



Ashford Park
• WERRIBEE •



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Ashford Park
• WERRIBEE •



Perfectly positioned, unlimited potential

Located 32 kilometres west of Melbourne's CBD in the newly established western growth corridor.





EXECUTIVE SUMMARY



Ashford Park is a new residential community located in the heart of Werribee, within Melbourne's western growth corridor. It is located just off the freeway 32 kilometres from the heart of Melbourne making it a short 35 minute drive from the city. It is a mostly new established community that is well serviced by infrastructure, amenity and transport.



MELBOURNE

Melbourne is forecast to become the largest Australian capital city, overtaking Sydney's population in 2026 and increasing to a population of almost 8 million by 2051. Over the last 8 years Melbourne's average growth rate has been 3.82% and means that by June 2019 the population will be around 5.191 million. In the last year Victoria grew by 145,000 people which accounted for 37% of Australia's annual population growth. 125,400 of those new residents went into Melbourne while the

rest spread further out into the state. Not only is Melbourne Australia's fastest growing city, but Victoria is Australia's fastest growing state having had the largest annual increase of anywhere in Australia's history.

Fueling this accelerated population growth are the significant new job growth numbers that the city of Melbourne is demanding. More specifically, the hyper growth industries of healthcare, construction, professional/technical services, and



education and training are set to bring in over 1.6million jobs combined, between now and 2022. That amounts to around 405,000 new jobs every year for the next 4 years.

Population and job growth will directly impact more demand for housing under the median house price (\$880,000) in suburbs near schools, key transport nodes, arterial roads and convenient shopping precincts.

Melbourne is undergoing significant infrastructure construction

right now, spending \$4.3 billion in new and upgraded metropolitan roads and public transport, with a further \$13.7 billion invested in infrastructure. Presently under construction and due to open by 2025 are the five brand new Melbourne metropolitan underground stations. Another huge undertaking has been the construction of the \$6.7 billion West Gate tunnel, which will offer an alternative to the West Gate Bridge connecting the west side suburbs to the city, due for a 2020 completion.

WERRIBEE & WYNDHAM CITY COUNCIL

Werribee is a suburb within Wyndham City Council that is approximately 24 square kilometres and is located just 32km south-west of Victoria's capital city, Melbourne. Wyndham has a current population of 217,122 and is rapidly growing with the forecast population to more than double in residents by 2041 or 5.5% per annum.

The population of Werribee is forecast to grow to 90,437 by 2041, or a massive 87.96%. This means it will require a total of 53,115 (2,414 per annum) new dwellings by 2041 to house its rapidly growing population. Wyndham City Council is taking steps to position Werribee as the Capital of Melbourne's West.

The City of Wyndham is serviced by road infrastructure, being in close proximity to the Princes Freeway, Western Freeway and the Western Ring Road. The nearby Princes Freeway provides quick access to the city. In addition, there are three major railway stations in the area – Werribee railway station, Hoppers Crossing railway station to the East, Wyndham Vale railway station to the North West and Tarneit Railway Station to the North East.

Still in the early planning stages, are two new proposed electrified metropolitan rail lines through the western suburbs to growth areas in Melton and Wyndham Vale, separating them from the Ballarat and Geelong regional lines. This would give Melbourne's growing suburbs frequent high-capacity services on the metro network, and return regional rail lines to regional passengers, creating the potential to run faster services. A potential connection from Wyndham Vale to Werribee would also be considered – with the potential for this link to become the western section of the proposed Suburban Rail Loop.

Werribee is home to 11 primary schools, 6 secondary schools and a growing number of preschools and childcare centres.

Further amenity available to residents is the magnificent Wootten Road Reserve, a new 3 Hectare 'community habitat' located nearby includes 2 full sized football ovals, 12 full sized tennis courts, cricket nets and landscaped walking trails along Davis Creek.

