

# MARKET OUTLOOK

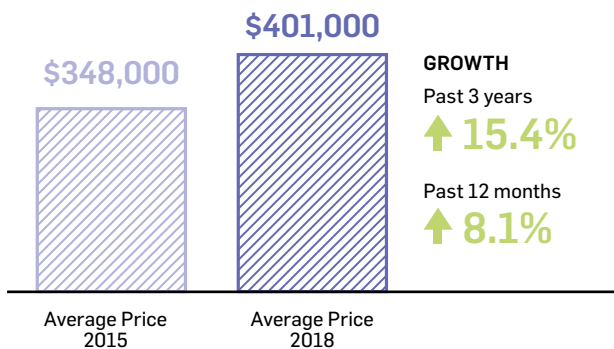
## WILLIAMS LANDING

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 over the past three years and particularly the previous year. In 2018, the average price of apartment sales tipped over \$400,000. Compared with the average in 2017, this price reflected growth of 8.1%. Since apartments were first sold in Williams Landing in 2015, the average price has increased by 15.4%.

#### PRICES



Source: Price Finder, Urbis

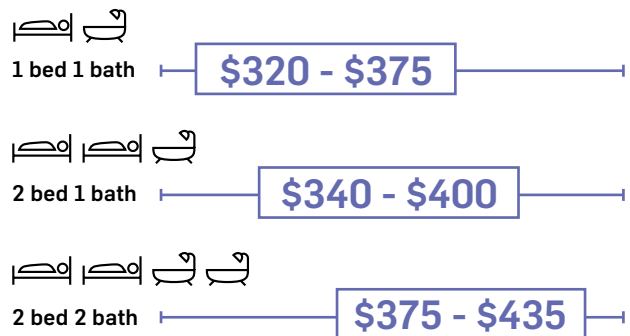


### APARTMENT RENTS

Demand for rentals in Williams Landing has consistently pushed rents higher over the past year, with weekly rents increasing by 5.4% from 2017 to 2018. Rental appraisals by local agents Red 23 and Raine & Horne and data from APM Price Finder found that rents for new apartments in Williams Landing ranged between \$320 and \$435. Based on the average rent and average price for the 2018 period, an investor could achieve a yield of around 5.2% which is higher than the Greater Melbourne benchmark of 4.1%.

#### RENTS

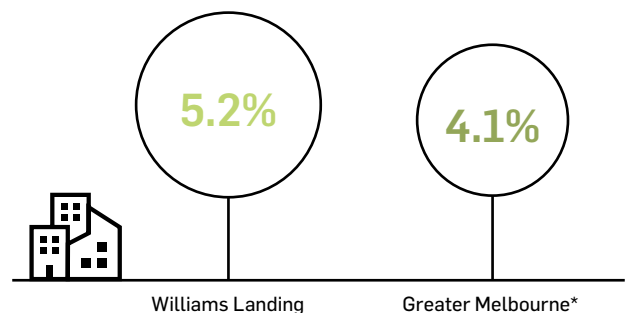
2018



Source: Price Finder, Raine & Horne, Red 23, Urbis

#### INDICATIVE GROSS YIELD

2018



\*For the year to December 2018  
 Source: Price Finder, Urbis

# INFRASTRUCTURE



## 01 WEST GATE TUNNEL – UNDER CONSTRUCTION

\$5.5 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.



## 02 WILLIAMS LANDING SHOPPING CENTRE EXPANSION - APPROVED

The approved expansion of Williams Landing Shopping Centre will include additional speciality shops, a mini major retailer, a 106-place childcare centre and a discount department store. The expansion will assist in creating an “employment cluster” within Williams Landing.



## 03 WILLIAMS LANDING SPORTS PAVILION – UNDER CONSTRUCTION

\$4 Million – Est. Completion 2019

The design and construction of a new sports pavilion in Williams Landing will add to the existing two ovals, and will include six tennis courts, a children's playground, cricket nets and a basketball half-court.



## 04 WILLIAMS LANDING RAILWAY STATION – COMPLETE

\$110 Million

The Williams Landing railway station is located on the Werribee Line and takes residents between Werribee and the Melbourne CBD. The journey to the Melbourne CBD takes approximately 28 minutes by express train.

# POPULATION

## POPULATION GROWTH

Williams Landing



2016  
7,100



2026  
10,000



Annual Growth

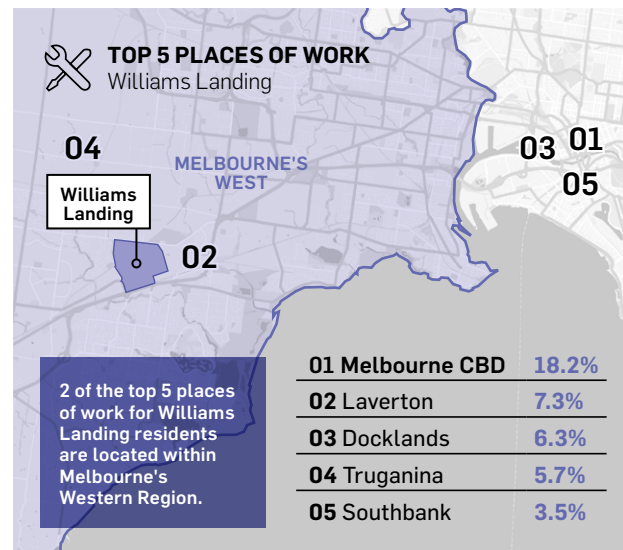
↑ 3.5%

Total Growth

↑ 41%

Source: ABS, SAFI, Urbis

# EMPLOYMENT



Source: ABS

## JOBS GROWTH (2015-2031)

Western Region



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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