

Pendle Hill

13

/// Sam Sagers

Population	Household income		Population growth	
6,663	\$1,188		+433	
	Houses		Units	
Median price	\$510,000		\$367,000	
Growth rate	4%		14%	
	2012	2013	2012	2013
Median rent	\$430	\$430	\$370	\$390
Rental yield	4.6%	4.4%	6.0%	5.5%

Pendle Hill's population growth rate is much higher than the national average. Shopping, employment providers, public transport and schools are all nearby. Pendle Hill offers detached dwellings on bigger blocks close to major roads. The University of Western Sydney has a campus in the area, so student demand is also high. Unlike much of Sydney, properties can still be found from around \$500,000. Gentrification is underway in parts of this region, while master plan building developments will bring new stock on to the market. Overall, Pendle Hill and neighbouring suburbs offer a good value purchase within reach of the Sydney CBD.

Pennant Hills

14

/// Michael Fuller

Population	Household income		Population growth	
7,031	\$1,842		+503	
	Houses		Units	
Median price	\$832,500		\$405,000	
Growth rate	7%		1%	
	2012	2013	2012	2013
Median rent	\$578	\$600	\$420	\$440
Rental yield	3.8%	3.7%	5.4%	5.6%

The Pennant Hills market is already showing signs of tightening. Vendor discounting indicators have halved in less than six months, while auction clearance rates are nearing 100 per cent. The area offers a mix of family-friendly amenities and an easy commute to employment, with the Parramatta business centre only 20 minutes away. Buyer demand is growing. Cheaper than neighbouring suburbs, it's set to benefit from a ripple effect as buyers look for greater value.

Penrith

Picked in 2012/13
15

/// Sam Sagers

Population	Household income		Population growth	
4,650	\$949		+6,323	
	Houses		Units	
Median price	\$370,000		\$279,500	
Growth rate	6%		8%	
	2012	2013	2012	2013
Median rent	\$350	\$370	\$300	\$315
Rental yield	5.2%	5.2%	6.1%	5.9%

Penrith has been earmarked as a satellite city, with government programs targeted at employment creation and population growth. Lend Lease recently committed to a \$600 million land estate development that will accommodate 6,500 new residents, as well as new schools, shops, a lake and parks. The local council plans to create 40,000 new jobs by 2036. Given the acceleration of the Sydney market, Penrith is an affordable alternative.

Redfern

16

/// Louis Christopher

Population	Household income		Population growth	
12,034	\$1,447		+689	
	Houses		Units	
Median price	\$857,500		\$597,500	
Growth rate	2%		3%	
	2012	2013	2012	2013
Median rent	\$650	\$700	\$530	\$573
Rental yield	4.1%	4.2%	4.8%	5.0%

Redfern was once considered the roughest part of the city. As the inner west became more popular with buyers, Redfern started to undergo a demographic change. Huge swathes of Redfern now boast trendy cafés and lifestyle options. Due to the inner-city location, houses are rare and high-density living makes up more than two thirds of all dwellings. As such, the area tends to not be particularly popular among families, and most households are made up of single people or couples without children. Professionals are the largest occupation group in the suburb, comprising 38.5 per cent of residents.



Rouse Hill

17

/// Luke Berry

Population	Household income	Population growth
7,482	\$2,132	+987
	Houses	Units
Median price	\$660,000	N/A
Growth rate	5%	N/A
	2012	2013
Median rent	\$583	\$580
Rental yield	4.8%	4.6%

Rouse Hill in Sydney's north west is poised to benefit from road and rail enhancements. Rouse Hill and its surrounding suburbs have seen major changes over recent years. Only 20 years ago, Rouse Hill was still semi-rural. Today, it is a modern, low-density housing suburb. Proximity to Castle Hill is a major bonus for this region, as well as the newly created Rouse Hill town centre. The opportunity to buy a home in an area with good schools and public transport is tempting for first home buyers with lower financial resources. Long-term growth has been subdued but the area is picking up. Vacant land is seeing returns of up to 30 per cent a year.

Strathfield

/// Louis Christopher

Population	Household income	Population growth
23,639	\$1,470	+459
	Houses	Units
Median price	\$1,421,500	\$530,000
Growth rate	8%	6%
	2012	2013
Median rent	\$600	\$650
Rental yield	2.4%	2.4%

Strathfield is in Sydney's western suburbs, between Parramatta and the CBD. These areas are increasingly desirable to buyers no longer able to afford the eastern or northern suburbs. Areas around Strathfield have taken off in recent months, yet Strathfield has remained fairly subdued. Suburbs further out than Strathfield are now recording higher sales prices. The area has solid fundamentals, with proximity to employment, the harbour, education and lifestyle amenities. It appears to be underperforming, but the area is expected to start playing catch-up soon. Residents tend to be fairly typical of Sydneysiders, with income levels comparable



Image: Strathfield Raw Square 2 by I, J Bar / CC-BY-SA-3.0

to the greater Sydney average. While most dwellings are houses, high density complexes are popping up at a rapid pace.