In 2017 Werribee Pacific Shopping Centre, formally known as Werribee Plaza, completed its \$370 million redevelopment project, adding an additional 35,000m² making it the 9th largest shopping centre in Victoria. Pacific Werribee Shopping Centre boasts over 220 speciality stores and some of the major retailer stores include Myer, Big W, K Mart, Target, Coles & Woolworths. The Urban Diner at Pacific Werribee is where you'll find a mix of dining and entertainment.

Fast Facts

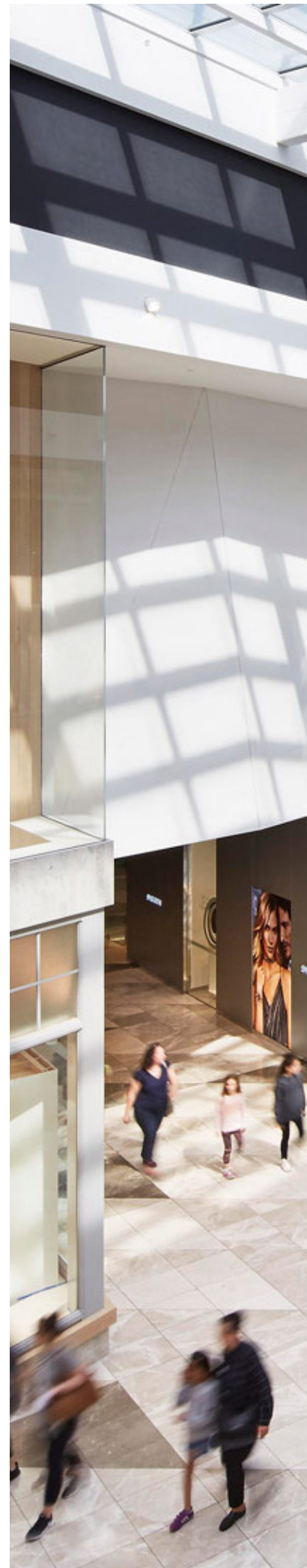
Werribee population growth 5.5% per annum

2,414 new homes per annum between now and 2041 to house growing population

\$1.2 billion invested by State Gov to widen 8 of the busiest roads in the Wyndham City Council

Pacific Werribee Plaza \$370 million redevelopment making it key shopping hub

Proposed \$31 billion East Werribee Smart City Plan







Werribee Mercy Hospital

WERRIBEE DEMOGRAPHICS*



\$1,304

Median Weekly
Household Income



40,345

Population
growing per annum



36

Median Age

*Source Census 2016 (ABS)

University Of Melbourne, Werribe



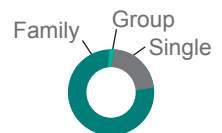
2.7

Average people per household



Rent vs Owner Occupier

34.6% Rented VS 65.4% Owner Occupied



Household Composition

73.1% Family 23.9% Single 3.0% Group



Alfred Road

5

4




3

2

1



ABOUT ASHFORD PARK

-  MEDICAL FACILITIES
-  RESTAURANTS
-  SCHOOLS
-  CAFES
-  SHOPS
-  PARKS

- CBD** 30 minutes by train
35 minutes by car
- GEELONG** 37 minutes by train
40 minutes by car
- ACCESS** Princes Freeway and major roads close by

Located close to the heart of Werribee, Ashford Park is surrounded by all manner of existing amenities. The estate features easy access to the city and the convenience of an established town centre, plus many exciting new facilities.

Close to Werribee train station (4.2km), shopping centres, restaurants, cafes and recreational areas, as well as neighbouring award-winning residential communities that are well established with families and residents.

featuring a large centrally located landscaped park to relax and play in, cool breezes with tree lined streets all enhance the sense of tranquility.

