

MARKET OUTLOOK

PERTH'S NORTH EAST CORRIDOR

With investment into both connectivity and retail amenity, the area offers residents good local amenity and easy access into Perth's CBD.



LOCATION & ACCESSIBILITY

CONNECTIVITY & OVERVIEW

Perth's North East area is well placed to capitalise on the growing population and infrastructure investment in the area. The City of Swan is the major growth area in the NE corridor and includes the suburbs of Aveley and Brabham and is the focus of this report.

Residents have access to several retail centres including Aveley Shopping Centre, Ellenbrook Town Centre, Midland Gate Shopping Centre and a future town centre in Brabham. Whiteman Park, the Jungle Park Playground, Aviary Creek and the Swan Valley region offer extensive recreational spaces.

The area has already benefited from significantly improved road connections to both the Perth CBD and Perth Airport, with Northlink WA and Metronet train line to Ellenbrook to be a further boost to connectivity for the area.

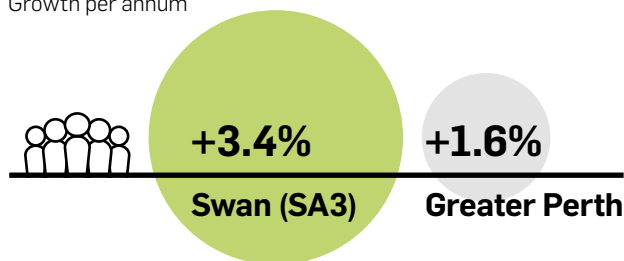
POPULATION & DEMOGRAPHICS

Population growth forecasts by the Department of Planning show the expectation for growth of 3.4% per annum between 2016 through to 2031. This rate of growth is significantly higher than Greater Perth, which has a 1.6% growth rate predicted. The population growth in Swan over the next decade will be supported by strong investment into transport and key amenity such as retail and educational amenity.

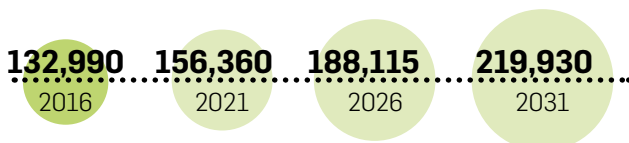
The Swan Area (SA3) is characterised by its high proportion of families with children. A majority live in detached housing, accounting for 87% of all households with 22% renting. Households in the Swan Area have incomes generally comparable to that of households in Greater Perth.

POPULATION GROWTH FORECASTS

Growth per annum



SWAN (SA3) GROWTH FORECAST






Source: WATomorrow (2016) Band B
Note the City of Swan and ABS SA3 area are closely aligned.

EMPLOYMENT

Employment opportunities in the North East corridor are forecast to experience growth of 6.1% in the five years leading to May 2024. This is driven by significant infrastructure investment and population growth.









EMPLOYMENT GROWTH FORECAST

Employment Projections	May-19	May-24	Growth
North East Corridor	132,600	140,700	+6%
 Mining	9,100	10,900	+19%
 Financial and Insurance Services	3,800	4,400	+17%
 Professional, Scientific and Technical Services	10,500	12,200	+16%

Greater Perth (Total) 1,075,600 1,145,700 **+7%**

Source: Department of Employment, ANZIC

WHO LIVES IN THE AREA?

	Swan (SA3)	Greater Perth
 Aged 0-14	22%	19%
 Average Household Income	\$96,423	\$101,072
 Average Household Size	2.8	2.6
 Families with Children Under 15 Years	44%	39%
 Detached Housing	87%	77%
 Owned Outright	22%	29%
 Owned with a Mortgage	56%	43%
 Rented	22%	28%