Whalan

Picked in 2012

19

/// Michael Fuller

Population	Household income	Population growth
5,925	\$793	+332
	Houses	Units
Median price	\$265,000	N/A
Growth rate	8%	N/A
	2012	2013
Median rent	\$328	\$330
Rental yield	6.9%	6.5%

Top indicators suggest Whalan is poised for a capital growth spurt. Houses are selling faster than 12 months ago, from 110 days in 2012 to less than 50 at the end of 2013. Rents have climbed a whopping 38.17 per cent over the past 12 months, suggesting tenant demand in the area is rising fast. Nonetheless, this surge in interest has not yet filtered through to property values, with the suburb remaining affordable compared to others in the area. Due to these factors, rental yields tend to sit above six per cent.

Windermere Park

21

/// Michael Fuller

Population	Household income	Population growth
686	\$991	N/A
	Houses	Units
Median price	\$327,750	N/A
Growth rate	10%	N/A
	2012	2013
Median rent	\$340	\$370
Rental yield	6.0%	5.9%

Windermere Park is a small suburb on the lower banks of Lake Macquarie. Land sizes tend to be large, and well-positioned properties have lake views. Buyer activity has been strong recently, with an almost 100 per cent auction clearance rate. Rental demand is also surging. From 2012 to 2013, rents increased by 20 per cent. A quarter of landlords are attracting rental yields around 5.6 per cent. The area has been slow to warm up, with lagging growth over the last 10 years, which suggests Windermere Park may be primed for a kick-off. Houses are well priced in comparison to units and offer the suburban, outdoorsy lifestyle buyers in the area tend to enjoy.

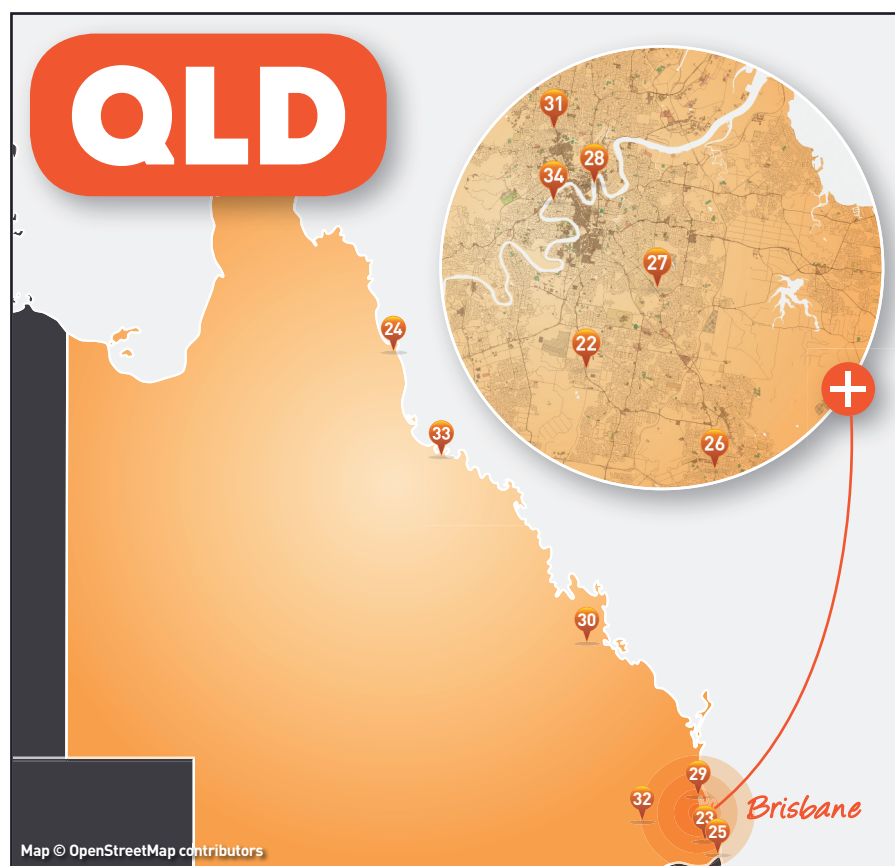
Wickham

20

/// Sam Saggars

Population	Household income	Population growth
952	\$1,093	+54
	Houses	Units
Median price	\$383,000	\$457,500
Growth rate	10%	N/A
	2012	2013
Median rent	\$381	\$420
Rental yield	5.8%	5.7%

Wickham has undergone gentrification, moving away from its industrial roots. Its main growth driver is its position next to the Newcastle CBD. Despite the population being heavily weighted towards couples without children or single people, houses are more common than units – 'fixer-uppers' can still be snapped up. Nonetheless, units pull in strong rental returns. The wider city of Newcastle has a rosy future, with mining, tourism, education and infrastructure development underpinning its economy.



