



REGISTER OR CALL FOR A PRIVATE APPOINTMENT

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SIVASLI

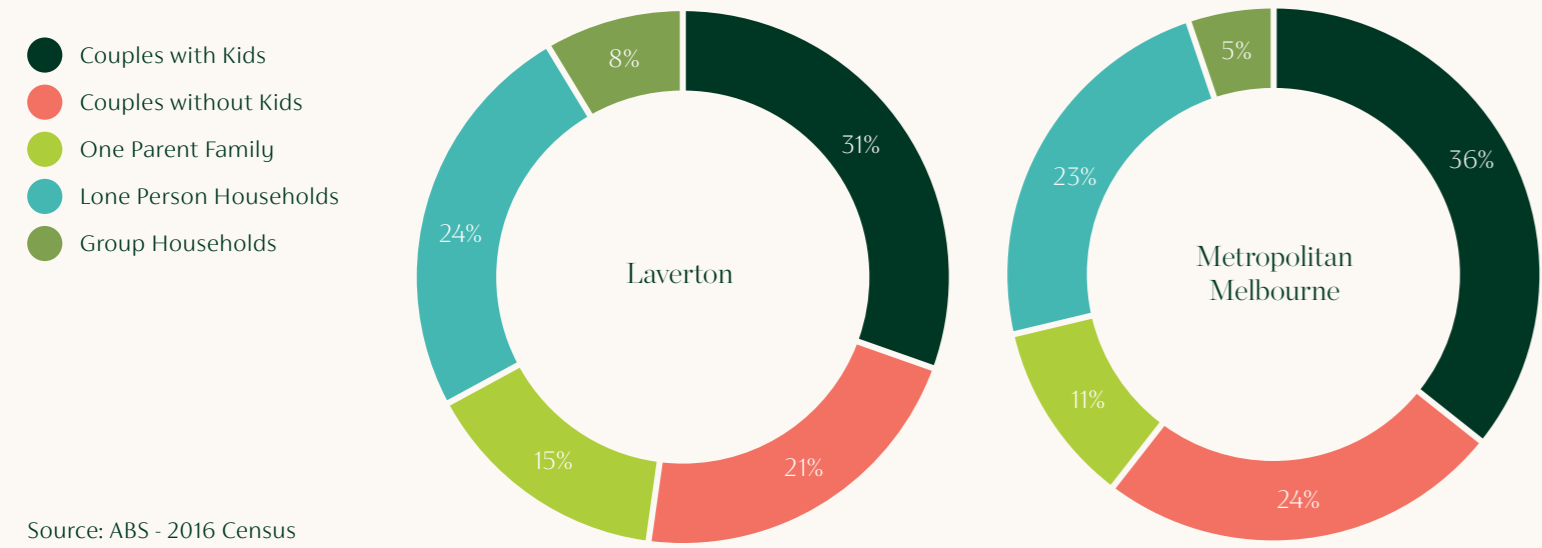
THIRTEEN THOMAS STREET LAVERTON

ANNA BELLE

LAVERTON

UNIQUE INVESTMENT OPPORTUNITY

Household Structure



MEDIAN UNIT PRICES HAVE INCREASED BY 10.4% P.A. OVER THE PAST 3 YEARS



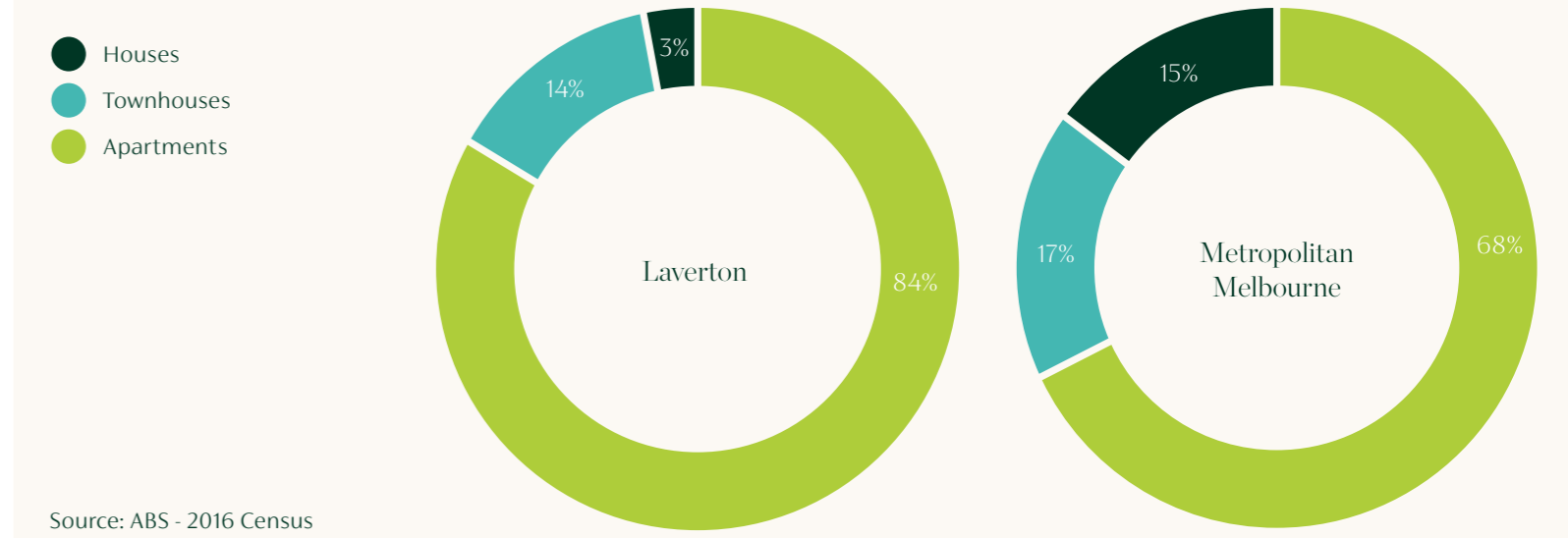
2020 median sale prices

For houses	For units
\$560,000	\$557,500

Increase of 1.5% p.a. over the past 3 years	Increase of 10.4% p.a. over the past 3 years
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Source: APM
* 2020 median price figures are based on a small sample size given lower sales volumes as a result of the COVID-19 pandemic