Source: ABS Census 2016

EDUCATION

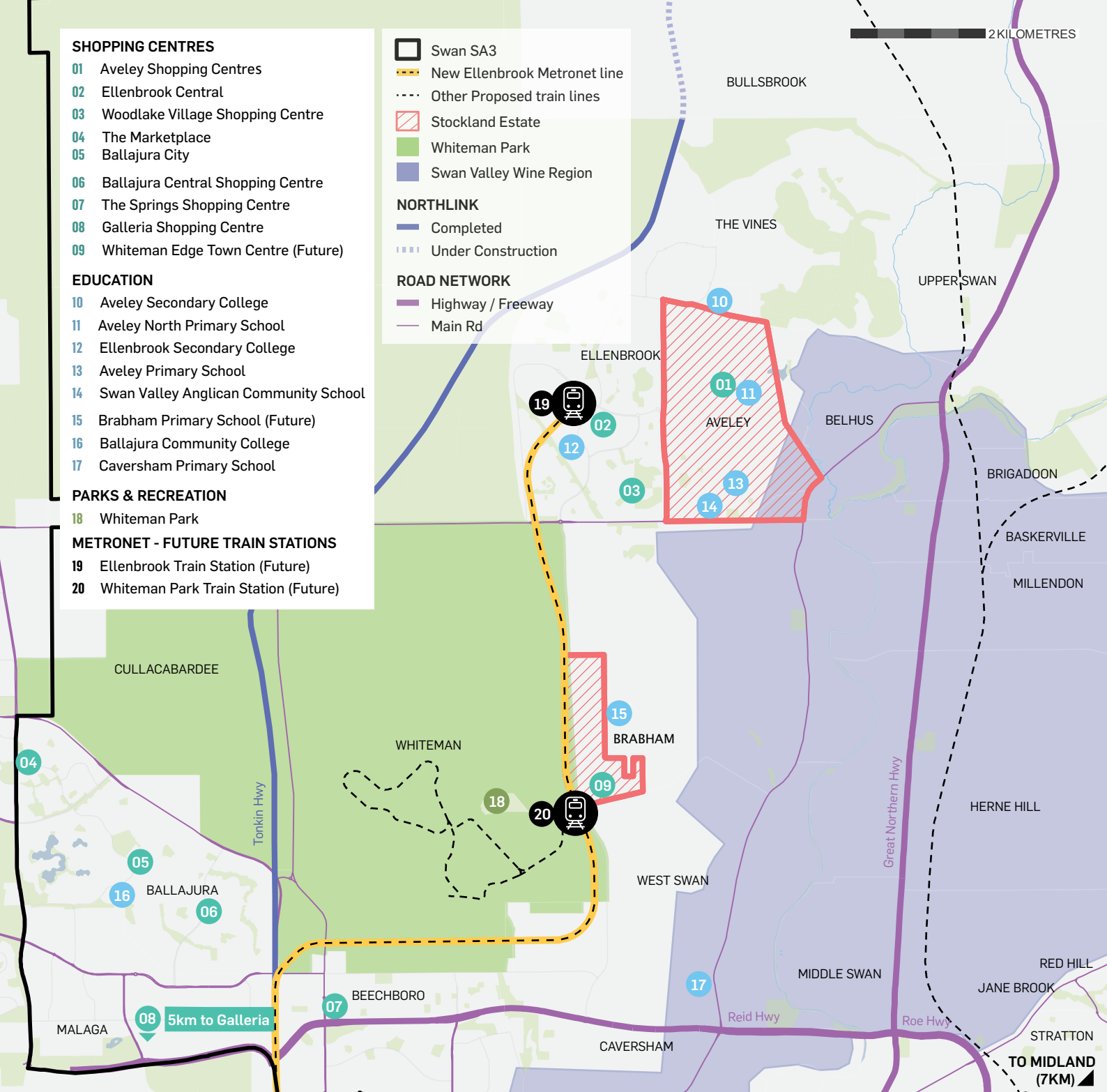
Residents can choose from numerous options available in the area including child care centres, primary schools and secondary schools.

Completed in 2018 the Aveley Secondary College and future Brabham Primary School, which is expected to be completed by 2021, will allow 1,490 students to use new and improved facilities.

NEW STUDENTS CAPACITY FOR AVELEY AND BRABHAM
2019 to 2021



Source: Department of Education, Cordell Connect



INFRASTRUCTURE



01 NORTHLINK WA \$1.025 Billion – Est. Completion: mid 2020

The Northlink WA project aims to cater for a population of 3.5 million in Perth with the goal of improving traffic efficiency

and reducing congestion. The now completed central section of the project entails upgrades of Reid Highway to Ellenbrook and the northern section will be completed in mid 2020. These improvements will allow easy access for residents.

02 METRONET MORLEY-ELLENBROOK LINE \$700 million – Est. Completion: 2022

Stage 1 of the Perth Metronet will create new train stations at Ellenbrook and Whiteman Park, connecting the North-East Corridor to the wider Perth rail network and reduce the travel time from the Whiteman and Ellenbrook stations to 25 and 30 minutes, respectively, when travelling to the Perth CBD.

