

BENDIGO

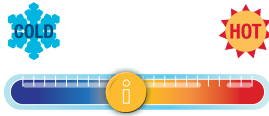


The city of Greater Bendigo is situated 150km northwest of Melbourne and has a population of around 90,000. Established during the gold rush era, Bendigo is known for its architectural heritage and gold-mining history. Major industries are tourism, commerce and primary agriculture (grazing, wine). There is some manufacturing, eg Thales Australia and Australia Defence Apparel. La Trobe University has a campus here. The Bendigo Easter Festival and Parade is held each year, a highlight of which is the Chinese dragon.

KEY INDICATORS



INFRASTRUCTURE INVESTMENT



Like Ballarat, Bendigo is a major beneficiary of the Regional Rail Link.



POPULATION GROWTH



Melbourne residents moving to the city are fuelling population growth.



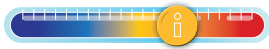
PROJECTED RENTAL GROWTH



Rental increases will be better than in Melbourne due to cheaper prices and strong demand.



DIVERSITY OF ECONOMY



The economy is strong for regional Victoria and has many industries supporting its local economy.



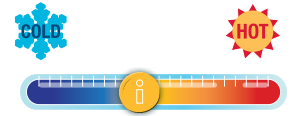
SUPPLY & DEMAND



More housing stock is coming on line, but hardly meeting current demand.



VACANCY RATES



Rental demand has been pretty well managed. Vacancy rates are near balanced at just under 3%.



PROJECTED CAPITAL GROWTH



Further investment in infrastructure could unlock more capital growth.



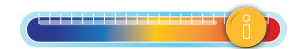
ESTIMATED RENTAL YIELDS



Current yields are sitting at just under 5% and are expected to strengthen.



AFFORDABILITY



Excellent affordability at \$315k median house price is bringing Melbourne workers into the city.



COUNCIL PLANNING



Much-needed infrastructure development is underway.

WHY IT'S HOT

Victoria's third-largest city is also benefiting from the Regional Rail Link, and Melbourne is less than an hour and a half away by rail. It has solid manufacturing, strong agriculture, and a history of above-average capital growth for property. Plans for a new highway, a new hospital, and airport upgrades all contribute to a healthy outlook for Bendigo.

-NextHotSpot

As a prominent hub within regional Victoria, Bendigo has a fairly large property market and this insulates it from some of the wild supply-and-demand fluctuations typical of smaller regional centres. Easy access to Melbourne is a great bonus and adds an extra benefit for investors – many Bendigo residents are Melbourne workers who commute to and from the city.

-Your Investment Property

STATS & FACTS

- Key regional centre now a 90-minute train commute to Melbourne
- Relatively strong ongoing population growth
- Solid, diverse economy – agriculture, manufacturing, health, tourism, services
- Significant upgrades to rail, road and air links, including the Regional Rail Link
- State government developing new hospital and master-planned community
- Families make up 70% of households, including 30% 'couples with kids'
- Property is affordable, with good growth rates and strong rental returns
- Worst long-term capital growth suburb is East Bendigo, at 7% p.a.



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