

Melbourne Is The Market To Watch

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BUILD WEALTH LIVE BETTER



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WHY MELBOURNE SHOULD NOT BE OVERLOOKED FOR PROPERTY INVESTMENT

At Reventon, we understand that savvy investors are always looking for the next big opportunity, and while Perth and Queensland have been making headlines, Melbourne remains a robust and promising market that should not be overlooked. With its strong economy, high population growth, and significant infrastructure projects, Melbourne offers exceptional opportunities for both seasoned and new property investors.

As we reach mid-2024, Melbourne's property market is showing a dramatic turnaround. According to recent market analysis, the city has seen a surge in buyer activity and is now positioned for substantial growth. This revival is underpinned by several key factors that make Melbourne a choice that property investment should not ignore.

Key Factors Driving Melbourne's Property Market Growth

- 1. Strong Economic Foundations:** Melbourne boasts one of the nation's strongest economies, driven by a diverse range of industries including finance, education, technology, and healthcare. The city's economic resilience has been demonstrated through its rapid recovery post-pandemic, with a forecasted Gross Regional Product (GRP) reaching \$74 billion in 2024. Major infrastructure projects, such as the \$35 billion Suburban Rail Loop and the \$16 billion North East Link, are set to further boost the local economy and enhance connectivity across the city.
- 2. High Population Growth:** Melbourne continues to attract a significant number of new residents, with the city recently overtaking Sydney as Australia's largest city by population. The Australian Bureau of Statistics reports that Greater Melbourne grew by 3% last year, well above the national average. This population growth is fueled by both international migration and internal relocation, as people are drawn to Melbourne's vibrant lifestyle and economic opportunities.
- 3. Low Vacancy Rates and High Rental Yields:** The demand for rental properties in Melbourne is robust, with vacancy rates in many inner-city suburbs well below 2%. This high demand is driving up rental prices, providing strong rental yields for investors. Areas like the City of Melbourne, where high-density dwellings make up 86% of homes, are particularly attractive for investors seeking steady rental income and long-term capital growth.
- 4. Major Infrastructure and Development Projects:** Melbourne is currently undergoing significant infrastructure development, which is expected to create thousands of jobs and enhance the city's livability. Key projects include the \$1.7 billion Melbourne Arts Precinct Transformation, the \$10 billion West Gate Tunnel Project, and the \$13 billion Metro Tunnel Project. These projects not only improve connectivity and transportation but also contribute to the overall appeal and value of properties in the city.

UP NEXT... MELBOURNE'S KEY INVESTMENT AREAS

CITY OF MELBOURNE

The City of Melbourne offers prime investment opportunities with its recent dramatic turnaround in the property market. The area boasts a booming apartment market, strong job nodes with major businesses and institutions, and ongoing development and growth.



LOCATION

- Central Melbourne, including suburbs like Docklands, Southbank, and Carlton

HIGHLIGHTS

- High population growth
- Strong rental yields
- Major job node with big businesses, universities, hospitals, and government services
- \$35 billion Suburban Rail Loop
- \$16 billion North East Link
- \$14 billion Biomedical Precinct



CITY OF MELTON

Investing in the City of Melton offers buyers an affordable and growing market with easy access to major employment zones, new schools, and infrastructure, and the potential for strong returns on investment. The area is experiencing significant population growth, with plans for new suburbs, schools, and commercial centers.



LOCATION

- North-West Melbourne, 50km from the CBD

HIGHLIGHTS

- Rapid population growth
- Affordable real estate prices
- New train stations and rail upgrades
- \$1 billion hospital project
- \$2 billion business park



CITY OF WHITEHORSE

The City of Whitehorse provides an attractive investment opportunity with strong growth, a robust economy, and convenient transportation links. The area is supported by population growth, construction activity, and a burgeoning health precinct.



LOCATION

- Eastern suburbs of Melbourne, 13km from the CBD

HIGHLIGHTS

- Strong market performance
- Excellent connectivity
- \$2.5 billion Suburban Rail Loop
- Major commercial and retail developments



CITY OF WHITTLESEA

The City of Whittlesea boasts strong fundamentals with high growth potential and attractive property prices. Major projects like the \$5 billion University City of the Future at La Trobe University Campus are driving demand and development in the area.



LOCATION

- Northern suburbs of Melbourne

HIGHLIGHTS

- High population growth
- Major infrastructure and commercial developments
- Affordable property prices
- Low vacancy rates



Benefits of Partnering Up



In the dynamic and evolving Melbourne property market, making informed real estate decisions is more crucial than ever. Reventon, with our extensive 19-year track record in the industry and a history of assisting over 3200 Australians in property investment, offers unparalleled expertise and guidance. Our goal is to navigate our clients through the complexities of the property investment process, ensuring time and cost efficiencies in this promising market.

- ✓ Investors: find a property positioned for solid capital growth and rental returns
- ✓ Home buyers: find the right home for your lifestyle and budget
- ✓ Thorough property review
- ✓ Negotiate with agents on your behalf or bid at auction
- ✓ Property sellers: we recommend and manage the agent, advise you how to go to market; ensure everyone does their job.

We'll help you navigate the real estate maze, saving you time and money.

INVEST WHERE WE INVEST

At Reventon, we don't just give property advice; we practice what we preach by personally investing in the very same areas and properties that we recommend to our clients. This hands-on approach ensures that our advice is backed by real experience and genuine confidence in the investment opportunities we present.

When you download any of our guides containing this page, you can rest assured that our team has also committed their resources to this area. We believe in the potential and promise of these locations, not just because of market data, but because we have seen firsthand the benefits of investing there. Our personal investments reflect our commitment to providing only the best opportunities to our clients.

Moreover, we have countless case studies and success stories from these investments that we can share with you. These case studies illustrate the growth, returns, and overall success of our property investments. Whether you're looking for detailed insights, specific examples, or just some reassurance, we are more than happy to provide you with this information. Simply ask, and we will share our experiences and results to help you make informed decisions about your property investments.

Our dedication to investing alongside our clients underscores our confidence in the advice we provide and ensures that we are fully aligned with your goals and outcomes. When we recommend a property or an area, it's not just based on theory or market trends, but on actual investment experiences that we've undertaken ourselves. This approach ensures a higher level of trust and reliability in our recommendations, giving you the peace of mind that comes from knowing your investments are supported by real-world success.

If you're curious about the specific areas we invest in or want to hear about the success stories from our investments, don't hesitate to reach out. Our team is always ready to discuss our experiences and provide you with the detailed case studies that highlight the potential and profitability of the investments we recommend. At Reventon, your success is our success, and we're committed to walking the investment journey with you every step of the way.

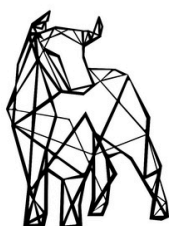
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