

- A quick sell in Schofields may not be wise, as house prices there are still affordable but may not be so in a few years' time. This is a popular option for people priced out of nearby suburbs, such as Rouse Hill and Baulkham Hills.
- The suburb may be 33km from the CBD, but the M2 Hills Motorway provides easy access to the city, as do the bus and train connections.
- The development of the North West Growth Centre will result in increased infrastructure investment, including more transport options. There are already plans for upgrades to Schofields Road.

### Eastwood, NSW

Distance from CBD: 14km  
 Median price for units: \$572,000 (compared to neighbours North Ryde \$750,000 and Denistone \$724,000)  
 12-month growth: 3%  
 Rental yield: 4%  
 Vacancy rate: 1.92%

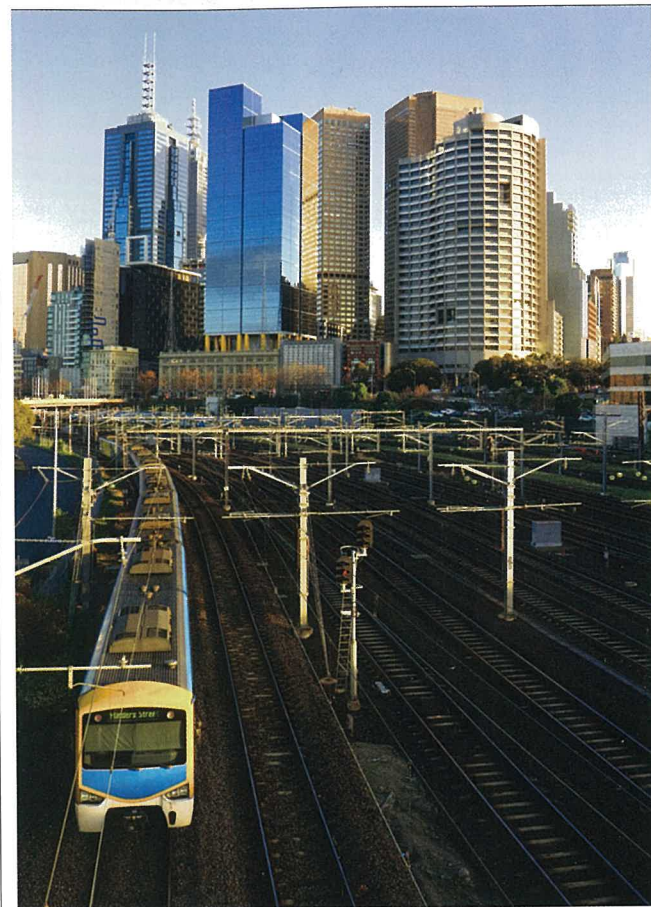
- Recent transport infrastructure has made it even easier to get to Macquarie University and Macquarie Centre. This is resulting in more young people looking for a unit in Eastwood.
- The wide range of Asian restaurants and shops means Eastwood is increasingly recognised as a multicultural area, and it therefore attracts a wide demographic.
- Eastwood's business community is negotiating funding for local infrastructure, such as a bridge crossing to link east and west. They argue that more funding will attract more residents and help schools.
- Units in particular appeal to people looking to live in Eastwood, as the median price of houses, at \$1.25m, is out of reach for many.

### Altona, Vic

Distance from CBD: 14km  
 Median price for units: \$445,000 (compared to neighbours Williamstown \$532,500 and Newport \$537,500)  
 12-month growth: 5%  
 Rental yield: 4%  
 Vacancy rate: 2.39%

- This suburb got a lot of media attention when Julia Gillard's brick home went under the hammer last year, says Cate Bakos. Now even more investors are privy to the opportunities it offers.
- It was previously Williamstown that hogged all the attention in this area, but Altona's thriving cafe culture on Pier Street, its ease of access to the CBD via train and bus, and its laid-back beach lifestyle make it look like much better value.

- Three-year growth is just 3%, which is below average for the general area, meaning this suburb could be in line for growth in the near to medium term.