Dwelling Structure



RESIDENTIAL VACANCY IS ONLY 2% IN LAVERTON COMPARED WITH 5.4% ACROSS MELBOURNE

Source: REIV

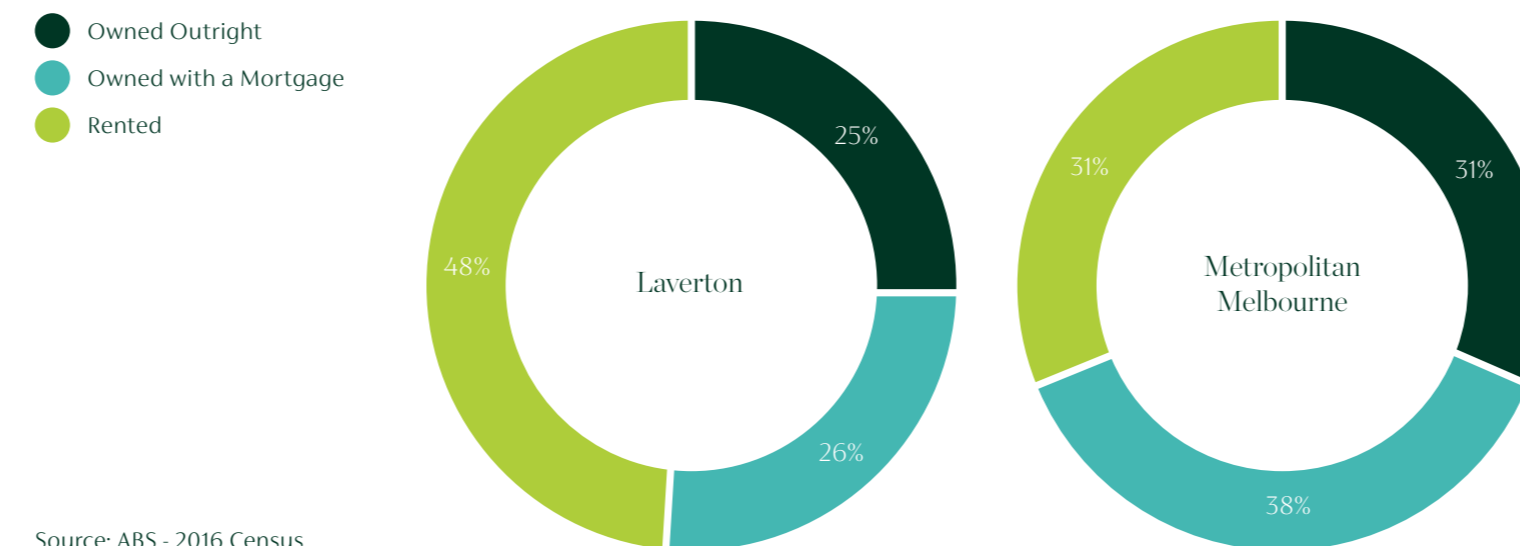
2020 median rental returns in Laverton

For 3 bed units	For 2 bed units
\$352 p/w	\$340 p/w
Increase of 1.8% p.a. over the past 5 years	Increase of 2.6% p.a. over the past 5 years

Source: SQM Research

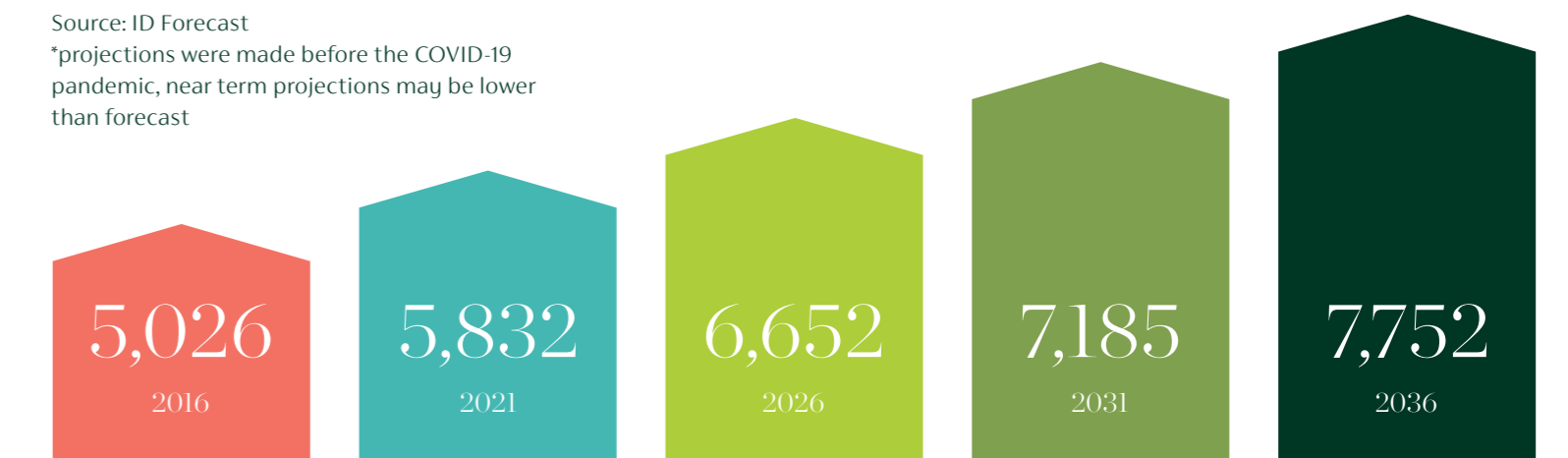


Tenure



Population Growth

Source: ID Forecast
*projections were made before the COVID-19 pandemic, near term projections may be lower than forecast



Employment snapshot

Top industries of employment

Accommodation and Food Services	13%
Transport, Postal and Warehousing	12%
Retail Trade	11%
Manufacturing	10%
Health Care and Social Assistance	10%

Source: ABS - 2016 Census

Top occupations

Labourers	20%
Technicians and Trades Workers	16%
Machinery Operators and Drivers	14%
Community and Personal Service Workers	12%
Professionals	12%