

# GREENLEA BALDIVIS

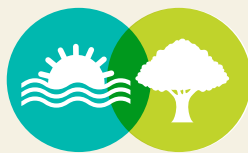
# WHY BALDIVIS?



## 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.<sup>1</sup>



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.<sup>1</sup>



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

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.<sup>1</sup>



- Baldivis topped the news last year as one of Australia's fastest growing suburbs.<sup>4</sup> Its population doubled between 2009 and 2014 and continues to grow.<sup>2</sup>
- Median sales price of houses at Baldivis is \$420,000<sup>2</sup> 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.<sup>3</sup>

For more information please call Mila Oxana on (08) 9595 0039 or visit [greenleabaldivis.com.au](http://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. <sup>1</sup> 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](http://www.rockingham.wa.gov.au/getattachment/About-Us/Annual-reports/Annual-Report-201415-FINAL_Website.pdf.aspx) <sup>2</sup> Core Logic Suburb Statistics Report 8 Aug 2016 <sup>3</sup> 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/> <sup>4</sup> <http://www.watoday.com.au/wa-news/baldivis-fastest-growing-suburb-in-australia-20150330-1mbe0p.html> <sup>5</sup> Figures from [www.realestate.com.au](http://www.realestate.com.au) accessed 19 August 2016. \*Prices current August 2016 and subject to change.

# PEET

# GREENLEA BALDIVIS

# WHY BALDIVIS?

Located just 35 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>