Acacia Ridge

22

/// Andrew Wilson

Population	Household income	Population growth
6,945	\$1,613	+249
Houses		Units
Median price	\$305,000	\$320,000
Growth rate	1%	11%
		2012 2013 2012 2013
Median rent	\$340 \$345	N/A \$305
Rental yield	5.8% 5.9%	N/A 5.0%

This suburb is undergoing a shift. For many years, the area was primarily industrial – a Holden plant operated out of Acacia Ridge until the mid-1980s, when the site was transformed into a grocery distribution centre. Toyota has its regional headquarters on the same street, and one of Queensland's largest railway freight yards is just nearby. Yet over 7,000 people also live in the residential parts of the area. Residents tend to earn a lower income than the Brisbane average, with over 60 per cent of residents falling into low or medium-low income groups. Houses are most common, many of which are post-war fibro constructions primed for renovation.

Broadbeach

23

/// Sam Sagers, Andrew Wilson

Population	Household income	Population growth
4,614	\$1,028	+949
Houses		Units
Median price	N/A	\$452,500
Growth rate	N/A	-14%
		2012 2013 2012 2013
Median rent	N/A N/A	\$350 \$343
Rental yield	N/A N/A	3.4% 3.9%

While properties in Surfers Paradise attract a premium due to their city address, Broadbeach is a more affordable option. The rental market is particularly strong, with vacancies below two per cent. Lifestyle markets like the Gold Coast were particularly hard hit by the global financial crisis (GFC). As financially-strained owners scrambled to sell off holiday homes, property values dropped dramatically. Since the economy has stabilised, the Gold Coast market has picked up. Price points are lower than their peak, giving investors the chance to ride a wave of capital growth. Tourism is a major driver of the economy and an increase in international visitors has boosted jobs in the region.

Cairns

24

/// Terry Ryder

Population	Household income	Population growth
133,893	\$1,164	+18,538
Houses		Units
Median price	\$381,000	\$347,500
Growth rate	3%	8%
		2012 2013 2012 2013
Median rent	N/A \$350	\$400 \$380
Rental yield	N/A 4.8%	6.4% 5.7%



Cairns is one of Queensland's largest regional towns. Tourism is a major player in the local economy. As a result, the GFC hit Cairns particularly hard, with property values taking a plunge. As tourism rebounds, particularly with visitors from China, Cairns is mounting a strong comeback. The economy is becoming more diversified, with more regional government departments based in Cairns and the construction industry booming. Government initiatives to prop up the local market have offered incentives to developers to build residential homes. These factors make the town more resilient to future downturns in the tourism sector.

New Farm

Picked in
2013
28

/// Sam Sagers, Louis Christopher

Population	Household income		Population growth	
11,330	\$1,620		+714	
	Houses		Units	
Median price	\$925,000		\$495,000	
Growth rate	-20%		4%	
	2012	2013	2012	2013
Median rent	\$700	\$700	\$420	\$430
Rental yield	3.2%	3.9%	4.6%	4.5%

New Farm is one of Brisbane's most sought-after addresses. A large proportion of high earners call New Farm home, with 29 per cent of residents earning over \$1,500 per week and 17 per cent earning over \$2,000. Affluent professionals, particularly young couples, are the main buyers and tenants in the area. Due to the high price of houses and the prevalence of smaller households, units are an attractive option for investors.

Redcliffe

Picked in
2012/13
29

/// Margaret Lomas, Terry Ryder

Population	Household income		Population growth	
9,201	\$882		+4,809	
	Houses		Units	
Median price	\$329,500		\$342,500	
Growth rate	-3%		-9%	
	2012	2013	2012	2013
Median rent	\$328	\$330	\$330	\$335
Rental yield	5.0%	5.2%	4.6%	5.1%

Redcliffe was formerly considered a low socioeconomic area but gentrification is well underway. Its location and coastal lifestyle make it an attractive prospect for families as well as older couples. In late 2013, there were 17 people looking per property in Redcliffe, compared to the state average of 12. The price point is affordable compared to other Brisbane suburbs, particularly as the Brisbane market picks up speed. Growth has been subdued recently but a boost may come in the next two to three years.

