

# WODONGA

**POPULATION GROWTH**  
2%+  
PER YEAR

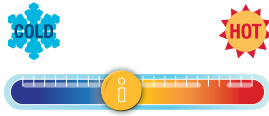


Situated on the southern banks of the Murray River within the boundaries of the City of Wodonga LGA, Wodonga has a population of about 35,000. Adjacent to the NSW city of Albury, Wodonga is 310km from Melbourne on the Hume Highway, the major Sydney–Melbourne road link. Considered one of the fastest-growing provincial cities in Victoria, it caters for those looking for a country lifestyle with high-quality facilities. Wodonga's economy is based on manufacturing, wholesale and retail trade, defence and community services.

## KEY INDICATORS



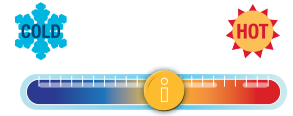
### INFRASTRUCTURE INVESTMENT



Wodonga benefits from state and federal transport infrastructure spending.



### VACANCY RATES



The market is pretty tight at a vacancy rate of just 1.6%.



### POPULATION GROWTH



Itself a regional growth centre within Victoria, Wodonga's population growth also leverages off nearby Albury.



### PROJECTED CAPITAL GROWTH



The value rise will be solid, though not as strong as in those areas exposed to the mining sector.



### PROJECTED RENTAL GROWTH



Rents are cheap now, but as the area is a target of government development policy, this won't last.



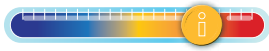
### ESTIMATED RENTAL YIELDS



The demand for housing is likely to outpace any local capacity to build new houses, which indicates strong rental yield.



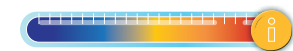
### DIVERSITY OF ECONOMY



Multiple industries take advantage of the area's strategic location, strengthening the economy.



### AFFORDABILITY



Superb. The median price (\$250k) is about half of Melbourne's.



### SUPPLY & DEMAND



It's a hard call. The population is growing but there is also a lot of construction going on.



### COUNCIL PLANNING



The council has been a lot less effective than in neighbouring Albury.

## WHY IT'S HOT

Wodonga is as well placed as any Victorian centre to take advantage of the billions of dollars being spent on upgrading Australia's transport systems. Albury–Wodonga is a transport hub in itself and will also directly benefit from an alignment of Victorian and NSW standards. A diverse local economy and the potential of state-based benefits from two states will strengthen its outlook.

**–NextHotSpot**

Investors should keep close to the centre of Wodonga. This is where the best rental yields tend to be and where houses and units have had the best history of capital growth. Houses here are probably a better play than units. Buyers appreciate the larger sizes and there are more buying opportunities.

**–Your Investment Property**

## STATS & FACTS

- Taking advantage of its location and changes to national transport grid
- Fastest-growing regional city in Victoria, at over 2% population growth per year
- Benefits from partnership with Albury and growing three times as quickly
- Diverse economy, with agriculture, manufacturing, retail, and business and transport services
- Albury–Wodonga gross regional product is \$5.4bn, with manufacturing contributing \$900m
- Over \$1bn spent on building developments in last decade; \$200m on current developments in CBD
- Median house price mid-\$200k's for older stock; up to mid-\$300k's for new estates
- Median unit price in Wodonga is around \$185k, with 6% yields; 1.9% vacancy rate in Feb 2013

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