

MARKET OUTLOOK

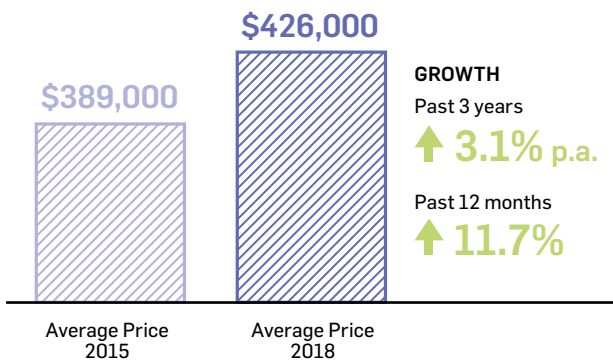
WILLIAMS LANDING

The strong growth in apartment prices and rents in Williams Landing is being supported by the suburb's amenity and infrastructure.

APARTMENT PRICES

Apartments in Williams Landing have experienced solid price growth since they were first sold in 2015 within the suburb. In 2018, the average price of apartment sales tipped over \$420,000. Compared with the average in 2017, this price reflected growth of 11.7%. For the period 2015-2018, the average price has increased by 3.1% per annum.

PRICES



Source: Pricerfinder, Urbis
 *less than 5 sales in 2019 due to scarcity of stock

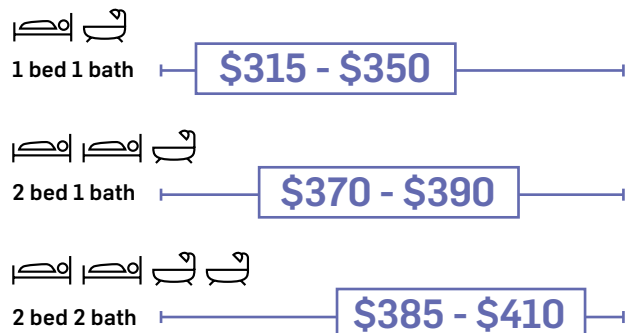


APARTMENT RENTS

Demand for rentals in Williams Landing is reflected in the strong growth in rental contract volume, with 120 rental listings in 2019, up 67% from the previous year. Rental data from Pricerfinder found that rents for new apartments in Williams Landing ranged between \$315 and \$410. Based on the average rent and average price for the 2019 period, an investor could achieve a yield of around 5.1% which is higher than the Greater Melbourne benchmark of 4.0%.

RENTS

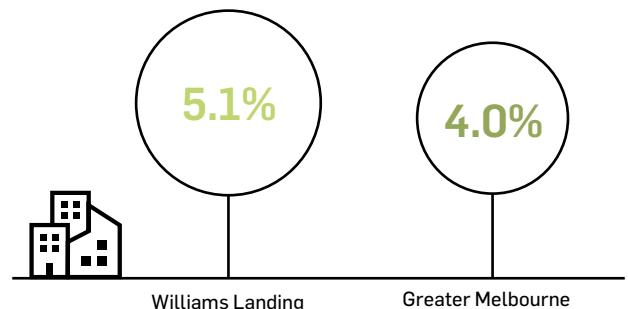
2019



Source: Pricerfinder, Urbis

INDICATIVE GROSS YIELD

2019*



*For the year to September 2019
 Source: Pricerfinder, Urbis

INFRASTRUCTURE



WEST GATE TUNNEL – UNDER CONSTRUCTION

\$6.7 Billion
– Est. Completion 2022

The tunnel will improve traffic flow on the West Gate Freeway by providing an alternate link between the CBD and the west.



WILLIAMS LANDING SHOPPING CENTRE EXPANSION

Permit Approved

The planned expansion of Williams Landing Shopping Centre includes additional speciality shops, a mini major retailer, a childcare centre and discount department store. The expansion will assist in creating an “employment cluster” within Williams Landing.



REDEVELOPMENT OF MASTERS SITE - APPROVED

\$340 Million

The 3.1 hectare site has been issued a permit for a mixed use development including a hotel and commercial space.



SUBURBAN RAIL LOOP

Est. Construction Start 2022

The new underground network will circle Melbourne with 12 major stations, including stations at Werribee and Melbourne's airport.

POPULATION

POPULATION GROWTH

Williams Landing



2016
7,100



2026
10,000



Annual Growth

↑ 3.5%

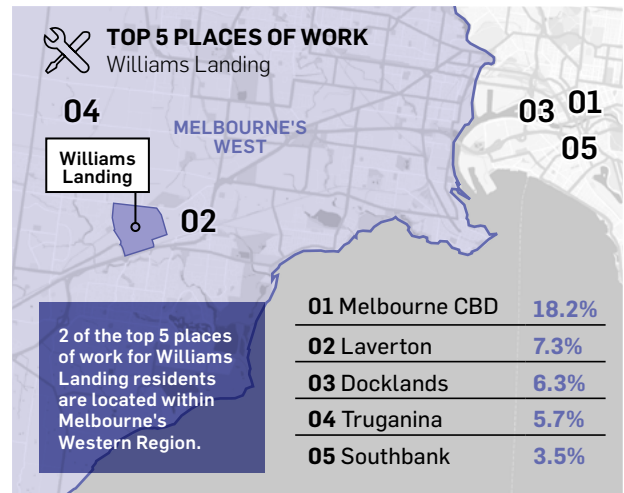
Total Growth

↑ 41%

Source: ABS, SAFI, Urbis

Wyndham City is also earmarked to see substantial growth. The local government area is forecast to surpass 500,000 people in 2041, double it's 2018 population.

EMPLOYMENT



Source: ABS

JOBS GROWTH (2015-2031)

Western Region



Total Job Growth

+113,000 jobs

Per Annum Job Growth

2.3% p.a.

Source: Plan Melbourne

DEMOGRAPHICS

	2006	2016	2006 – 2016 Growth (%)
Average Per Capita Income	\$25,034	\$38,172	↑ 52%
Average Household Income	\$64,466	\$118,286	↑ 83%
Average Age	33	28	↓ 18%
Family Households	74%	90%	↑ 16% pts
Managers & Professionals	26%	45%	↑ 19% pts

Source: ABS, Urbis

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