Rockhampton

Picked in
2012/13
30

/// Terry Ryder

Population	Household income		Population growth	
61,724	\$1,168		+8,165	
	Houses		Units	
Median price	\$206,000		N/A	
Growth rate	3%		N/A	
	2012	2013	2012	2013
Median rent	\$280	\$280	N/A	N/A
Rental yield	7.3%	7.1%	N/A	N/A

Rockhampton's economy is influenced by the mining sector but its major industries are grazing, tourism and retail. As a regional centre, several large corporations have branches in the area, including Queensland Rail. While better-known central Queensland cities like Gladstone and Mackay have declining markets due to developer oversupply, Rockhampton is rising. Overall, the population grew by over 8,000 from 2006 to 2011, a trend which is likely to continue into the future.

Stafford

Picked in
2012/13
31

/// Luke Berry

Population	Household income		Population growth	
6,041	\$1,208		+103	
	Houses		Units	
Median price	\$460,000		\$408,750	
Growth rate	3%		10%	
	2012	2013	2012	2013
Median rent	\$380	\$400	\$349	\$355
Rental yield	4.4%	4.5%	4.9%	4.5%

Stafford is in Brisbane's northern suburbs. Brisbane is the state capital with the most potential for growth in the coming year. Mining exports have been growing strongly and are expected to increase, while the government is pushing the growth of commercial real estate in the CBD. Office workers with young families frequently choose suburbs like Stafford, offering both suburban living and nearby lifestyle quarters. Stafford offers affordable houses with a small number of units compared to other suburbs.

Townsville



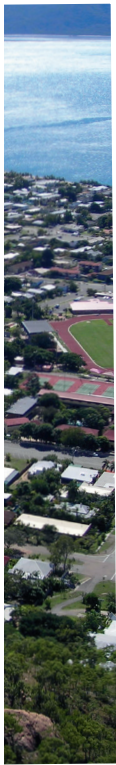
Toowoomba

Picked in
2012/13
32

/// Sam Sagers, Luke Berry

Population	Household income		Population growth	
96,567	\$1,021		+8,904	
	Houses		Units	
Median price	\$299,000		\$330,000	
Growth rate	18%		43%	
	2012	2013	2012	2013
Median rent	\$270	\$285	\$220	\$250
Rental yield	5.6%	5.0%	5.1%	3.9%

Toowoomba is strategically located between Brisbane and the Surat Basin. The town is currently undergoing a job creation boom. A planned private airport and business park are expected to account for 15,000 jobs in the coming decade, while gas and mining industries are flocking to the Surat Basin. Since the 2011 floods, upgrades to the Wivenhoe Dam have significantly improved emergency preparedness in Toowoomba. The rental market is expected to remain strong as accommodation in nearby towns is limited. Land releases are rare and some buyers are purchasing six months prior to land registration.

