

GREENLEA BALDIVIS

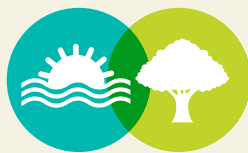
WHY BALDIVIS?



The best of both worlds.

In less than 20 years, Baldivis has gone from semi-rural to a thriving urban residential hub. Known for its leafy environment, vineyards and wineries, the stunning beaches of Rockingham, Point Peron and Shoalwater Bay are only a short drive away.

All of these elements make it a great place to invest.¹



Unique mix of **country and coastal environments** – the best of both worlds for buyers and investors.



Major employment centres nearby in heavy and light industry, tourism, hospitality, defence, education, retail and horticulture sectors.¹



Median house sales price up 45.9% over five years – a compound annual growth rate of 7.9%.⁵

City of Rockingham Perth's fourth fastest growing municipality over past decade with 120,000 residents and set to grow to 200,000 in next 20 years.¹



- Baldivis topped the news last year as one of Australia's fastest growing suburbs.⁴ Its population doubled between 2009 and 2014 and continues to grow.²
- Median sales price of houses at Baldivis is \$420,000² and house and land packages at Greenlea start from an attractive \$320,000.*
- Prices are ideally placed to meet first home buyer demand. Sales to WA first homebuyers were highest in the \$350,000 – \$550,000 band during the June 2016 quarter.³

For more information please call Mila Oxana on (08) 9595 0039 or visit greenleabaldivis.com.au

Disclaimer: Past performance is no guarantee of future results. Figures quoted are not necessarily indicative of future returns and should be used as a general guide only. Information correct as at 05.09.2016. ¹ City of Rockingham Annual Report 2014/2015 http://www.rockingham.wa.gov.au/getattachment/About-Us/Annual-reports/Annual-Report-201415-FINAL_Website.pdf.aspx ² Core Logic Suburb Statistics Report 8 Aug 2016 ³ REIWA 8 August 2016 Housing affordability continues to improve in Perth <http://reiwa.com.au/about-us/news/housing-affordability-continues-to-improve-in-perth/> ⁴ <http://www.watoday.com.au/wa-news/baldivis-fastest-growing-suburb-in-australia-20150330-1mbe0p.html> ⁵ Figures from www.realestate.com.au accessed 19 August 2016. *Prices current August 2016 and subject to change.

PEET

GREENLEA BALDIVIS

WHY BALDIVIS?

Located just 45 minutes south of Perth, Greenlea Baldvis offers the perfect balance between nature and contemporary living with a huge range of amenities and facilities on its doorstep.



Over 4ha of public open space within the estate.



Short walk to Baldvis Primary School.



Directly opposite Baldvis Nature Park.



3 minutes from the Kwinana Freeway.



4 minutes to the Baldvis Shopping Centre and 2 minutes to Spud Shed.



8 minutes to the Warnbro Train Station and 8 minutes to Wellard Train Station.



10 minutes from Rockingham City Shopping Centre.



15 minutes from Fiona Stanley Hospital.



14 minutes from the Rockingham Train Station.

INVESTMENT POTENTIAL

As one of Australia's growing suburbs, Baldvis a bustling population of 15,883 people median age of 29 years.

A significant number of residents are in Baldvis, with 21% or one fifth of households choosing to rent.

The median weekly household income Baldvis is \$1931, which is 114% than the nearby suburb of Rockingham.

61% of households in Baldvis couples with children, which is a reflection of the suburb's affordability and surrounding amenities.



21% OF HOUSEHOLDS ARE RENTING.



Median weekly household income: **114% HIGHER THAN ROCKINGHAM**

Sources: Core Logic Suburb Statistics Report 08/09/16. <http://reiwa.com.au/wa/baldvis/6171/>
<http://reiwa.com.au/wa/rockingham/6168/>

RENTAL RETURNS AND HOUSE SALES PRICES

Baldvis has experienced strong rental returns in the housing sector with a capitalised annual yield of 5% for the last three years.

The median weekly rent for a house in Baldvis is \$410, which is 5% higher than the Perth Metro median weekly house rent.

The median house sales price has increased 45.9% over five years, which equates to a 7.9% compound annual growth rate.



MEDIAN WEEKLY RENT: \$410.

CAPITALISED ANNUAL YIELD: 5%.

MEDIAN HOUSE SALES PRICE:

45.9% INCREASE OVER 5 YEARS



BALDIVIS HOUSE MEDIAN WEEKLY RENT AND CAPITALISED ANNUAL YIELD

Year	Median Weekly Rental	Capitalised Annual Yield
06/2016	\$410	5%
06/2015	\$460	5%
06/2014	\$470	5%
06/2013	\$480	6%
06/2012	\$450	5%
06/2011	\$400	4%
06/2010	\$370	4%
06/2009	\$370	4%
06/2008	\$340	3%
06/2007	\$300	3%

Sources: Residex Suburb Report 22/08/16. <http://reiwa.com.au/the-wa-market/perth-metro/#rental-report>
<http://www.realestate.com.au/invest/house-in-baldvis,+wa+6171>