Ashford Park offers a range of lot sizes from as small as 310m² to 600m²





ON YOUR DOORSTEP



Education

- Thomas Chirside Primary School (3.6km)
- St Andrew's Primary School (3.7km)
- Werribee Primary School (4.3km)
- Manorvale Primary School (4.6km)
- Corpus Christi Primary School (4.9km)
- Werribee Secondary College (5.1km)
- MacKillop College (6.4km)
- MCIE Werribee - Melbourne City Institute of Education (4.7km)
- Deakin University (4.2km)
- Victoria University - Werribee Campus (8.7km)
- The University of Melbourne (7.4km)
- RMIT University (12.6)



Medical

- Werribee Medical & Dental Centre (4.2km)
- The Clinic Complete Family Medical & Skin Centre (4.9km)
- Manor Lakes Medical Centre (7.1km)
- Werribee Mercy Hospital (7.9km)
- Westgate Medical Centre (8.1km)
- St Vincent's Private Hospital Werribee (8.5km)
- Wyndham Village Medical Centre (12.4km)



Transport

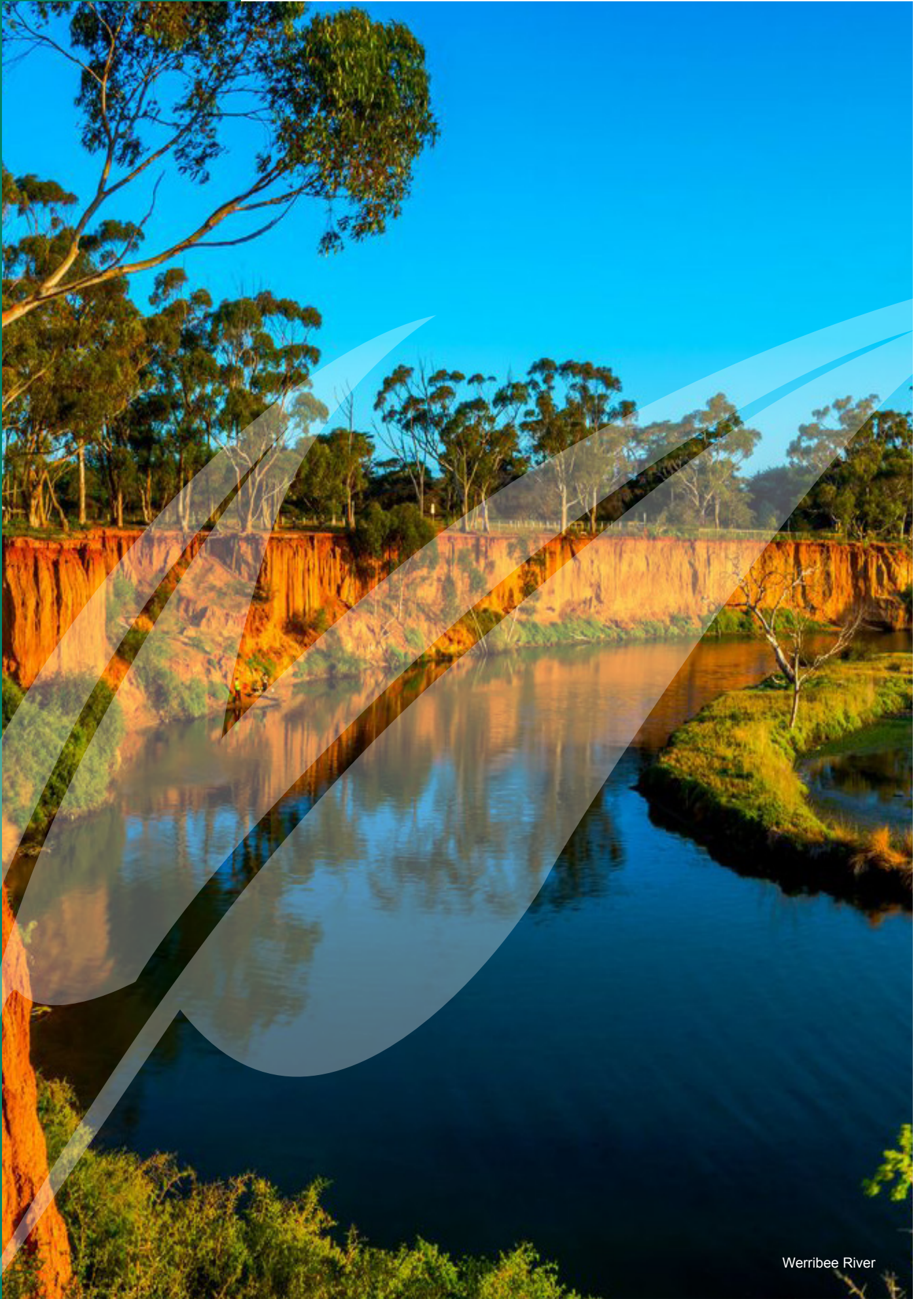
- Werribee Train Station (4.2 km)
- Hoppers Crossing Train Station (8.7 km)
- Wyndham Vale Train Station (7.1 km)
- Tarniet Train Station (13.5 km)



