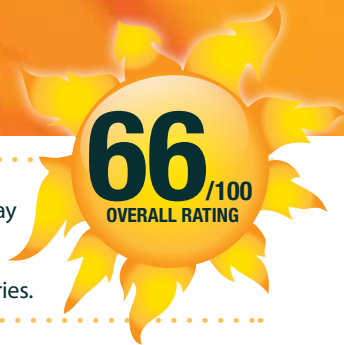


FRANKSTON

LONG-TERM GROWTH
7-8%
PER ANNUM



The city of Frankston is 40km southeast of Melbourne on the eastern side of Port Phillip Bay and at the beginning of the iconic Mornington Peninsula. About 130,000 people live in this area. Known as the 'Gateway to the Mornington Peninsula', Frankston is strategically placed as the activity centre for the peninsula and the nearby southeast growth corridor of Melbourne. It provides shopping, education, health, community services, financial, leisure and entertainment facilities for a population catchment far greater than its municipal boundaries.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Leading infrastructure includes the EastLink and Peninsula Link highways.

VACANCY RATES COLD HOT

A potential weak point, with vacancy rates at 2.61%, though not a reason for concern due to its great lifestyle aspects.

POPULATION GROWTH COLD HOT

Frankston is popular with seachangers and retirees wanting to stay close to Melbourne. Families like it too.

PROJECTED CAPITAL GROWTH COLD HOT

Historically, Frankston is a good long-term performer and the traditional drivers of capital growth are intact.

PROJECTED RENTAL GROWTH COLD HOT

The suburb is a good long-term performer, with key drivers of rent increases still in place.

ESTIMATED RENTAL YIELDS COLD HOT

Returns are certainly more appealing than comparable areas in Victoria.

DIVERSITY OF ECONOMY COLD HOT

Proximity to Melbourne means the suburb benefits from the CBD's broad range of industries and economic drivers.

AFFORDABILITY COLD HOT

With a median house price of \$335k, Frankston rates high on affordability.

SUPPLY & DEMAND COLD HOT

Steady population growth is being managed well. Supply largely meets demand.

COUNCIL PLANNING COLD HOT

The council faces fewer challenges than Melbourne and is handling those it does have well.

WHY IT'S HOT

The Mornington Peninsula has in general been one of the better long-term capital growth performers in Victoria. With the well-documented oversupply issue in inner Melbourne continuing to grow, as an organising principle investors are better served by looking at a distance from the CBD. Suburbs around Frankston are serviced by relatively recent transport improvements, and they will see potential industrial growth if the Western Port expansion proceeds.

-NextHotSpot

Good growth prospects aside, Frankston ticks a number of boxes simply for its lifestyle options. It's close to the beach, has a direct train line to the Melbourne CBD, local amenities are good, and properties, for the most part, are affordable. This means that, even if new infrastructure developments weren't going ahead, buyers would retain an interest in the area for some time to come.

-Your Investment Property

STATS & FACTS

- Mornington Peninsula is one of Victoria's standout long-term performers
- Frankston has been one of the best performers, with 7-8% p.a. long-term growth
- Residex reports an 18% increase in house prices over the last three years and 19.5% for units
- Well separated from the chronic oversupply issues in inner Melbourne
- Will benefit from any significant development of Western Port
- Major transport infrastructure upgrades via EastLink and Peninsula Link expressways
- Road improvements have enhanced the area's appeal for Melbourne retirees
- Plans for marina development and a retail, commercial and restaurant hub

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