



creation
HOMES

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SUBURB PROFILE

TARNEIT

20TH JUNE 2016

OVERVIEW

Tarneit is a suburb of Victoria located within the City of Wyndham around 30km from Melbourne. The population of Tarneit has around a 10% higher income than surrounding areas in Wyndham and a higher proportion of people rent in Tarneit compared to the broader Wyndham area.

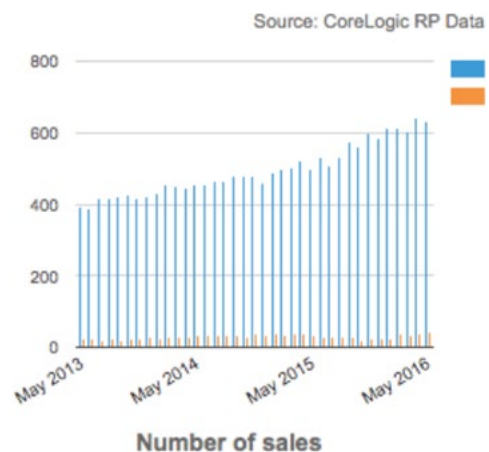
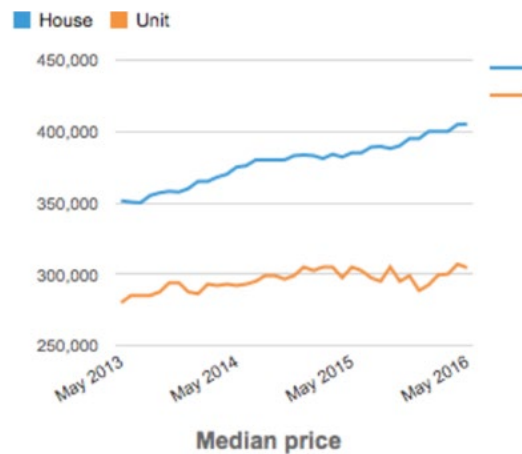
Tarneit is a popular new suburb attracting families seeking family-friendly lifestyle in one of the suburbs new estates, and looking for new homes to rent or buy. We can expect this part of the population to continue to be a strong presence in the area as they take advantage of the local schools, childcare and early learning centres, local facilities, and the thriving local community.

INVESTMENT KEY INDICATORS

- ✓ FORECAST POPULATION GROWTH
- ✓ CAPITAL GROWTH 4.2% IN 2015 (RP DATA)
- ✓ GROSS RENTAL YIELD 4.37% (CORELOGIC)
- ✓ 28% OF HOUSEHOLDS RENTING
- ✓ PROJECTED MEDIAN HOUSE PRICE GROWTH
- ✓ INVESTMENT IN LOCAL INFRASTRUCTURE
- ✓ CLOSE TO SCHOOLS, SHOPPING & AMENITY
- ✓ ACCESS TO TRANSPORT & FREEWAY
- ✓ POPULAR AREA FOR FAMILIES

INVESTMENT POTENTIAL

Tarneit has delivered steady median price growth and year on year increases in sales volumes. CoreLogic reports a gross rental yield of 4.37%.



CITY OF WYNDHAM

Tarneit is part of the City of Wyndham that maintains its position as one of the fastest growing municipalities in Victoria. Ideally positioned between Victoria's two key urban centres – Melbourne and Geelong, the area boasts easy freeway access to the CBD and to both the Melbourne and Avalon airports.

As with Tarneit, the population is made up primarily of families and the area is considered to be family-friendly with a strong sense of community and schools, shopping, healthcare, parks, and recreational facilities nearby.

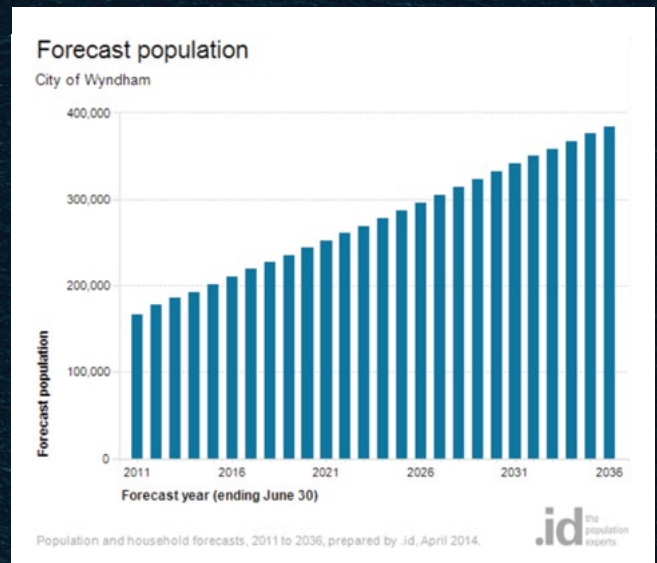
In addition to freeway access, residents are serviced by public transport including the local Tarneit railway station, that opened in June 2015 as part of a major investment in infrastructure.

Strong employment opportunities in Wyndham come from the broader commercial and industrial areas and the proposed East Werribee Employment Precinct is estimated to deliver 58,000 new jobs over a wide range of sectors and skill levels.

2016 has also seen the launch of the final stage of the \$47million Eagle Stadium in Werribee that has received strong support from the locals and will be an important community facility for generations to come.

POPULATION

The City of Wyndham continues to rank as one of Victoria's fastest growing areas with a strong forecast for population growth based on the ongoing development of the area.



