

VICTORIA SQUARE

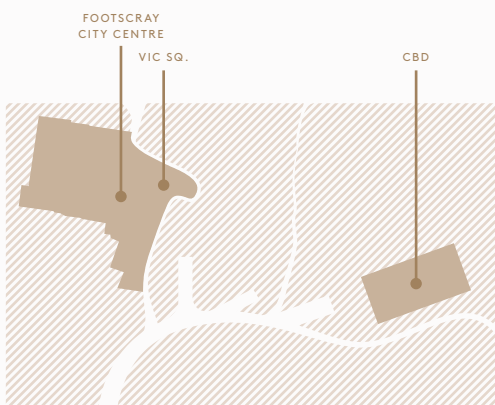
FOOTSCRAY MARKET OUTLOOK

NOVEMBER 2018

LOCATION

3.9KM
TO MELBOURNE CBD

500M
TO FOOTSCRAY CITY CENTRE



RENTAL MARKET



\$420,000
UNITS MEDIAN PRICE
(Sep 2018)

4.5%
INDICATIVE GROSS RENTAL YIELD
(12 months to Dec 2017)

58%
HOUSEHOLD RENTING HOMES
(2018)

1.4%
VACANCY RATE
(2018)

TRANSPORT



3 TRAIN LINES



14 BUS ROUTES



1 TRAM LINE



3 REGIONAL
TRAIN LINES



WATER TAXI
TO DOCKLANDS
(IN FUTURE)

\$25 BILLION

METRO RAIL
2026 COMPLETION

\$6.1 BILLION

TUNNEL PROJECT
2022 COMPLETION

\$3.6 BILLION

REGIONAL RAIL LINK PROJECT
2015 COMPLETED



6.5% PA
1 BED

2.8% PA
2 BED

4.5% PA
3 BED

MEDIAN ANNUAL RENTAL GROWTH

EDUCATION



8 PRIMARY SCHOOLS
5 SECONDARY SCHOOLS
2 UNIVERSITY CAMPUSES

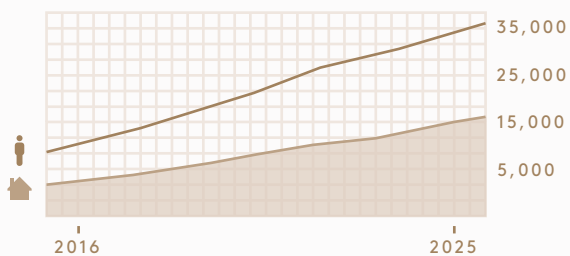
POPULATION



7.3% PA
POPULATION
GROWTH



1900
NEW DWELLINGS
PER YEAR



Over the past decade, Footscray has experienced an influx of new residents on the back of new dwelling completions. With an average of around 190 new dwellings per year, the population has grown by 3.9% per annum to reach some 17,200 people as at 2016. As new dwellings are added to Footscray over the next 10 years, the population is expected to almost double.

The above chart indicates a rapid increase in the rate of population growth to 7.3% per annum, with the population reaching some 34,000 people by 2025.

SHOPPING



VIC SQ.
RETAIL LANEWAY



FOOTSCRAY
MARKET



LITTLE SAIGON
PRECINCT
\$5.4 MILLION REDEVELOPMENT
(2020 COMPLETION)

Footscray's Little Saigon Precinct is undergoing a \$5.4 million redevelopment, which will feature a welcome arch and a five storey mixed retail building, car park, and a public plaza in the forecourt. This type of development is expected to continue Footscray's regeneration and gentrification, adding amenity and supporting demand to live in the area.

CALL 0455 998 899
8 HOPKINS STREET FOOTSCRAY

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