

EDUCATION

Education is now one of Australia's largest exports worth nearly A\$20b each year, almost overtaking the Mining industry.

\$20 billion

STUDENT NUMBERS



The Australian Federal Government is actively wanting to grow international student numbers from approximately 500,000 today to 1,000,000 over coming years.

Monash University is the largest university in Australia in terms of student count with

70,071

(26,201 international) students & 14,869 FTE staff across 8 campuses, Clayton being the largest with 33,689 students.



Brightwood is 5 mins walk to the largest and main Clayton campus.



There is no other residential project anywhere near as close to the University as Brightwood.

Further major schools within 5-10mins include:

Primary

- Clayton North
- St Peters
- St Andrews
- Clayton South
- +10 more in Glen Waverly region.

Secondary Private and Public

- John Monash
- Wesley College Glen Waverly
- Glen Waverly Secondary
- Mount Waverly Secondary
- Caulfield Grammar Wheelers Hill.

DEMOGRAPHICS

The population composition of City of Monash is ideal for investment.

POPULATION



Professionals



Managers

City of Monash is Melbourne's largest concentration of established employment outside of Melbourne CBD.

The Monash Employment Cluster leads the way in terms of education, health, research and commercialisation facilities including Australia's largest university (Monash University), the Australian Synchrotron, the Melbourne Centre for Nanofabrication, Monash Medical Centre, CSIRO's largest site in Victoria, Monash Business Incubator and the Monash Enterprise Centre.

AGE

26% Approximately 26% of the population are the typical renting age between **20-35**.

INCOME

28% 28% of households in City of Monash have income **\$2,500+** per week.

GROWTH

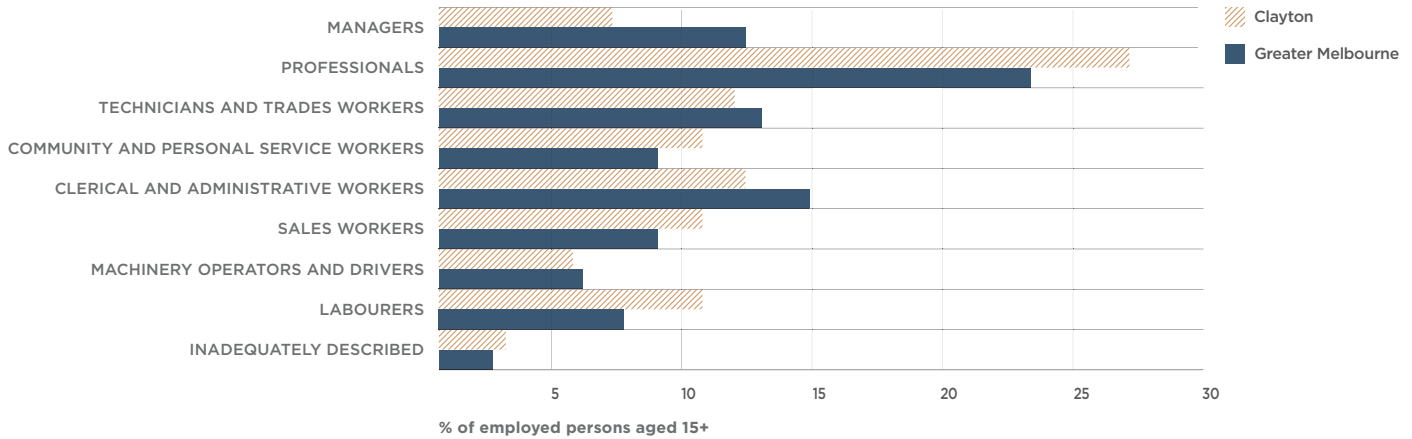
550,000  **700,000**
2016 2031



The region is expected to grow by 550,000 to 700,000 between 2016 and 2031.

Major corporations H.O near by: Toshiba | Mercedes Benz | BMW | Adidas | Bosche | Telstra

DEMOGRAPHICS



SHOPPING



10min drive from Chadstone - Australia's largest and most luxurious shopping centre.

Chadstone Shopping centre has just undergone a

\$660million MAKEOVER

making it now a 21 hectare mecca, with every conceivable luxury brand represented, now including high end dining and a hotel.

Additional shopping amenities include:

- Springvale Homemaker Centre (IKEA etc)
- Waverly Gardens Shopping Centre
- The Glen at Glen Waverly.

(Nearest cafes and restaurants are Wellington Road and Clayton Road.)

TRANSPORT



2-5 min from Clayton Train Station which gets to Melbourne CBD within 20 min

Conveniently located

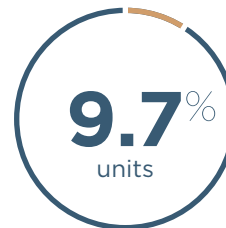


with nearby **access to major arterial roads** Monash Freeway & Dandenong Road.

RETURNS

Clayton is an established eastern suburb market that is experiencing some amazing growth driven by access to education and employment.

Vacancy rates are low at **2.3%** with new dwelling tenancies in the Monash University and Hospital zones in hot demand, pushing up rental yields. A similar project has recently settled and all units were leased within 2-4 weeks with average yields **5-5.2%** p.a.



Over last 12 months, capital growth in Clayton has been 17.2% established housing and 9.7% units.

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