
jrandall@savills.com.au

Savills Residential Projects – NSW

Residential Projects
Ged Rockliff
+61 (0) 2 8215 8861
grockliff@savills.com.au

Residential Projects
Peter Coulton
+61 (0) 2 8215 8976
pcoulton@savills.com.au

Residential Projects
Nigel Napoli
+61 (0) 2 8215 8996
nnapoli@savills.com.au

Residential Projects
David Poppleton
+61 (0) 2 8215 8804
dpoppleton@savills.com.au

Residential Projects
Irene Lau
+61 (0) 2 8215 8802
ilau@savills.com.au

Residential Site Sales
Stuart Cox
+61 (0) 2 8215 8810
scox@savills.com.au

Metro & Regional Sales
Robert Lowe
+61 (0) 2 8215 8841
rlowe@savills.com.au

Savills Residential Projects – VIC

Residential Projects
Joseph Catanese
+61 (0) 3 8686 8085
jcatanese@savills.com.au

Residential Projects
John Kravaritis
+61 (0) 3 8686 8096
jkravaritis@savills.com.au

Savills Research

National
Tony Crabb
+61 (0) 3 8686 8012
tcrabb@savills.com.au

New South Wales
Monir Shahbake
+61 (0) 2 8215 8872
mshahbake@savills.com.au

Queensland
Paul Day
+61 (0) 7 3002 8860
pday@savills.com.au

Victoria
Glenn Lampard
+61 (0) 3 8686 8034
glampard@savills.com.au

SA & WA
Katy Dean
+61 (0) 8 9488 4140
kdean@savills.com.au