

WEMBLEY

MEDIAN UNIT PRICE
\$296K



Located within the town of Cambridge, Wembley is about 5km northwest of Perth's CBD. It is an upper middle class, medium-density residential suburb with a population of 10,500. Wembley lies between Herdsman Lake and Lake Monger and thus provides residents with access to wetlands, wildlife via the viewing centre, grassed parklands, and numerous walking and cycling tracks. Herdsman Lake Regional Park is popular with birdwatchers. Permanent open water is ensured by the dredged moat encircling the 300ha lake.

KEY INDICATORS



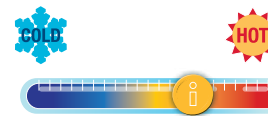
INFRASTRUCTURE INVESTMENT



Facilities are among the best in WA. The suburb is a five-minute drive from the nearest freeway and the Perth CBD.



VACANCY RATES



Vacancy rates are tight at 0.7% for both houses and units.



POPULATION GROWTH



A suburb strength. Wembley is a popular suburb and leads the population growth charts.



PROJECTED CAPITAL GROWTH



Resident professionals will compete for the buying opportunities, pushing up prices.



PROJECTED RENTAL GROWTH



The unit market is probably due some growth in median rents. The growth rate for houses will remain steady.



ESTIMATED RENTAL YIELDS



Returns are not good on houses, owing to very the high median price. Yields on units are better, exceeding 5%.



DIVERSITY OF ECONOMY



Wembley is one of the suburbs closest to the Perth CBD and its employment nodes.



AFFORDABILITY



Houses are not affordable. Unit prices range from the lower to the higher end of the market and reflect property size.



SUPPLY & DEMAND



Supply and demand are fairly balanced in relation to one another, but could tighten as population grows.



COUNCIL PLANNING



It's a well-established area. Council decisions tend to impact on investors a lot less.

WHY IT'S HOT

As a desirable suburb within easy reach of both the Perth CBD and its famous beaches, Wembley has seen strong price growth for housing but offers well-priced opportunities to enter the unit market. Perth has been slower than capitals in the eastern states to embrace a strong trend towards smaller dwellings with good CBD access. Wembley is a prime location to benefit from any similar movement in Perth.

-NextHotSpot

Wembley has it all, and that's why we like it so much. The combination of easy access to the CBD, beaches and Perth's trendy Subiaco, mixed with affordable unit prices, makes it one of Perth's best investment hotspots. Residents tend to have high disposable incomes too – that's property investment speak for great tenant material.

-Your Investment Property

STATS & FACTS

- Desirable inner-western suburb of Perth, bordering Subiaco
- 4km to Perth CBD and 6km to beaches
- Five-minute drive to Mitchell Freeway and easy walk to Subiaco train station
- Unit median price is cheap at \$296k, against \$885k for houses
- 40% of population are employed in healthcare, professional scientific and technical services, and education
- 52% of residents are single or couples without children
- 22% of residents live in medium- or high-density housing
- 29% of residents earn more than \$1,500 per week

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