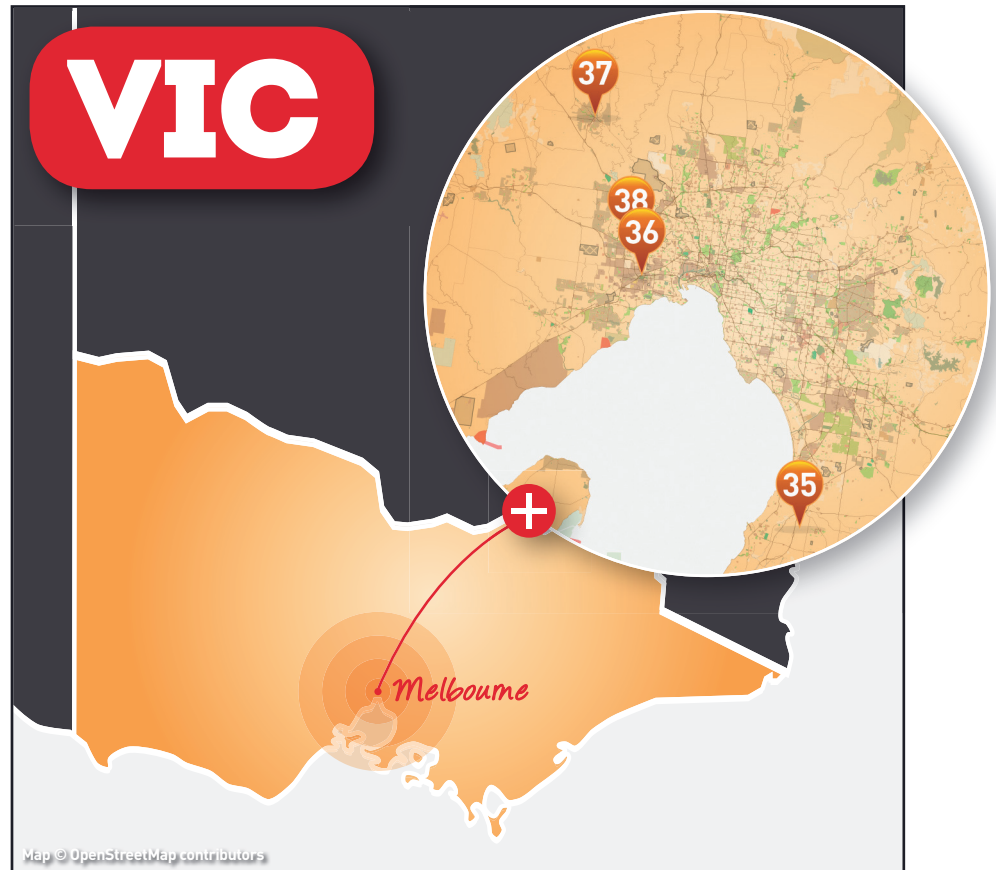


/// Luke Berry

33

Population	Household income		Population growth	
157,748	\$1,390		N/A	
	Houses		Units	
Median price	\$555,000		\$376,750	
Growth rate	N/A		-2%	
	2012	2013	2012	2013
Median rent	N/A	\$345	\$425	\$430
Rental yield	N/A	3.2%	5.8%	5.9%

Townsville has a highly diverse economy. As a result, Townsville is more resilient to economic downturns than other regional towns. Townsville is increasingly becoming known as the North Queensland capital, with many government departments and major corporations operating out of its town centre. The area has suffered from oversupply in recent times, particularly with top end units close to the river and CBD. However, this problem appears to be reducing as a new focus on urban renewal encourages buyers to consider city living. Well-priced homes around Mount Louisa promise long-term capital growth.



West End

34

/// Sam Sagers

Population	Household income		Population growth	
8,061	\$1,485		+443	
	Houses		Units	
Median price	\$835,500		\$512,500	
Growth rate	5%		0%	
	2012	2013	2012	2013
Median rent	\$530	\$598	\$490	\$463
Rental yield	3.5%	3.7%	4.9%	4.7%

West End offers a range of museums, galleries, restaurants and shopping. Students and executives alike aspire to live in the area for its cultural offerings and proximity to the Brisbane CBD. Train lines and express buses provide easy access to the rest of Brisbane. The residential market is tight and asking rents are some of the best in the city. Yields can be up to six per cent for properties at a reasonable price point. Online searches indicate that three times more buyers are interested in buying in West End than the state average. West End may be one of the few locations in Australia that still offers affordable property within two kilometres of the CBD.

Baxter

35

/// Michael Fuller

Population	Household income		Population growth	
2,146	\$1,128		+123	
	Houses		Units	
Median price	\$326,750		N/A	
Growth rate	5%		N/A	
	2012	2013	2012	2013
Median rent	\$300	\$305	N/A	N/A
Rental yield	5.0%	4.9%	N/A	N/A

Baxter is situated on Victoria's Mornington Peninsula. Planned infrastructure works in Frankston and Narre Warren are set to boost employment and economic growth in this region. The current population is a mix, with trade workers, sales workers and professionals well represented. Baxter could benefit from the flow-on effect of increased activity in these sectors. House prices remain low, with even comparatively expensive properties coming in under \$400,000. On the rental side, vacancy rates are low and rental returns grew by 10 per cent in 2013. With low stock on market, rental properties are set to continue their strong run.

Brimbank

36

/// Terry Ryder

Population	Household income	Population growth			
182,735	\$1,106	N/A			
	Houses	Units			
Median price	N/A	N/A			
Growth rate	N/A	N/A			
	2012	2013	2012	2013	
Median rent	N/A	N/A	N/A	N/A	
Rental yield	N/A	N/A	N/A	N/A	

The Brimbank area is poised to become a major population centre for Melbourne's western suburbs. While the western suburbs once had a poor reputation, buyers priced out of the east are taking a new interest in the area. Within a short distance are two university campuses and a major hospital. The government has pledged \$800 million towards creating a transport hub in the region and improving rail access to the CBD. While traditionally Brimbank was a lower income area, current trends show a growing percentage of high and medium income earners. High density living remains fairly uncommon, with 86.4 per cent of dwellings separate houses.

