

BENDIGO AREA INVESTOR PROFILE

Bendigo is Victoria's fourth largest city, and the state's third largest economy base, located around 150 kilometres north-west of Melbourne.

Bendigo has a rich and prosperous heritage dating back to the days when gold was discovered in the area in the 1850s. Since then, Bendigo has been the second highest producing goldfield in Australia and remains the seventh largest in the world.

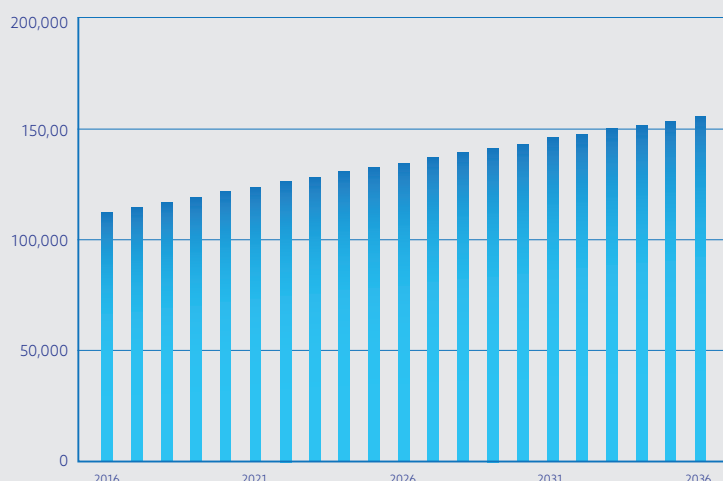
Bendigo is a service and infrastructure centre for north central Victoria, and is surrounded by 40,000 hectares of regional, state and national parkland.

The Greater Bendigo municipality is divided into three wards – Eppalock, Lockwood, and Whipstick.

Affordability, frequent public transport access to Melbourne, high quality education options and job security make Bendigo a popular choice for new home buyers.

Population

The City of Greater Bendigo population forecast for 2018 is 116,568, and is forecast to grow to 155,596 by 2036. Reviewing residential mobility between 2011 and 2016, 53% did not change address, while 37.2% moved from elsewhere in Australia, and 1.7% moved from overseas.



Population
2018

116,568

Population
2036

155,596

33.48%

OVER NEXT 20 YEARS

(av. +1.67%pa)



LOCAL JOBS

50,005

LARGEST INDUSTRY

HEALTH CARE
& SOCIAL
ASSISTANCE

LOCAL BUSINESSES

7,782

EMPLOYED RESIDENTS

53,655

Employment

Headquartered in Bendigo, Bendigo and Adelaide Bank is well established Australia wide with over 3000 staff and over 1 million customers.

Gold mining, defence equipment, engineering and food manufacturing are other areas where industry has flourished in Bendigo.

With the new Bendigo Health Hospital opening in 2016, Health Care and Social Assistance has grown to become the largest employer in the City of Greater Bendigo, making up 17.9% of total employment. In 2016, the unemployment rate was recorded as 6.4% (compared to average 6.0% in regional Victoria), while over 53% of the population was recorded as working in full time employment.

(NOTE: Health Care and Social Assistance is Australia's largest and fastest growing industry, employing over 1.5 million people. It covers health services like hospitals, GPs, dental and ambulance services, as well as services like child care and aged care.)

Housing



Compared to the same period five years ago, the median house sales price for Bendigo increased by **24.2%** which equates to a compound annual growth rate of **4.4%**.

Suburb	Median House Price	Median Rent PW	Median Gross Yield
Epsom	\$355,000	\$320	4.7%
Huntly	\$328,000	\$310	4.9%
Inner Bendigo	\$388,000	\$300	4.0%
Kangaroo Flat	\$310,000	\$290	4.9%
Kennington	\$370,000	\$313	4.4%

Suburb	Median House Price	Median Rent PW	Median Gross Yield
Maiden Gully	\$478,000	\$390	4.2%
Marong	\$345,000	NA	NA
Strathdale	\$413,000	\$340	4.3%
Strathfieldsaye	\$467,000	\$360	4.0%
White Hills	\$308,000	\$300	5.1%

