

MEDIA STATEMENT

SEPTEMBER 2009

TOP FIVE LIFESTYLE LOCATIONS

By Alan Hancock, Chairman, Ausnet Real Estate Group

1. Margaret River

During the past 18 months property values in the Margaret River area have undergone a major correction and now is an ideal time to consider buying a property in the area. Margaret River has established itself as a premier lifestyle location in the South-West and as a result properties should be in strong demand over the long term. The opening of the Perth to Bunbury freeway later this year will give a boost to the Margaret River region.

2. South Yunderup

This is a prime lifestyle location which should benefit strongly from the opening of the Perth to Bunbury Freeway later this year. Located inland from Mandurah but beside the Mandurah Estuary, South Yunderup is a growing area that is now attracting large amounts of new investment from land developers who are building high quality estates in the area. The opening of the Perth to Bunbury Freeway should give property values in South Yunderup a major 'kick start'.

3. Lesmurdie

Lesmurdie has grown in popularity in recent years by property owners seeking a 'tree top' lifestyle. The area is very well established with good schools, medical and shopping facilities which will appeal to a wide variety of property buyers. It has also delivered property owners a high level of capital growth with the average median price of a home in Lesmurdie rising by 11.9% on average each year during the past decade.

4. Safety Bay

A prime ocean side suburb in the Rockingham area. Safety Bay contains older style homes on large 800sqm blocks which can still be purchased for under \$400,000. As building land in the Rockingham area becomes scarier, then property values in Safety Bay should rise strongly.

5. Ocean Reef

Ocean Reef should benefit from the major expansion planned for the Ocean Reef Marina. The suburb is becoming increasingly popular with 'trade -up' property buyers because Ocean Reef contains a large number of quality homes that are currently very well priced. Over the long term it has delivered high rates of capital growth to property owners with the median house price increasing by 11.4% on average each year during the past decade.