WHO LIVES HERE?

Young families make up the key demographic in Tarneit. We can expect this part of the population to continue to be a strong presence in the area as they take advantage of the local schools, childcare and early learning centres, neighbourhood facilities and the thriving local community.

Median Age 29

With a median age of 29, Tarneit residents create the profile of a suburb ripe with young families and with couples looking to start a family. The area has a higher proportion of children and teenagers than the state average. Coupled with a significantly higher number of people aged 25 to 39 this marks Tarneit as both a popular starter suburb as well as a place where families choose to settle longer-term.

Families with Children 70%

70% of the households in Tarneit are families with children, which is higher than the Victorian average of 62%. Families and couples looking to start a family will be attracted to 3 and 4 bedroom homes with modern open living and family areas.

Strong Income & Employment Levels

Tarneit has higher employment levels than the state average, with 66% of the labour force working full time compared to the state average of 56%.

Incomes are higher too, with the median household income in Tarneit sitting at \$6,773 compared to \$6,171 across the City of Wyndham and \$5,269 across Victoria.

Given the occupation spread, higher incomes are attributable to a higher percentage of households with both adults working in full time jobs.



QUICK STATS

	TARNEIT	WYNDHAM	VICTORIA
Population	21,690	161,575	5,354,042
Median Age	29	32	37
Married/DeFacto	66%	62%	58%
Family Households	5,866	43,699	1,414,563
Family Households with Children	70%	69%	61%
Average Children Per Family	1.9	1.9	1.9
Median Household Income (month)	\$6,773	\$6,171	\$5,269
Households with Mortgage	58%	51%	35%
Median Mortgage (month)	\$2,000	\$1,800	\$1,700
Households Renting	28%	25%	30%
Median Rent (per month)	\$1,300	\$1,213	\$1,200
Median Property Sale Price *	\$410,000		
Employment Full Time	66%	64%	59%
Employment Part Time	22%	25%	29%
Occupation Top 3	Clerical/Admin Professional Technical/Trade	Professional Clerical/Admin Technical/Trade	Professional Clerical/Admin Technical/Trade
Ancestry Top 3	Australian English Indian	English Australian Irish	English Australian Irish

Source 2011 Census. Tarneit (SSC), Wyndham (LGA), Victoria (State) & *RP Data June 2016

LOCAL AMENITY & COMMUNITY

The popularity of Tarneit and the City of Wyndham is underpinned by the family-friendly lifestyle on offer. This attracts both buyers and renters to the area providing strong ongoing demand for housing. The local amenity and community facilities tick the key boxes that investors consider essential for strong rental returns: schools, shopping, transport & community.

Education & Childcare

The City of Wyndham boasts a selection of both primary and secondary schools as well as a range of kindergartens, early learning centres, and childcare. Residents can choose from state or denominational schools and Werribee Secondary College offers a full international baccalaureate diploma. Within Tarneit, there are 4 primary schools and a secondary college.

For those families with older children the Werribee Campus of Victoria University is just down the road, along with the University of Melbourne Vet Science campus and the local campus of Victoria University. In addition to providing educational opportunities and employment, these tertiary institutions also support the local rental market.

Shopping

The major shopping centres servicing Tarneit are; Tarneit Gardens Shopping Centre, Wyndham Village Shopping Centre, and Werribee Plaza. Residents can also take advantage of the new shopping destinations across the City of Wyndham including; Featherbrook Shopping Centre, Williams Landing Shopping Centre, Manor Lakes Central, and Point Cook Shopping Centre.

Transport

Tarneit is serviced by the Tarneit railway station that opened in June 2015 as part of a major investment in infrastructure and a large bus network that provides access to key amenity across the suburb.

The area boasts easy freeway access to the CBD and to both the Melbourne and Avalon airports as well as being within commutable distance to both the Werribee employment precinct and the Geelong CBD.

Employment

Employment prospects in the region are strong with access to both the Melbourne CBD and Geelong as well as the surrounding retail, commercial and industrial areas. In addition, the proposed East Werribee Employment Precinct is estimated to deliver 58,000 new jobs over a wide range of sectors and skill levels.

Medical & Health

Tarneit is well serviced by medical practitioners covering GPs and medical clinics through to dentists and specialist services. The local hospital is the Werribee Mercy Hospital however a \$95 million 112 bed private hospital and 80 bed aged care facility will be constructed as part of the Werribee Employment Precinct.

Parks & Recreation

While the jewel in the crown is the popular Werribee Park, the new housing estates also have integrated parks and recreational facilities that supplement the established community parks.

In addition to the local parks there are 28 sporting reserves across the City of Wyndham as well as 13 designated dog off-lead areas.

The area is serviced by the new \$47mil Eagle Stadium, a range of fitness centres, plus 4 skate parks and a BMX track as well as pools at Aquapulse and Eagle Stadium. Golfers are well serviced by both Sanctuary Lakes and Werribee Park Golf Club.

There is always something to do in Tarneit with Altona Beach on the doorstep and the Surf Coast just a short drive away. Werribee Open Range Zoo is a popular local designation and there are a wide variety of café's, restaurants and farmers markets on offer. Families can join one of the many sporting clubs or participate in the local community groups, festivals and events.



Information provided in this document has been collated from a range of 3rd party sources and information available in the public domain including but not limited to the ABS, Corelogic, RP Data, and local government websites. Creation Homes take no responsibility for any action or inaction you take based on this information and encourages buyers to make their own independent enquiries and seek legal advice prior to purchase.



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