

Q Where would you invest to double your deposit in 12 months?

FLEMINGTON

Victoria

"I would buy a single-fronted Victorian home in Flemington, or even neighbouring Kensington.

If I was handy, I would buy below \$700,000 and renovate. Otherwise, I would have a budget of anywhere up to \$750,000 and buy in one of the best streets possible.

I think this area is undervalued compared to suburbs that are a similar distance from the city and offer a similar lifestyle. If you look at other suburbs that have been hugely popular, like Moonee Ponds, Yarraville and Seddon, they have lovely village environments. Flemington offers that too.

In these popular suburbs, prices for renovated Victorians are in the mid- to high-\$700,000 or \$800,000. Flemington, which is closer to the city, has not moved as much but has every reason to do so.

A lot of cashed-up young buyers are recognising these areas as really nice places to live. I think this growing popularity will stand Flemington in good stead."

- Median house price: \$716,500
- Median 12-mth growth: 11%
- Median weekly rent: \$460
- Gross rental yield: 3.3%
- Key growth drivers: proximity to CBD, 'village' lifestyle



CATE BAKOS,
director,
Empower Wealth

PADBURY

Western Australia

"I would be spending my money in the northern coastal corridor of Perth. There are half a dozen suburbs there with potential, but Padbury is a good example.

Padbury is in a proposed rezoning area, with good infrastructure and good amenities. In addition, the houses in the area are of a reasonable rental quality.

I would be looking to buy an older property. The suburb was developed in the late 1980s so most of the stock is original. However, most properties are fairly well-maintained so you will not have to put a lot of money into them.

My view is that the Perth market is still undersupplied. There are around 8,000 properties up for sale at the moment, whereas we should have between 11,000 and 12,000. That lack of supply is driving up prices.

While interest rates remain low, we should see strong growth over the next 12 months."

- Median house price: \$543,000
- Median 12-mth growth: 10%
- Median weekly rent: \$463
- Gross rental yield: 4.4%
- Key growth drivers: undersupply, rezoning potential



ROD DAVIDSON,
buyer's agent,
Hegney Property Group

SEDDON

Victoria

"To obtain strong growth over the next 12 months we want to select a suburb that is going through 'gentrification' and is 'on the rise'. Trying to double your deposit in 12 months is more speculative as opposed to buying in an established suburb where we can bank on good performance, but the area may not necessarily have a standout year.

Given that I live in Melbourne, I would select Seddon in the inner west. The area is surprisingly close to the city and is going through gentrification. Data suggests household income is on a steep growth curve.

However, if I was trying to double my deposit in 12 months, it wouldn't necessarily come down to the choice of suburb. Every suburb will have properties that outperform and underperform in the market over a 12-month period. This is why the actual asset selected should be the number one priority, within the preferred desirable location and suburb."

- Median house price: \$677,500
- Median 12-mth growth: 2%
- Median weekly rent: \$450
- Gross rental yield: 3.5%
- Key growth drivers: gentrification, demographic change



DAVID JOHNSTON,
director,
Property Planning Australia

SUMMER HILL

New South Wales

"A huge amount of infrastructure is going into this area. The railway station underwent a major upgrade and the light rail is being joined up to Dulwich Hill. All suburbs along the line will see double-digit growth because of this infrastructure.

I would be looking to buy a home close to the railway or light rail. Alternatively, investors could buy a townhouse, as these can be more affordable.

I think there will be lots of investors buying into apartment buildings, which will drive up the appeal of the area. Given the amount of construction that will happen, I think the amenity of the Summer Hill village will improve immensely. That will drive up values as well.

Summer Hill has become an affordable price point for first home buyers. In addition, a lot of young families from Newtown or Erskineville who have outgrown their properties buy into Summer Hill."

- Median house price: \$1,012,500
- Median 12-mth growth: 11%
- Median weekly rent: \$620
- Gross rental yield: 3.2%
- Key growth drivers: transport infrastructure, CBD access



DENNIS KALOFONOS,
principal,
Sydney Property Finders

All statistics sourced from: RP Data