

LIVERPOOL INVESTOR REPORT

LATEST RENTAL DATA



WINTER
2023

community first
real estate

LIVERPOOL INVESTOR REPORT - WINTER 2023

Dear Property Owner,

Thank you for downloading our latest Liverpool Property Investor Report.

As we move to the end of the 22/23 FY, the Liverpool property market continues to present a compelling investment opportunity.

The Liverpool property market, strategically located in Sydney's South West growth corridor, offers a compelling investment opportunity due to its excellent connectivity, rapid population growth, and diverse property options. With significant investments in transport infrastructure, such as the Western Sydney Airport and the Liverpool-Parramatta T-way, Liverpool is set to become even more accessible and appealing to both residents and businesses. The region's population is projected to increase by 30% by 2036, driving demand for residential properties and creating a favourable environment for property investors.

Liverpool's diverse range of property options caters to various investor preferences and budgets, remaining relatively affordable compared to the Sydney metropolitan area. This affordability provides investors with an opportunity to enter the market at a lower entry point and capitalize on future growth. Economic growth in the area is underpinned by the development of the Western Sydney Airport, the Liverpool Innovation Precinct, and the expansion of the Liverpool Health and Education Precinct, which are expected to create thousands of new jobs and attract more residents.

The Liverpool City Council's ambitious urban renewal plan, focusing on revitalizing the city center and enhancing public spaces, combined with significant investments in education, healthcare, and recreational facilities, will contribute to the region's overall livability. These factors position Liverpool as an attractive market for property investment, with strong potential for capital growth and rental returns in the coming years.

The following report highlights the current rental trends for Liverpool (Houses & Units) and highlights the growing demand for property in our area.

As always, I am happy to have a discussion with you about anything property related at any time. If you would like to know more about anything I've spoken about above, or if you are interested to know the value of your property in this constantly evolving market, simply get in touch by either email, text or phone call. I'll be glad to help.

Michael Galluzzo
Community First Real Estate
0423 463 683

HISTORICAL MARKET ACTIVITY (HOUSES)

Median rental price snapshot for houses

Median rental price

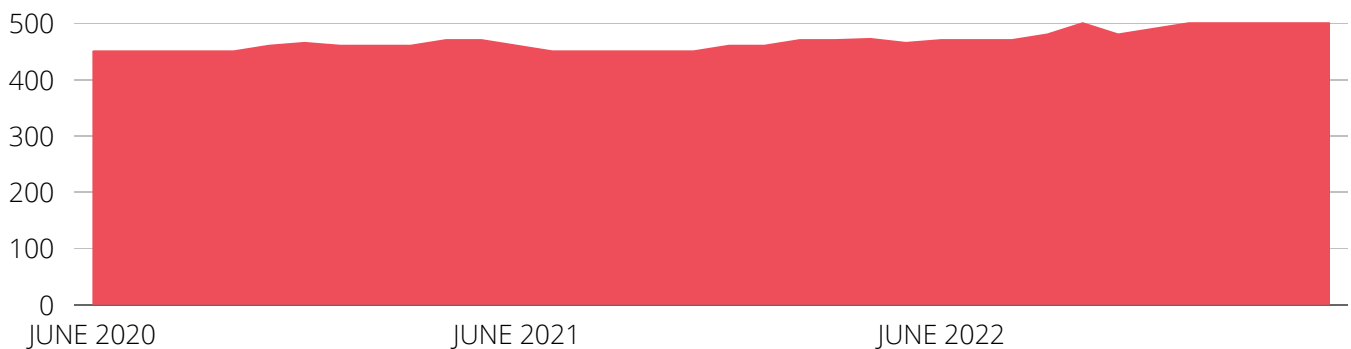
\$500 per week

June 2022 - May 2023

Past 12 month growth

Up 7.5% ↑

Median rental price trend for the last 3 years



Rental market insights for houses

Supply, demand and performance data for rental houses in Liverpool.