03 ELLENBROOK CENTRAL SHOPPING CENTRE REDEVELOPMENT \$85 Million – Est. Completion: 2020

The redevelopment of Ellenbrook Central Shopping Centre will include Kmart, and new parking spaces, bringing the total car parking space to 2,300 and providing a range of additional retail options on top of the existing Coles, Aldi, Woolworths and Big W.

04 WHITEMAN EDGE TOWN CENTRE

The future Whiteman Edge Town Centre, built as a part of the Whiteman Edge Masterplan, will include a Coles and supporting specialty stores.

05 BRABHAM PRIMARY SCHOOL \$19 Million – Est. Completion: 2021

Currently under construction, the Brabham Primary School is anticipated to open its doors in 2021 and is said to accommodate 540 students, making this area suitable for younger families that may be moving into the area.

RESIDENTIAL ANALYSIS & RENTAL ANALYSIS

HOUSING MARKET

The City of Swan has shown strong levels of growth over the longer term. Over the past 20 years, there has been an increase in housing prices of 6% per annum up to \$380,000 in the year leading up to December 2019. As with the overall Perth market house prices have fallen in more recent years. This is now leaving The City of Swan and suburbs such as Aveley and Brabham at a very affordable level compared to the Perth metropolitan price of \$470,000.

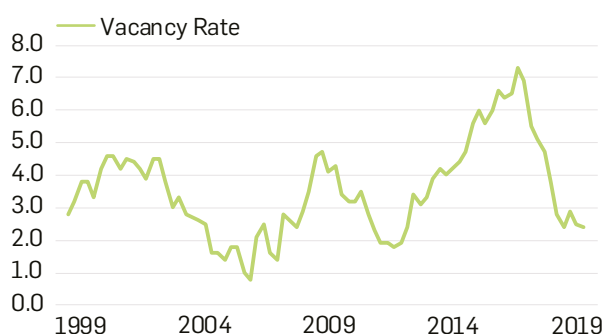
LAND MARKET

The City of Swan is one of Perth's key growth areas and in 2019 accounted for 26% of all new land sales by developers (UDIA Urban Development Index). The median price in the City of Swan for a vacant lot was \$223,000 which was well below the median price for Greater Perth. The increasing infrastructure in the area will see demand for new housing in the area continue to be high.

RENTAL MARKET

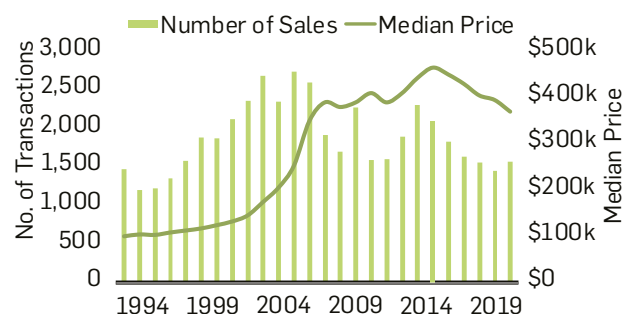
Demand for rental accommodation in Perth has seen the vacancy rate fall from over 7% in 2017 down to only 2.4% in December 2019. This decline in the vacancy rate saw rents start to increase in late 2019. The relatively low median house price and rents at levels only slightly below the Perth metropolitan level means that indicative yields are well above the Perth level in the City of Swan.

PERTH RESIDENTIAL VACANCY RATE 12 months leading up to December 2019



Source: REIWA/REIA

MEDIAN HOUSE PRICE AND SALE VOLUMES IN THE CITY OF SWAN 20 years to December 2019)



Source: Urbis, PriceFinder

HOUSING PRICES 12 months to December 2019

	Median Sale Price	Sales Volume
Aveley	\$420,000	184
Brabham	\$379,000	85
City of Swan	\$380,000	1,640
Perth Metropolitan	\$470,000	24,446

Source: Urbis, PriceFinder

VACANT LAND PRICES 12 months to December 2019

	Median Sale Price	Sales Volume
Aveley	\$218,000	168
Brabham	\$214,000	238
City of Swan	\$223,000	992
Perth Metropolitan	\$260,000	6,690

Source: Urbis, PriceFinder

RENTAL DATA 12 months to December 2019

	Weekly Rent	Indicative Yield
Aveley	\$365	4.5%
Brabham	\$350	4.8%
City of Swan	\$350	4.8%
Perth Metropolitan	\$375	4.1%

Source: Urbis, PriceFinder

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