

Top 10 reasons to invest in RÅ



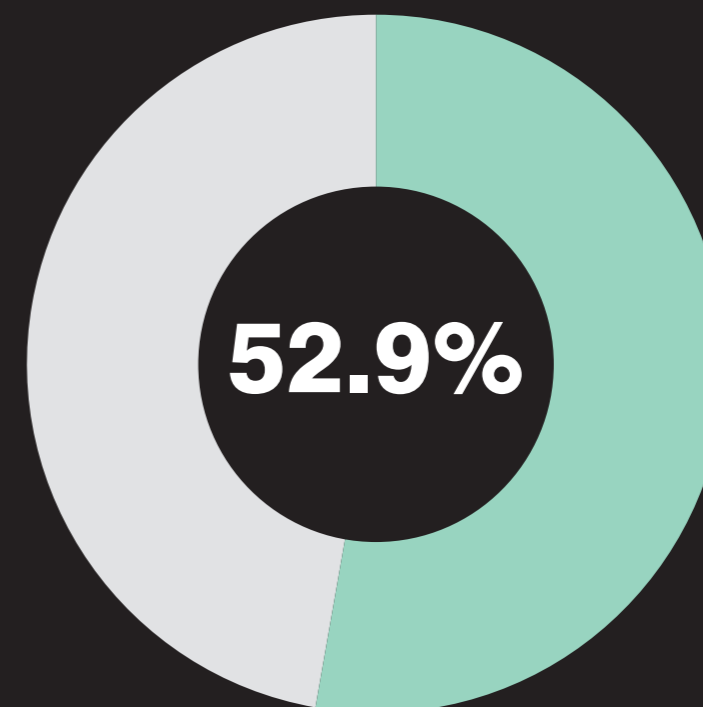
**Rosslyn
Apartments**

133 Rosslyn St
West Melbourne



West Melbourne is a dynamic area, containing a mixture of Victorian single and double storey terraces and converted warehouses and is experiencing rapid gentrification. The fastest rate of growth in house types is single people and couples without children, the ideal demographic for strong and sustained growth for apartment living.

4. High Household Incomes



■ Young Professionals aged between 20-34 years old

1. Price Growth West Melbourne

12.87%

Over the last 12 months West Melbourne unit prices have increased by 12.87%, outperforming the average in Victoria, which has been 3.53%.

2. Amazing Rental Yields

4.9%

With indicative rental yields of 4.9% and rents that are increasing year on year, West Melbourne properties consistently deliver high returns on investment. The median weekly rental for apartments in West Melbourne is \$560.

3. Rental Vacancy

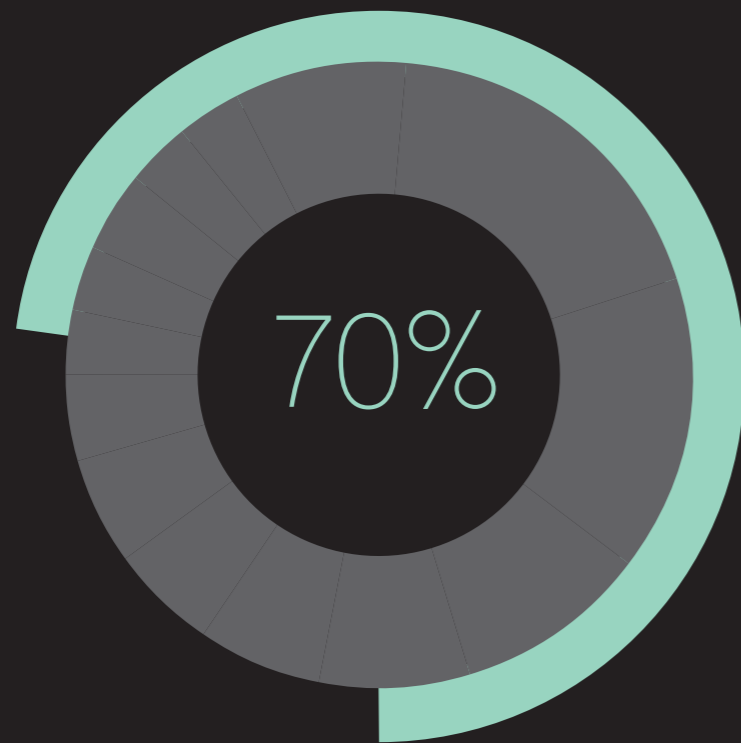
1.9%

Your opportunity awaits with rental vacancies at only 1.9%.

West Melbourne's median family and household incomes were also higher than the overall municipality medians, suggesting that it is a relatively affluent small area in the city.

5. Demographic Insights

60% of the population are renters, and over 70% of the population is aged between 19 and 40 – the perfect renter demographic.