Number of Dwellings

2016
49,598

2021
53,342

2026
58,830

2031
63,166

2036
67,542

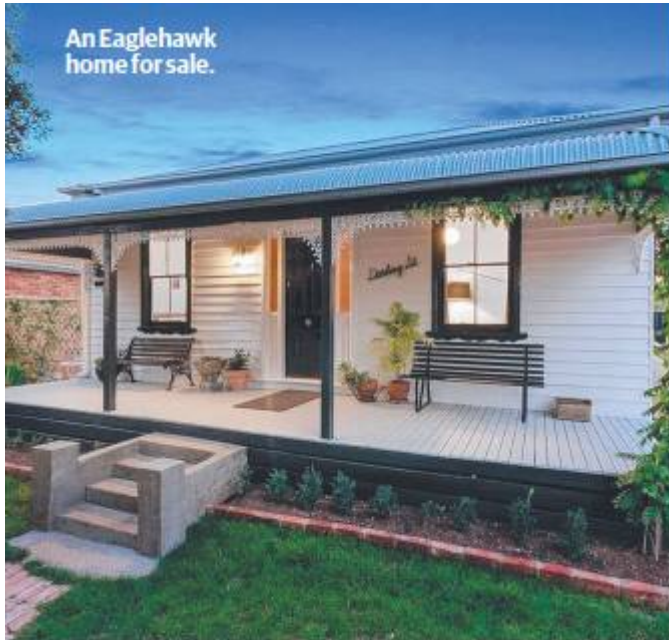
36.2%
OVER NEXT 20 YEARS
(av. +1.81%pa)

RH
RIDGE
HOMES

Bendigo is so hot right now

Regional Victoria gets investor nod

SAMANTHA LANDY



BENDIGO is being trumpeted as Australia's No. 1 "growth star" property market.

While the Melbourne market continues its slump, the regional city has been dubbed a top prospect for price gains in the coming months, in leading research firm Hotspotting's Price Predictor Index.

The report identifies affordable housing, strong rental yields and accessibility to Melbourne as Bendigo's main strengths. It also pinpoints 10 "rising" suburbs in the hot municipality — compared with just nine in metropolitan Melbourne, down from a peak of 127 in mid-2015.

They include Eaglehawk, Golden Square and Kangaroo Flat, which have median house prices just above \$300,000.

The report defines a rising suburb as one where home sales volumes are increasing, as this is generally a precursor to price growth.

"Investors can buy ahead of price growth by finding locations where sales volumes are rising," it said.

Report author Terry Ryder also labelled regional Victoria as a whole "the strongest market in the nation, both for rising demand and big price growth". He said that Ballarat and the City of Latrobe were other smart targets.

"A lot of demand is coming out of Melbourne," Mr Ryder said. "We saw it first in Geelong, Pakenham-Officer and Warragul, then Ballarat, and now Bendigo is rising. For people looking to buy now, Bendigo is a good option."

Ray White Bendigo's Mitch Balnaves said his market had been boosted by new infrastructure, including the \$630 million Bendigo Hospital upgrade and the \$31 million Kangaroo Flat aquatic centre, plus Qantas's new Bendigo-to-Sydney flight service. "We're seeing steady growth," he said.

Hotspotting found five rising suburbs in both Ballarat and Labrobe. They include Ballarat North and Buninyong, which have already notched 15 per cent annual median house price gains, and

Moe, Morwell and Churchill, where the medians remain below \$200,000.

Mr Ryder said Latrobe was a surprise, given the economic hit expected to follow Hazelwood power station's closure in 2017. "But the local economy has stayed strong because governments have invested in the area," he said.

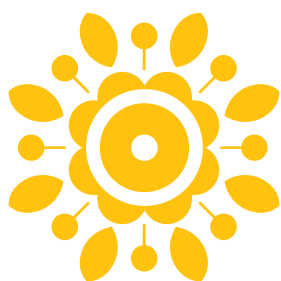
The Melbourne market was long past its peak, he added, with just nine rising suburbs three in the Melton region and two in Hume. "Prices are still increasing in outer cheap areas

— most Melton suburbs have grown 20 per cent or more in the past 12 months," he said.