Sunbury

37
/// Margaret Lomas

Population	Household income	Population growth		
34,030	\$1,432	+2,825		
	Houses	Units		
Median price	\$350,000	\$295,000		
Growth rate	1%	0%		
	2012	2013	2012	2013
Median rent	\$310	\$310	\$290	\$290
Rental yield	4.7%	4.6%	5.2%	5.1%

Sunbury is considered a satellite city rather than a country town. Current plans would see Sunbury encompassed as part of metro Melbourne in coming decades. New railway lines and improved road links make it possible for workers to live in Sunbury and work in the CBD. The \$270 million Sunbury Electrification Project was completed in November 2012, allowing trains to carry more passengers and run more reliably. The area is popular with CBD workers seeking lower priced houses. Given the price squeeze in metro Melbourne, this is likely to continue. Population growth data shows Sunbury is growing faster than the Melbourne average.



Sunshine

38
/// Andrew Wilson

Population	Household income	Population growth		
8,838	\$984	+762		
	Houses	Units		
Median price	\$398,500	\$337,500		
Growth rate	-3%	23%		
	2012	2013	2012	2013
Median rent	\$300	\$300	\$230	\$235
Rental yield	3.9%	3.9%	4.4%	3.6%

Sunshine is poised to become the city's newest population hub. A new town plan will see transport infrastructure strengthened in the area to improve access to the Melbourne CBD. Urban renewal projects aim to boost Sunshine's appeal and discard its downmarket reputation. Victoria University has a campus in the area. Though the population tends to be skewed towards lower income earners, these demographics are changing rapidly towards a higher-earning population. As the Melbourne market heats up, particularly in blue-chip suburbs in the east and south of the Yarra, Sunshine may benefit from a spill over of buyers priced out of the market.

Armadale

39
/// Margaret Lomas, Terry Ryder

Population	Household income		Population growth	
12,853	\$889		N/A	
	Houses		Units	
Median price	\$295,000		\$249,000	
Growth rate	9%		15%	
	2012	2013	2012	2013
Median rent	\$310	\$340	\$275	\$295
Rental yield	6.0%	6.0%	6.7%	6.2%

Armadale boasts good transport links with highway access, a major bus interchange and a railway line to Perth's CBD. Armadale also provides educational facilities to the greater area, with several schools, a Trades College and a major tertiary training provider. The population of the wider City of Armadale is expected to grow from 65,000 to over 100,000 over the next 10 years. Infrastructure spending by the Metropolitan Redevelopment Authority promises to boost home values in the area. With a low median entry price of \$295,000, buyers may find Armadale more affordable than other parts of the greater Perth region.

Balga

40
/// Andrew Wilson

Population	Household income		Population growth	
10,701	\$934		N/A	
	Houses		Units	
Median price	\$386,000		\$295,000	
Growth rate	12%		24%	
	2012	2013	2012	2013
Median rent	\$340	\$380	N/A	\$395
Rental yield	5.1%	5.1%	N/A	7.0%

Balga is a former housing commission area. While the area is now a mix of public and private housing, incomes remain below the Perth average. The most common occupations include trade workers, technicians, labourers and clerical workers. Balga has seen double-digit growth in past years but house prices are still lower than surrounding suburbs. As housing pressure mounts in Perth, Balga is perfectly situated to experience high capital growth. The suburb's proximity to the city, beach and major shopping complexes puts it in a desirable position for buyers. Vacancy rates in the area are tight, suggesting tenant demand is already high.

Coolbellup

41
/// Michael Fuller

Population	Household income		Population growth	
4,917	\$982		N/A	
	Houses		Units	
Median price	\$425,000		\$319,000	
Growth rate	10%		8%	
	2012	2013	2012	2013
Median rent	\$370	\$420	\$330	\$380
Rental yield	4.9%	5.1%	5.8%	6.2%

Coolbellup is typified by 1960s three-bedroom brick and tile cottages. After undergoing a revitalisation project in the 1990s, Coolbellup has seen increasing numbers of apartments and high-density living. Most former council housing has been sold off to private owners. Properties are selling on average in 47 days, down from 121 days a year ago. Property listing numbers are low, so buyers are competing for limited stock. Rents climbed 25 per cent from 2012 to 2013.

Highgate

42
/// Sam Saggars

Population	Household income		Population growth	
1,941	\$1,266		N/A	
	Houses		Units	
Median price	\$760,000		\$426,500	
Growth rate	3%		12%	
	2012	2013	2012	2013
Median rent	\$545	\$598	\$370	\$410
Rental yield	3.9%	4.1%	5.1%	5.0%

Lifestyle factors are a major growth driver in Highgate, particularly its proximity to trendy cafés and nightlife in the Northbridge region. Transport is highly accessible with East Perth train station nearby and major road infrastructure. Major developments being undertaken by the Perth Metropolitan Redevelopment Authority (MRA) are set to benefit Highgate by injecting \$8.6 billion into the local economy.

