

RESIDENTIAL SNAPSHOT

AINTREE

One of the fastest growing areas, Aintree has emerged into a diverse housing market appealing to a range of residents. The area supports high-value living with 15% of its homes selling over \$1 million, in the last year. This housing offer is supported by strong amenity, transport connections and proximity to open space.

VALUE UPLIFT FROM MASTERPLANNED AMENITY

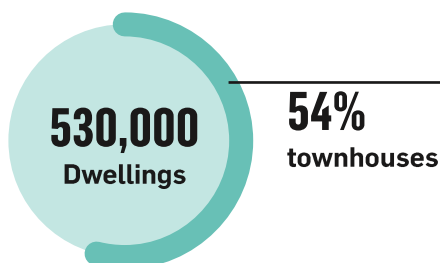
Case studies of masterplanned projects in Melbourne revealed price premiums when built around amenity. An Urbis study in 2022 found that masterplanned properties with amenity achieved up to a 40% higher price at sale, than those properties located beyond the masterplan. This highlights the importance of amenity that Woodlea Estate features, including retail, employment, medical, community and education amenity to support its growing residents.

VALUE UPLIFT FROM PARKS & OPEN SPACE

An Urbis study conducted in 2021 found that properties that are within close proximity to a park (within 250-metres) achieved an average price premium of 48% over their relative suburb medians. Similarly, units with a park frontage achieved a median weekly rent premium and average rental yield premium over their relative suburb average. Within Aintree, Woodlea Estate has dedicated over 30% of its masterplan to open, green space, with every residence within 200-metres of a park.

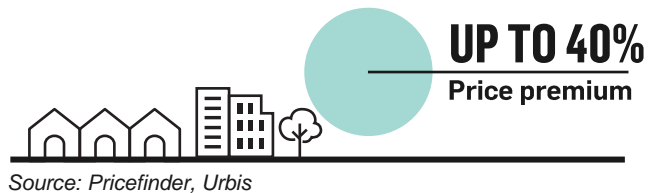
TOWNHOUSE DEMAND

PROJECTED DWELLING REQUIREMENT TO 2051
Greater Melbourne

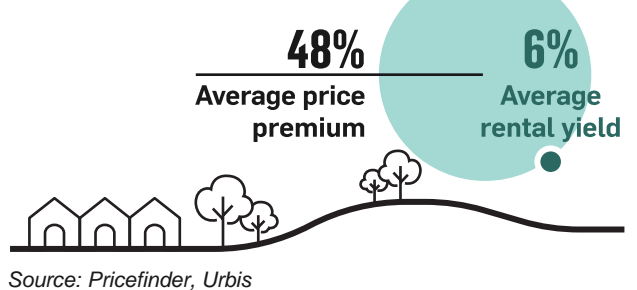


Source: Plan Melbourne

MASTERPLANNED PRECINCT PREMIUMS

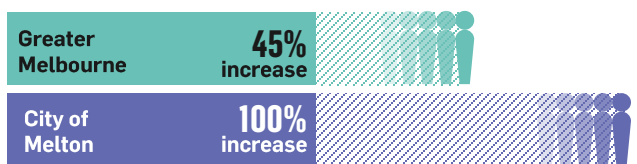


PARK PROXIMITY PREMIUMS



TOWNHOUSE LIVING

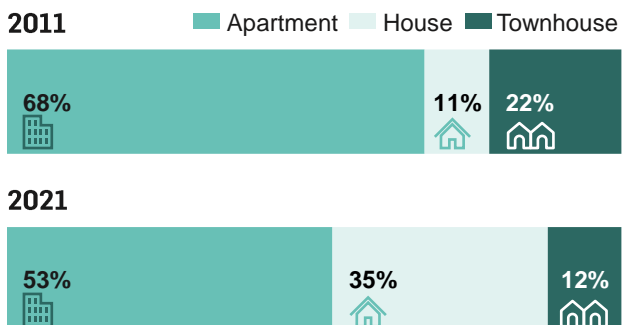
City of Melton – 2016-21



Source: ABS, Urbis

NEW DWELLING APPROVALS

Greater Melbourne



Source: ABS, Urbis

PREMIUM SALES – HOUSES

Aintree vs City of Melton – June 2022

Aintree has seen a significant increase in premium sales, with 15% of house sales transacting between \$1-1.5 million in the year to June 2022. This was up from the previous year and a higher increase when compared to premium sales in the City of Melton (5%) for the same period.