"First-home buyers are more active than they had been in six to seven years, and they're buying in those areas."

On the flip side, Hotspotting named the Melbourne CBD unit market and Toorak house and unit markets as "danger" zones investors should avoid, following dramatic falls in sales activity and rises in vacancy rates.

samantha.landy@news.com.au



Sunrise Estate

Rise and Shine in Bendigo



Wake up in Sunrise



Sunrise Estate is located within the heart of Kangaroo Flat and offers a unique opportunity to build within an established and well-connected community.

You will experience a lifestyle of convenience surrounded by major shopping precincts,

nature reserves, schools, sporting facilities and direct access to the Calder Highway.

This boutique development features 19 exclusive lots with a range of affordable and customisable house & land packages that are specific to the estate.

Masterplan





FIXED PRICE

HOME & LAND PACKAGE



3



2



2

\$380,429

Kestrel 2010A
Notion Façade

Lot 10, Clarcoll Crescent South, Sunrise Estate, Kangaroo Flat

Land Size: 351m² Home: 19.9sq

Turn Key Fixed Price Package Includes:

- > Fixed Site Costs including rock.
- > Landscaping, Fencing, Clothesline & Mail Box.
- > Block-out roller blinds to all windows and external sliding doors.
- > TV antenna and/or Optical fibre pack. (TV antenna not required in Opticom Estate)
- > Timber laminate flooring to Entry, Kitchen, Meals & Family. Tiles to wet areas. Carpet to remaining areas excluding garage.
- > Metal roof and sectional panel lift garage door c/w remotes.
- > Dishwasher

- > **Titles: Registered**
- > Gas ducted heating & split system cooling
- > Stainless steel appliances
- > Towel rails and toilet roll holders
- > Quality mixer tapware throughout
- > Window locks to all windows
- > 6 Star energy rating
- > Colour through concrete driveway and front porch
- > Independent quality insurance inspection and certificate upon completion.

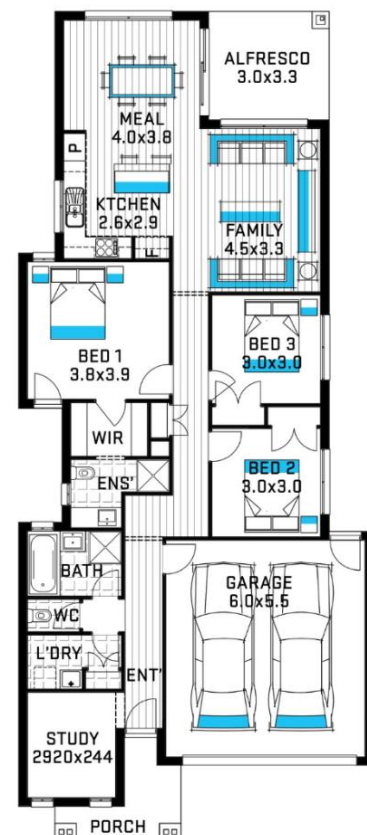


Image is for illustrative purposes only. Fencing and landscaping is included in the price however the image may not depict the actual fencing and landscaping and may include upgrade items, fixtures, finishes and features not included in the package price. Package price does not include stamp duty on land, legal fees and conveyancing costs including titles and property report. See your Ridge Homes business development manager for full details of inclusions. Land supplied by developer. Land availability to be confirmed at time of purchase

Kitchen

- Technika Gas Stainless steel cooktop 600mm
- Technika Stainless steel electric under bench oven 600mm
- Technika Stainless steel canopy range hood 600mm
- Technika Stainless Steel Dishwasher including all connections
- 1-3/4 Stainless Steel Sink
- Sink mixer (Stainless Steel)
- Laminate benchtops
- Laminate base cabinets and overhead cabinets. (as per working drawings)