Joondanna

43
/// Luke Berry

Population	Household income		Population growth	
4,566	\$1,262		N/A	
	Houses		Units	
Median price	\$650,000		\$398,750	
Growth rate	8%		10%	
	2012	2013	2012	2013
Median rent	\$450	\$530	\$350	\$385
Rental yield	3.9%	4.2%	5.0%	5.0%

Joondanna is well serviced by schools, shopping malls and public transport. The area also offers parks, golf courses and the Lake Monger Reserve. Economic drivers are strong, with easy access to industrial employment hubs at Osborne Park, Balcatta and the developing Malaga precinct. Yet the suburb has not seen the rapid growth evident in many suburbs of the city; house prices float just above the Perth median, units are well priced, and demand for high-density living will grow as the population swells.

Kwinana

Picked in 2013
44
/// Margaret Lomas

Population	Household income		Population growth	
29,227	\$1,253		+6,032	
	Houses		Units	
Median price	N/A		N/A	
Growth rate	N/A		N/A	
	2012	2013	2012	2013
Median rent	N/A	N/A	N/A	N/A
Rental yield	N/A	N/A	N/A	N/A

Kwinana is an easy commute from the centre of Perth. Significant redevelopment is on the agenda. A state government project in the area aims to create 10,000 jobs. As a result, the population is expected to double in the next decade. The suburb sits by the seaside, offering a family-friendly lifestyle. While the nearby BP oil refinery has kept prices low in the past, buyers squeezed out of the inner Perth market may begin to take greater interest in the suburb.

Merriwa

45
/// Margaret Lomas

Population	Household income		Population growth	
5,571	\$956		+345	
	Houses		Units	
Median price	\$360,000		N/A	
Growth rate	7%		N/A	
	2012	2013	2012	2013
Median rent	\$360	\$400	N/A	N/A
Rental yield	5.6%	5.8%	N/A	N/A

Merriwa is in the outer suburbs of Perth. The suburb sits on the coast and is bordered on two sides by national park. Road and rail connections make commuting to the CBD a viable option. While the northern suburbs of Perth have taken off, Merriwa has continued to stall. In the past, the area has been stigmatised. The area still tends towards lower incomes, with 28.6 per cent of people in the bottom income quartile and 31.7 per cent in the second lowest. Nonetheless, this status quo is likely to change in coming years as the northern suburbs become more desirable. Rising prices throughout the north are likely to spill over to Merriwa.

Seville Grove

46
/// Sam Saggars

Population	Household income		Population growth	
9,217	\$1,440		+2,272	
	Houses		Units	
Median price	\$367,500		\$296,500	
Growth rate	7%		5%	
	2012	2013	2012	2013
Median rent	\$350	\$395	N/A	N/A
Rental yield	5.3%	5.6%	N/A	N/A

Seville Grove is a fast growing area in the outer suburbs of Perth. It is expanding rapidly as recent land releases boost the local property market. Its affordable prices, alongside access to amenities and transport, make it a highly desirable area. Properties are largely separate houses, with medium-density housing accounting for just 12.6 per cent of the market. The Armadale LGA is expected to double in size in the next 20 years, putting pressure on local property prices. Local businesses provide employment in the health, education, manufacturing and retail fields. Seville Grove also sits near the Armadale city centre, which is currently being expanded.