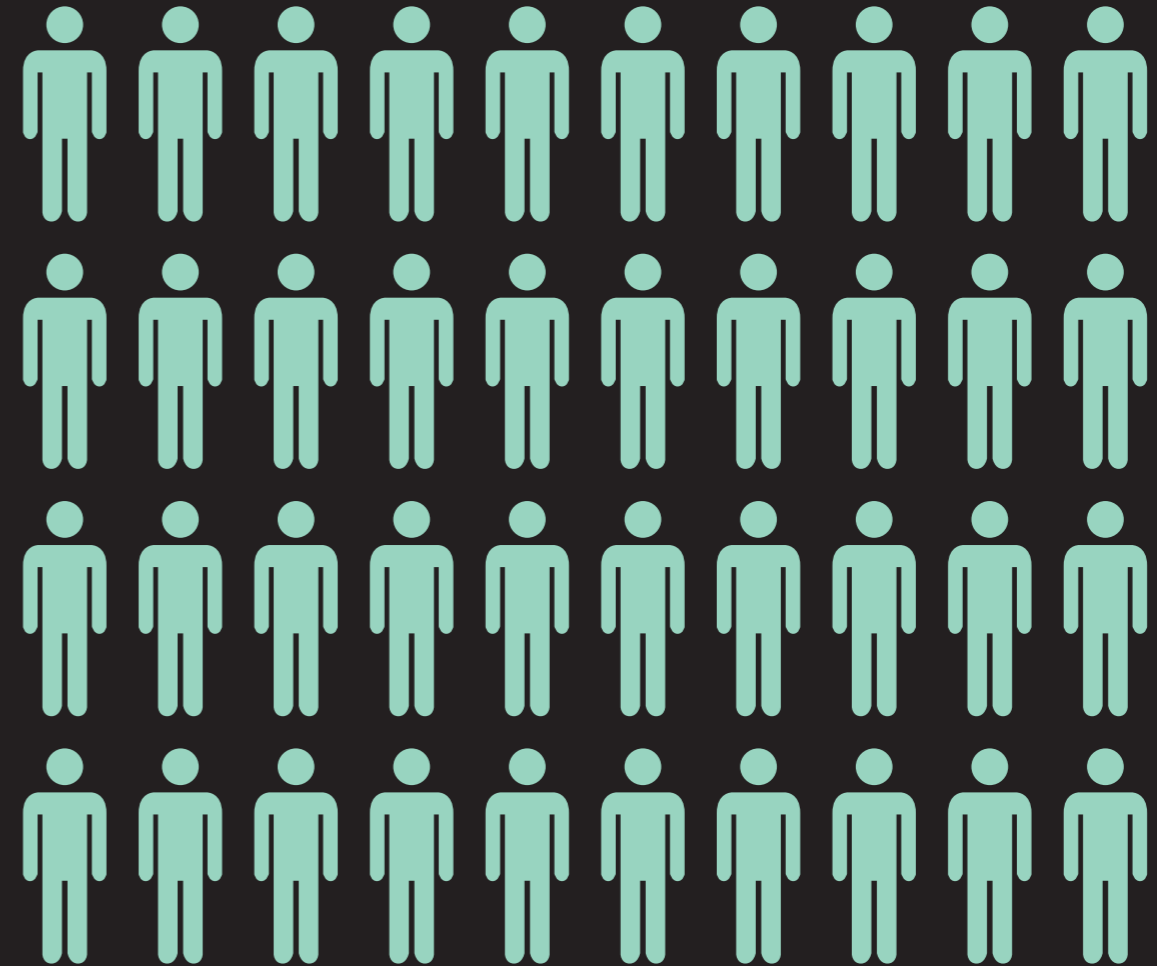
■ 70% Aged 19 to 40

6. The Perfect Tenant
Rental demand is high according to REA.



7. Population Growth

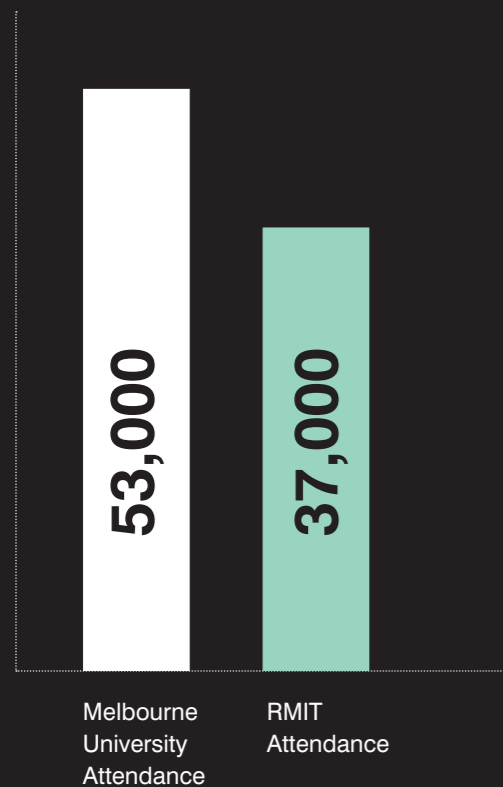
7.7 million by 2051



Melbourne population growth is predicted to grow by 7.7 million people by 2051 (source plan Melbourne).

8. Education

Several prestigious Universities and Schools are on West Melbourne's doorstep.



Prestigious University High School Zone

Haileybury City will also be Melbourne's first Early Learning to Year 12 independent private school campus in the CBD. Not to mention being located in the prestigious University High School Zone.

- 300m to Haileybury College City Campus
- 1km to Universities (RMIT and Melbourne University).

9. Accessibility

West Melbourne is perfectly located for residents seeking the lifestyle benefits of the CBD. It also boasts easy access to Melbourne's freeway network at Dynon Road and Wurundjeri Way.

- 300m to Flagstaff Gardens
- 400m to Docklands
- 300m to Haileybury College City Campus opening 2016/2017 (located at 383 King Street, West Melbourne, Haileybury City will be Melbourne's first Early Learning to Year 12 independent school campus in the CBD)
- 300m to CBD and Queen Victoria Market
- 500m to two major train stations
- 1km to Universities (RMIT and Melbourne University).

10. A walk score of 95/100 which is a walkers paradise