June 2022

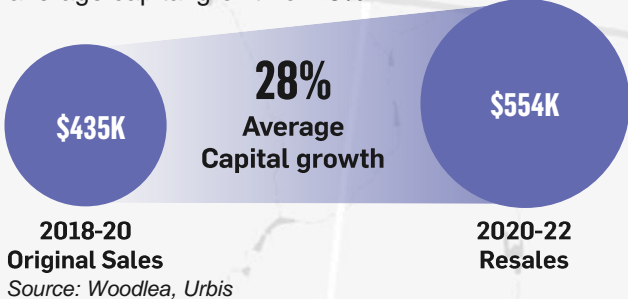


Source: Pricefinder, Urbis

CAPITAL GROWTH - TOWNHOUSES

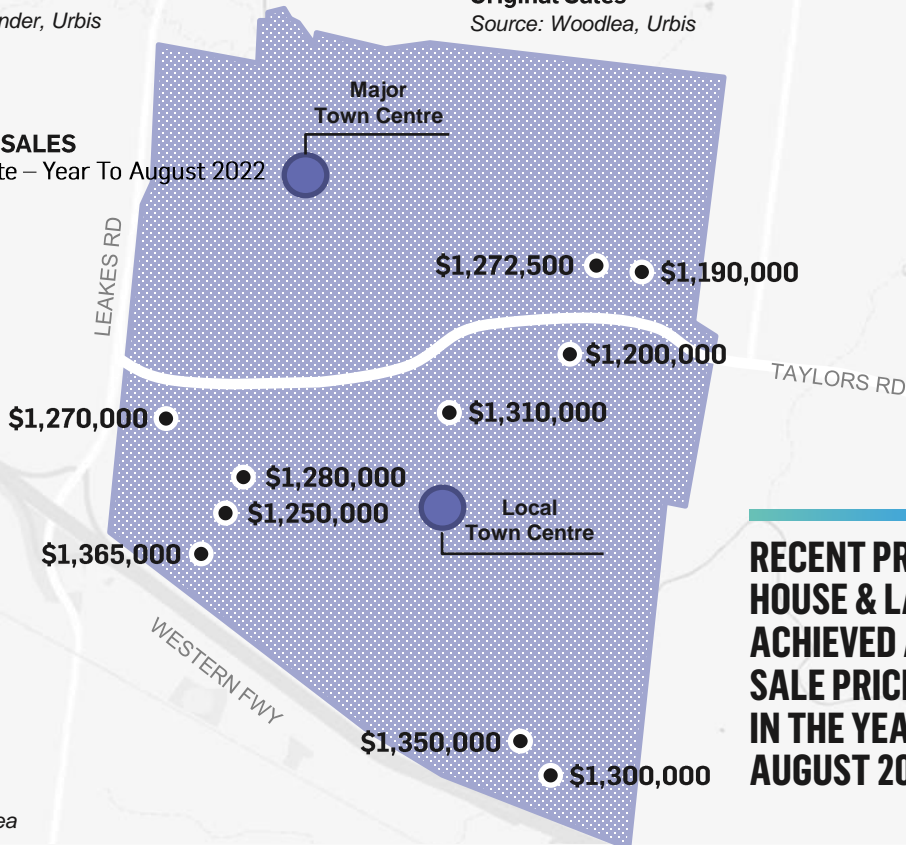
Woodlea Estate, Aintree

Townhouse resales within Woodlea Estate in Aintree have realised strong capital growth over the last 3 years. A sample of 19 original townhouse sales that transacted between 2018 and 2020 achieved an average sale price of \$435,000. When resold between 2020 and 2022, these same townhouses saw an average sale price of \$554,000. This is an average capital growth of 28%.



PREMIUM REALES

Woodlea Estate – Year To August 2022



RECENT PREMIUM HOUSE & LAND SALES ACHIEVED AN AVERAGE SALE PRICE OF \$1.28M IN THE YEAR TO AUGUST 2022

Source: Woodlea

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