### Footscray, Vic

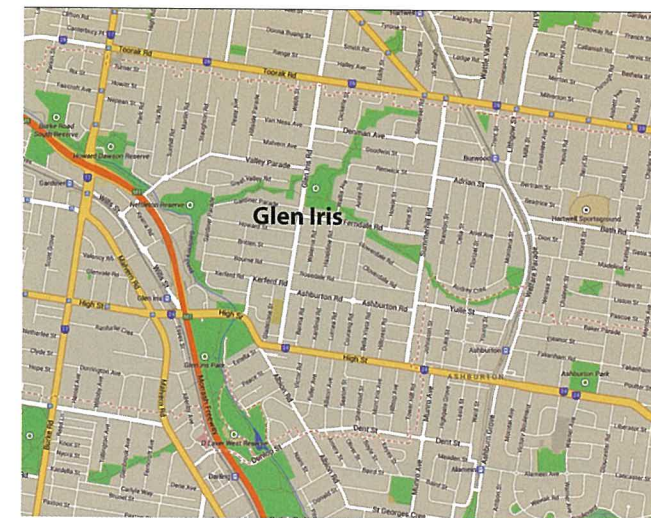
Distance from CBD: 6km  
 Median price for units: \$361,000 (compared to neighbours Maribyrnong \$440,000 and Maidstone \$410,000)  
 12-month growth: 2%  
 Rental yield: 4%  
 Vacancy rate: 2.61%

- Talk about throwing off the shackles of a dodgy reputation. The local council has put enormous energy into this area, from tackling crime to beautifying parks and precincts, says Bakos.
- Recently, Footscray has seen an explosion of great dining options, and houses in residential pockets are regarded as some of the most beautiful in Melbourne.
- It may be just 6km from the city, but the recent rail network upgrade has given Footscray a further edge.
- The suburb is becoming increasingly popular with singles, professionals and young couples who are looking for nice apartments.
- Some real estate agents are tipping it could become like the prestigious southeast Melbourne suburb of South Yarra.

### Chelsea, Vic

Distance from CBD: 30km  
 Median price for units: \$395,250 (compared to neighbours Bonbeach \$432,000 and Patterson Lakes \$402,500)  
 12-month growth: 5%  
 Rental yield: 4%  
 Vacancy rate: 1.84%

- Chelsea is very popular with beachgoers in the summer, and its beautiful bay views are highly desirable for people who place a priority on this feature but don't want to spend a lot of money, says Bakos.
- In particular, Bicentennial Park is a major drawcard for joggers and cyclists, particularly since it updated its equipment.
- The suburb attracts a wide demographic, from young couple to retirees, and the one- and two-bedroom units that are common there appeal to both these groups.



### Glen Iris, Vic

Distance from CBD: 9km  
 Median price for units: \$533,750 (compared to neighbours Camberwell \$667,500 and Ashburton \$702,500)  
 12-month growth: 5%  
 Rental yield: 4%  
 Vacancy rate: 1.88%

- Glen Iris is becoming increasingly popular with families attracted to its popular schools, recreational and sporting facilities, and quiet streets.
- Most other suburbs in the area have a 12-month growth rate north of 15%, but in Glen Iris it's just 5%, indicating there is much room to move here.
- There are a range of properties in Glen Iris, including single-dwelling housing, period style and modern apartments, which appeal to a wide range of age groups and cultures.



**Who do you trust?**  
 Over 1,800 investors have used our Buyers' Agents to supercharge their portfolio.

Free Report

propertybuyer

**FREE REPORT**  
 Powerful Positive Cash Flow Strategies that Work

Download yours at  
[www.positiveproperty.com.au](http://www.positiveproperty.com.au)

**Supercharge your portfolio with positive cash flow property.**

Uncover your potential as a property investor by engaging an award winning Buyers' Agent to source you the best possible deals.

- ✓ Off market opportunities
- ✓ Buy from \$200k with 7%+ yields!
- ✓ Manufacture instant equity with our strategies
- ✓ Dual Living / Granny Flats / Subdivision
- ✓ Brisbane / Sydney / NSW & QLD regional
- ✓ High capital growth areas / hotspots

*"I was looking for a property with maximum yield and potential to manufacture yield / growth. Stewart gave me knowledge, confidence and contacts – "I felt grateful and pleased I had made a smart decision."*  
 Michelle M.



Accredited by:

[www.positiveproperty.com.au](http://www.positiveproperty.com.au)  
**1300 655 615**

propertybuyer®

