



A top ten suburb for capital growth.

Midvale is an established and historic suburb, located just 17 kilometres from the Perth CBD.

Nestled between the Perth Hills and the expanding Midland redevelopment precinct, Midvale provides easy access to employment centres, entertainment options and outdoor recreation.

Midvale is also close to major transport routes that connect the suburb to the Perth CBD, international and domestic airports, industrial areas as well as a host of national and state parks.

As a result, it's no surprise that Midvale is listed in Australia's top ten suburbs within a 20 kilometre radius of a CBD for capital growth.



Rental yields in Midvale:
Houses 4.8%.
Units 5.5%.



Capital growth per annum:
Midvale 5.4%.
Perth metro 2.2%.



Population growth:
7% over last 5 years.
39% by 2036.



Further \$9.7 million Midland revitalisation planned.

- Over the past 5 years, the median house price in Midvale has grown by 5.4% per annum, compared to 2.2% across metropolitan Perth.
- The population of Midvale has grown by more than 7% over the last 5 years, and is expected to grow 39% by 2036.
- Nearby Midland is undergoing a significant revitalisation, with the State Government planning to invest a further \$9.7 million.

For more information, please call Deanne Charles on 0414 461 926 or visit movidaestate.com.au

Situated just 5 minutes from the heart of Midland and 17 kilometres from the Perth CBD, Movida Estate is the perfect place to enjoy a connected urban lifestyle surrounded by everything you need.

-  Landscaped open spaces and pocket parks.
-  5 minutes from Midland Hospital.
-  Across the road from a local shopping centre.
-  6 minutes from Swan Valley wine region.
-  Close to schools and Polytechnic West.
-  7 minutes from John Forrest National Park.
-  5 minutes from Midland.
-  8 minutes from Midland Train Station.
-  5 minutes from Midland Gate Shopping Centre.
-  15 minutes from Perth Airport.
-  30 minutes from Perth CBD.
-  Direct connection to Roe Highway and Reid Highway.

DEMOGRAPHICS

Midvale has a thriving population of 1,517 people with a median age of 36 years and a median weekly household income is \$828.

With increased commercial development and established transport routes, the local population is expected to grow 39% by 2036.



POPULATION TO GROW 39% BY 2036

COMMUNITY FACILITIES

Midvale is close to a range of community facilities and services, including the new \$360 million Midland Hospital, Midland Sports Complex, Swan Park Leisure Centre, John Forrest National Park, Midland Train Station, Roe Highway, Reid Highway, Great Eastern Highway as well as numerous public and private schools.

-  **\$360 MILLION MIDLAND HOSPITAL**
-  **RECREATIONAL AND SPORTS FACILITIES**
-  **MIDLAND TRAIN STATION**
-  **MAJOR TRANSPORT ROUTES**
-  **PUBLIC AND PRIVATE SCHOOLS**

LOCAL AREA INVESTMENT

During the next decade, there are plans for Midvale and the surrounding area to undergo a range of transformative projects.

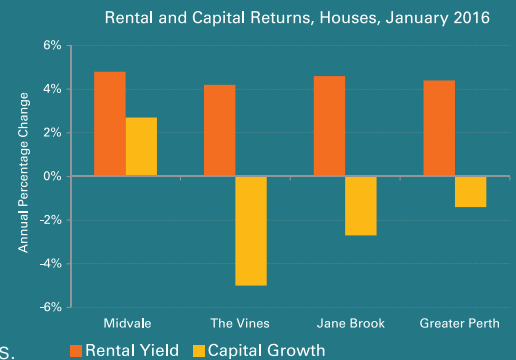


- The State Government plans to invest a further \$9.7 million in the Midland redevelopment.
- The \$25 million Curtin Medical School campus in Midland is due for completion in early 2018.
- Midland Gate Shopping Centre will expand its floor space to 76,775sqm over four levels by 2019.
- Plans are progressing for Midvale Shopping Centre, featuring a supermarket, medical centre, specialty stores and two fast food chains.

RENTAL AND CAPITAL RETURNS

Midvale has experienced strong rental and capital returns, with houses yielding 4.8% and units yielding 5.5% over the year to April 2016.

The capital growth rate of houses in Midvale recorded a 2.7% increase, compared to declines across greater Perth and comparable eastern suburbs.



INCREASING SALES FIGURES

Over the last 5 years, Midvale has enjoyed a consistent increase in sales volumes and the median sales prices, compared to declines across Perth.

