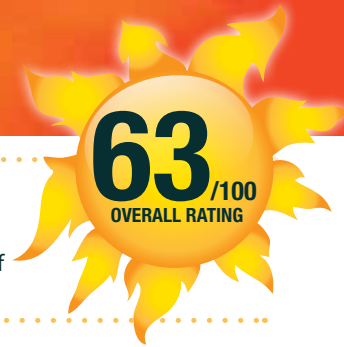


# FREMANTLE

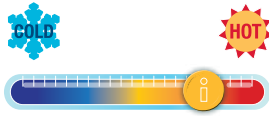


Fremantle is situated at the mouth of the Swan River, 19km southwest of Perth. It is known for its harbour, which acts as the port of Perth, handling the majority of the state's imports and exports. Fremantle's population is about 34,000. It is an established residential area, with substantial maritime and industrial areas and some commercial land use. The city is known for its historical colonial buildings and prisons. Landmarks of note include the University of Notre Dame, Fremantle Hospital, and the John Curtin Performing Arts Centre.

## KEY INDICATORS



### INFRASTRUCTURE INVESTMENT



As this is a port area, there are excellent road and rail links. Infrastructure is world class.



### POPULATION GROWTH



This Perth region has morphed into a highly desirable place to live, driving more people to it.



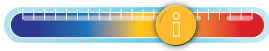
### PROJECTED RENTAL GROWTH



Rental growth will follow seasonal patterns, but there should be steady rent increases on the horizon.



### DIVERSITY OF ECONOMY



All of Perth's services and industries are within reach, and Fremantle has port facilities of its own.



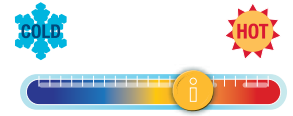
### SUPPLY & DEMAND



The cost of property has meant that demand, while still good, is currently a little subdued.



### VACANCY RATES



Rental market is tight at less than 1% vacancy rate.



### PROJECTED CAPITAL GROWTH



Capital growth will be strong, as a result of the port and the diversity of demand: lots of people like the area.



### ESTIMATED RENTAL YIELDS



The high median price of houses and units is keeping returns down, currently at 5% for units and 4% for houses.



### AFFORDABILITY



Fremantle is a victim of its own success. Its great appeal has made it relatively expensive.



### COUNCIL PLANNING



The council has done a good job for incumbent residents. However, more could be done to support investor growth.

## WHY IT'S HOT

Once an ugly port town, Fremantle has blossomed into a desirable residential extension of Perth, with some wonderful lifestyle features. Many suburbs surrounding the Fremantle hub have become comparatively expensive, but one standout is the emerging suburb of Spearwood – relatively affordable and exposed to the benefits of both Fremantle and Murdoch University. Hamilton Hill looks well priced for investors too.

**-NextHotSpot**

Fremantle is becoming increasingly trendy, owing to its great cafes, shops, restaurants and chic urban surroundings. The fact that its popularity is supported by a strong employment market makes its position as a great investment spot even stronger. The suburb is likely to be a Perth rendition of the story of Newtown in Sydney or Melbourne's inner north: regenerated urban areas with fierce appeal.

**-Your Investment Property**

## STATS & FACTS

- Long-term port for Perth, with tourism and manufacturing sectors
- Now a popular lifestyle and entertainment precinct and relatively expensive with pockets of opportunity
- An expensive but appealing area; this is creating demand for smaller dwellings
- Hamilton Hill offers affordable entry price for houses; median price is around \$475k
- Urban renewal plans and higher-density housing plans under consideration
- Low supply levels and seasonal demand result in vacancy rates under 1%
- Around 85% of resident workforce are employed between Fremantle and Perth
- Major employment in manufacturing, health, retail, education and tourism