42 houses

available in the past month

278 leased

in the past 12 months

25 days

median time on market

1261 renters

interested



2 bed house

\$400 per week



3 bed house

\$500 per week



4 bed house

\$650 per week

HISTORICAL MARKET ACTIVITY (UNITS)

Median rental price snapshot for units

Median rental price

\$400 per week

June 2022 - May 2023

Past 12 month growth

Up 6.7% ↑

Median rental price trend for the last 3 years



Rental market insights for units

Supply, demand and performance data for rental units in Liverpool.

264 units

available in the past month

1835 leased

in the past 12 months

21 days

median time on market

3503 renters

interested



1 bed unit

\$390 per week



2 bed unit

\$375 per week













3 bed unit











\$375 per week

LIVERPOOL RECENT MARKET TRANSACTIONS

RENTED PRICE MONTH LEASED

	18/29-31 GOULBURN ST BED 1 BATH 1 CAR 1 76sqm	UNIT	\$420PW	06/2023
	107A ORANGE GROVE RD BED 2 BATH 1 CAR 1 -sqm	HOUSEe	\$450PW	05/2023
	10/29-31 CASTLEREAGH ST BED 3 BATH 2 CAR 2 1,408sqm	UNIT	\$580PW	05/2023
	3/68 CASTLEREAGH ST BED 2 BATH 1 CAR 1 1,239sqm	UNIT	\$460PW	05/2023
	54/3 RIVERPARK DR BED 2 BATH 1 CAR 1 1.29ha	UNIT	\$380PW	05/2023
	14/15-17 CASTLEREAGH ST BED 2 BATH 2 CAR 1 -sqm	UNIT	\$480PW	05/2023
	6/8 REILLY ST BED 2 BATH 1 CAR 1 5,166sqm	UNIT	\$390PW	05/2023
	19/52-54 SPEED ST BED 2 BATH 1 CAR 1 1,511qm	UNIT	\$360PW	05/2023
	14/15-17 CASTLEREAGH ST BED 1 BATH 1 CAR 1 -sqm	UNIT	\$560PW	05/2023
	4/14 COLLIMORE AVE BED 2 BATH 1 CAR 1 569sqm	UNIT	\$300PW	05/2023

LIVERPOOL RECENT MARKET TRANSACTIONS

			RENTED PRICE	MONTH LEASED
	16/83 CAMPBELL ST BED 2 BATH 2 CAR 1 -sqm	UNIT	\$480PW	05/2023
	6/64 CASTLEREAGH ST BED 2 BATH 1 CAR 1 1,236sqm	UNIT	\$330PW	05/2023
	4/139 MOORE ST BED 2 BATH 1 CAR 1 790sqm	UNIT	\$380PW	05/2023
	54 MEDLEY AVE BED 4 BATH 1 CAR 2 5568sqm	HOUSE	\$775PW	05/2023
	28/51 CASTLEREAGH ST BED 2 BATH 1 CAR 1 2,545sqm	UNIT	\$320PW	05/2023
	3/38 NAGLE ST BED 2 BATH 1 CAR 1 1,597sqm	UNIT	\$380PW	05/2023
	9/60-62 SPEED ST BED 2 BATH 1 CAR 1 1,733sqm	UNIT	\$280PW	05/2023
	9/13 SPEED ST BED 2 BATH 1 CAR 1 1,683qm	UNIT	\$360PW	05/2023
	28 MCGOWEN CRES BED 3 BATH 1 CAR 1 601sqm	UNIT	\$520PW	05/2023
	1103/32 SHEPHERD ST BED 1 BATH 1 CAR 1 4,015sqm	UNIT	\$550PW	05/2023

2023 IS A NEW MARKET!

WHAT'S THE NEW VALUE
OF YOUR PROPERTY?

SMS your:
Name & Address to
0423 463 683

FREE Market Appraisal:

- Get a quick and easy market estimate for your property straight to your mobile.
- Learn how to sell for the best price in 2023.

"Michael and his team were very professional in the sale of my home. He was very efficient in his work and went above and beyond.

Michael understands the market he operates in and was successful beyond my expectations.

He was very responsive and kept me informed along the way. I highly recommend Michael to anyone who is looking to sell their property."

Seller of Townhouse in Middleton Grange



Need property advice?

Book a no obligation appointment by calling
Michael on 0423 463 683