Retail

- Werribee City Centre (4.6)
- Manor Lakes Central (6.3km)
- Pacific Werribee Shopping Centre (8.2km)
- Werribee Plaza Shopping Centre (8.5km)





Werribee River

COMPARABLE SALES



30 Abbeygate Dr, Werribee

Sale Price: \$550,000
 Sale Date: 04 April 2019
 Land Size: 448m²
 Features: 4 bed, 2 bath, dslug



3 Coomurra Place, Werribee

Sale Price: \$505,000
 Sale Date: 02 June 2019
 Land Size: 252m²
 Features: 4 bed, 3 bath, dslug



1 Flourish Way, Werribee

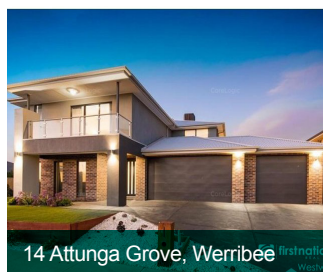
Sale Price: \$525,000
 Sale Date: 15 August 2019
 Land Size: 357m²
 Features: 4 bed, 2 bath, dslug

ESTABLISHED CAPITAL BENCHMARKS



14 Alfred Road, Werribee

Sale Price: \$5,930,000
 Sale Date: 28 March 2019
 Land Size: 2,978m²
 Features: 1 bed, 2 bath, dslug



14 Attunga Grove, Werribee

Sale Price: \$850,000
 Sale Date: 12 April 2019
 Land Size: 658m²
 Features: 5 bed, 3 bath, 3 car



16 Bailey Street, Werribee

Sale Price: \$805,000
 Sale Date: 27 April 2019
 Land Size: 590m²
 Features: 4 bed, 2 bath, dslug



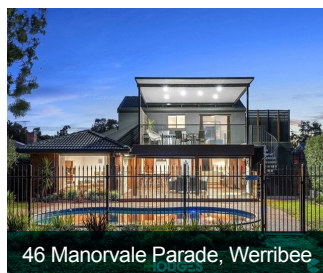
17 Filmont Drive, Werribee

Sale Price: \$840,000
 Sale Date: 02 August 2019
 Land Size: 622m²
 Features: 4 bed, 2 bath, dslug



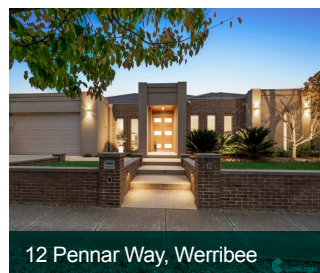
14 Garden Court, Werribee

Sale Price: \$825,000
 Sale Date: 07 June 2019
 Land Size: 786m²
 Features: 4 bed, 2 bath, 4 car



46 Manorvale Parade, Werribee

Sale Price: \$822,000
 Sale Date: 08 May 2019
 Land Size: 562m²
 Features: 4 bed, 2 bath, dslug



12 Pennar Way, Werribee

Sale Price: \$1,116,000
 Sale Date: 05 September 2019
 Land Size: 720m²
 Features: 4 bed, 2 bath, dslug