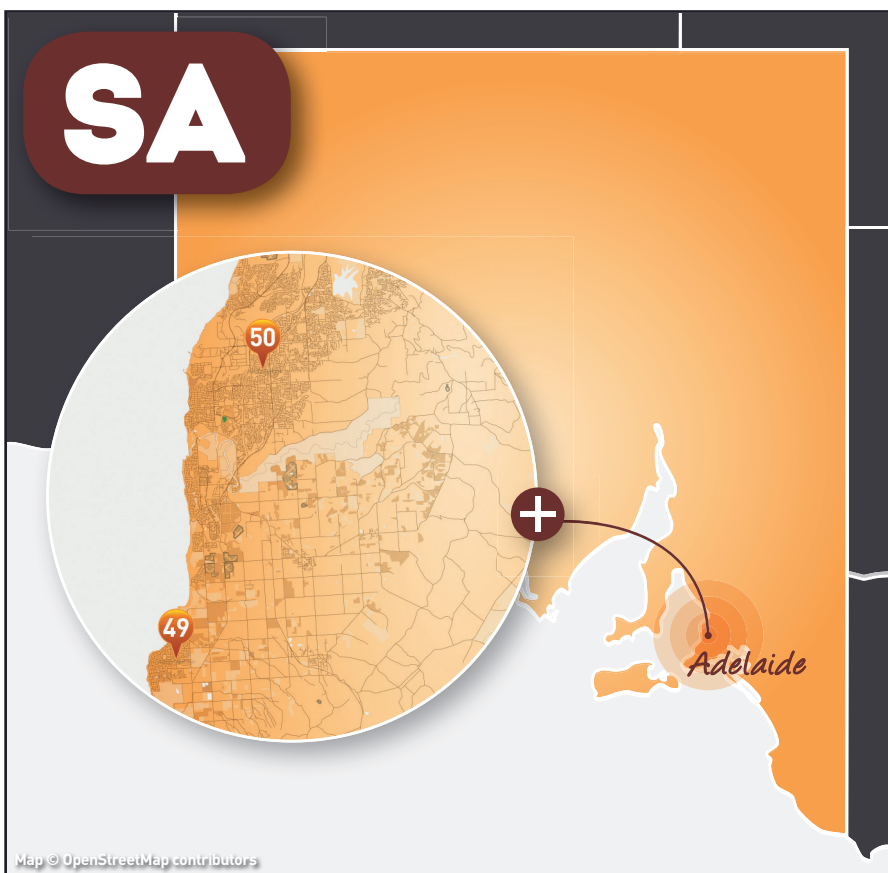
Sorrento

47

/// Michael Fuller

Population	Household income		Population growth	
7,371	\$2,065		+64	
	Houses		Units	
Median price	\$924,500		\$340,000	
Growth rate	3%		-6%	
	2012	2013	2012	2013
Median rent	\$763	\$700	\$320	\$595
Rental yield	4.5%	3.9%	4.6%	9.1%

Sorrento's demographic is largely owner occupiers attracted by the local schools, shopping centres and suburban lifestyle. However, high-density living is becoming increasingly popular, with vacancy rates for units approaching zero per cent. Moreover, stock on market for units is low, with only one in 500 properties available for sale. This suggests units may be a growing market segment in the area. Internet searches for property have doubled in the past 12 months, indicating a rise in demand. Sorrento has had a period of low capital growth over the past 10 years. As prices remain low, the area may be poised for an upswing.



Spearwood

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/// Luke Berry

Population	Household income	Population growth		
9,096	\$1,090	N/A		
	Houses	Units		
Median price	\$494,000	\$285,000		
Growth rate	10%	27%		
	2012	2013	2012	2013
Median rent	\$400	\$438	\$290	\$310
Rental yield	4.6%	4.6%	6.6%	5.7%

Spearwood blends several strong investment dynamics. While mining construction is slowing, mining production is continuing. Spearwood is attractive to 'fly-in fly-out' (FIFO) workers, close to the beach, lakes and nature reserves. FIFO workers tend to spend their money where they live rather than where they work, so these areas could benefit from the high salaries in the mining sector. The suburb is also close to major job creation sites. Spearwood's industrial zone on the suburb's eastern fringe is a major employer, while the Murdoch-based hospital and university precinct hosts thousands of workers.

Aldinga Beach

Picked in 2012

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/// Margaret Lomas

Population	Household income		Population growth	
9,697	\$1,018		+3,726	
	Houses		Units	
Median price	\$313,000		\$269,995	
Growth rate	1%		-2%	
	2012	2013	2012	2013
Median rent	\$280	\$290	\$250	\$250
Rental yield	4.7%	4.8%	4.7%	4.8%

Significant infrastructure development is expected to ramp up economic activity in Aldinga Beach. There is no high-density development in the suburb, and 92.2 per cent of dwellings are separate houses. Incomes in the suburb are similar to wider South Australia, though the highest income group is slightly underrepresented. Prices remain affordable with a median house price of \$313,000. Rents are low at \$290 a week for houses. Investors would be wise to choose houses on larger blocks of land, to be subdivided in the future. As the South Australian market warms up, Aldinga Beach could benefit from rising prices closer to the CBD.

Reynella

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/// Margaret Lomas

Population	Household income		Population growth	
4,461	\$958		+29	
	Houses		Units	
Median price	\$285,000		\$210,000	
Growth rate	0%		5%	
	2012	2013	2012	2013
Median rent	\$310	\$310	\$250	\$255
Rental yield	5.7%	5.7%	6.5%	6.3%

Reynella is situated within the southern beachside suburbs of Adelaide. CBD workers can take advantage of a new rail link and freeway duplication that put Reynella within commuting distance. While the area has traditionally been thought of as low income, the median family income is close to the national average. Reports have 43 people looking for every available property in the area, so demand is high. However, prices have not yet caught up with demand as the median price point is a low \$285,000. Rental yields are healthy, exceeding six per cent on average. ■