

MURDOCH

LOW VACANCY RATE
0.4%

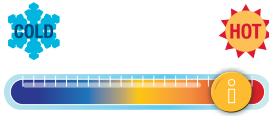


Within the City of Melville LGA and 12km south of Perth's CBD lies suburban Murdoch. The population is just on 3,000. Murdoch University is located here, as are two major hospital complexes (St John of God Hospital and Fiona Stanley Hospital), police and fire stations, and a juvenile detention centre. South Street runs through Murdoch, with the residential area mainly on the northern side, while the university, hospitals and commercial enterprises are located on the southern side of South Street.

KEY INDICATORS



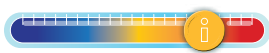
INFRASTRUCTURE INVESTMENT



Probably the best thing the region has going for it: a university, medical facilities, road and railway infrastructure – the works.



POPULATION GROWTH



Expanding education and medical facilities are strong draws for residents.



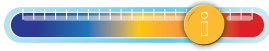
PROJECTED RENTAL GROWTH



Students and workers like to be close to the action. This should propel demand for rental properties and nudge up rents.



DIVERSITY OF ECONOMY



The local economy has all the diversity associated with Perth, plus the added benefit of medical and education facilities.



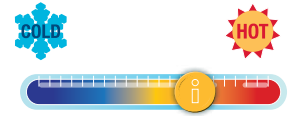
SUPPLY & DEMAND



Demand is significant and remains ongoing. Demand currently trumps supply.



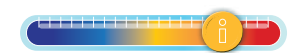
VACANCY RATES



There are a vast number of rental properties; nonetheless, demand is so strong that vacancies are few, which is currently at 0.48%.



PROJECTED CAPITAL GROWTH



The suburb quite possibly has the best all-round prospect in Perth.



ESTIMATED RENTAL YIELDS



Rents will keep growing but so will prices. Yields currently at 4% will balance out to the national average.



AFFORDABILITY



Many pockets are expensive, but bargains are available. Median house price is currently at \$738k.



COUNCIL PLANNING



Planning has been adequate. The council has more issues to face than most.

WHY IT'S HOT

One factor that has an obvious effect on residential real estate is the creation of educational and medical facilities. The suburb of Murdoch itself is quite expensive, but neighbouring areas like Bibra Lake remain affordable. The whole southern side of Perth is worth looking at carefully as affordable opportunities in the triangle created by Fremantle, Murdoch and Rockingham will be worthwhile.

-NextHotSpot

The Murdoch area has a nice mix of everything, and there are plenty of nearby industries and commercial hubs where potential tenants could be employed. Getting to the CBD is a bit of a slog compared to some of the other suburbs in this list, such as Wembley and Mount Lawley, but it is still relatively easy. It's a location that ticks all the traditional boxes for a good property investment spot.

-Your Investment Property

STATS & FACTS

- Just south of Perth, a growth corridor influenced by a significant education and medical presence
- Several Murdoch University campuses and WA's largest building at Fiona Stanley Hospital, among other facilities
- Across the precinct, university attendance is three times the Perth average
- Young demographic is comprised of both family units and visiting students
- Wide range of property; Murdoch, Bateman and Winthrop are expensive and 50% owned outright
- Cheaper properties could be found around Kardinya, Coolbellup and Bibra Lake, particularly for units
- Accesses the excellent transport corridor from Perth to Rockingham
- Vacancy rates low – 0.4–0.9%

TO GET THE FULL REPORT GO TO:
nexthotspot.com.au/YIP