Bathroom & Ensuite

- Semi Inset Basin with pop up waste
- Showers – Semi framed clear glass pivot door on a polymarble shower base
- Acrylic inset bath
- Close Coupled soft close toilet suite
- Polished edge mirrors above vanity benchtops
- Mixer tapware, shower head & bath wall outlet (Nirvana))
- Laminate bench tops & cabinets (as per working drawings)
- 600mm Single Towel Rails to Ensuite & Bathroom
- Toilet Roll Holders to WC and Ensuite (Nirvana)
- Exhaust fans to Ensuite & Bathroom

Floor Coverings

- Builders range category 1 carpet complete with 7mm foam underlay to all Bedrooms, robes & Lounge. Note. Lounge is plan specific.
- Laminate flooring to Entry, Entry Hallway, Kitchen, Meals, Family & passage including linen cupboard
- Floor tiles to Ensuite, Bathroom, WC & Laundry
- Wall tiles to Kitchen, Ensuite, Bathroom & Laundry
- Skirting tiles to Ensuite, Bathroom, WC & Laundry

External

- Builders range Category 1 bricks to dwelling and garage
- Façade as per working drawings (Notion, Nightington, Regency)

Laundry

- Stainless steel trough and metal cabinet 45lt
- Mixer tapware & Washing machine stops

Electrical (As per working drawings)

- TV points, phone point & smoke detectors
- Power points
- Internal & external Batten light point(s) including front porch
- TV antenna

Heating & Cooling

- Gas ducted heating (unit in roof space)
- Split system cooler located in family room

Windows and External Doors

- Front door – with Deadlock + round entrance set to front door (as per working drawings)
- Aluminium windows including window locks
- Provide nylon mesh flyscreens to all openable aluminium windows and sliding doors. Note. Flydoor not included to front entry door or Laundry door (if applicable)
- Entrance set to all other external doors & garage internal access door
- Block-out roller blinds to all windows and external sliding doors

Garage

- Colourbond sectional lift up door to front including remote control unit

Ceilings

- 2440mm (Overall Plate) standard ceiling height

Insulation

- R2.0 Batts - Wall Batts
- R4.0 Batts - Ceiling area, under roofline, excluding garage

Hot Water Service

- Solar hot water unit with 170L tank with 20L instantaneous gas booster (for non recycled water estates)

Roofing

- Metal Roof – Selection from builder's range
- Metal fascia and gutter

Fixing

- 67mm MDF square dressed skirting and 42mm square dressed architraves
- Hinged flush panel doors
- Gainsborough lever passage sets and dummy handles
- Hinged flush panel doors to linen & build in wardrobes

Plaster

- Cornice – 75mm cove

Paint – 2 Coat System

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceiling
- Gloss finish to internal wood work
- Gloss finish to front entry and internal doors

Driveway

- Colour through concrete driveway & front porch up to 35m² (as per working drawings)

Landscaping & Fencing

- Front & rear landscaping as per developers guidelines (if required) including wall mounted clothesline & mailbox
- Fencing as per developers guidelines (if required) including winged fencing & P/A gate

Foundations

- Class M concrete slab

Connection

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on 500m² blocks with less than 300mm fall & 5m setback. Does not include Energy and telephone consumer account opening fees.

Termite

- Part A Slab penetration system & Part B Slab Spray

Structural

- 7-year structural guarantee (conditions apply)

Energy

- Minimum 6-star energy rating

QA Inspection

- Independent quality assurance inspection, reinspection & certificate upon completion

NOTES: Welsh Homes reserves the right to substitute the make, model or type of any of the above products to maintain the quality & product development of its homes



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6th February 2019

TO WHOM IT MAY CONCERN

RE: KESTRAL 2010a

Thank you for inviting Priority1 Property to appraise the abovementioned property for the rental market.

We believe in the current rental market the property would achieve in the vicinity of \$330.00 - \$340.00 per week.

If you require any further assistance please do not hesitate to contact me on 0428 002 575 or annie@p1property.com.au

Kind Regards

A handwritten signature in blue ink, appearing to read "AT", located below the "Kind Regards" text.

Annie Tarr
Director
Licensed Estate Agent

DISCLAIMER

"This appraisal has been prepared solely for the information of the client and not for any third party. It has also been prepared on the current rental market in Bendigo. Although every care has been taken in arriving at the figure we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way."