

# LibertyOne

FOOTSCRAY

## INVESTMENT OVERVIEW



WHY INVEST IN  
*Footscray*

BROUGHT TO YOU BY

**Bensons**



**1 BEDROOM + DINING  
FROM \$574,754**



**2 BEDROOM  
FROM \$657,798**



**3 BEDROOM + STUDY  
FROM \$868,071**



# LOCATION

Nestled on the Maribyrnong River only 5 kilometres from the CBD, Footscray was Melbourne's industrial powerhouse for many decades. Bluestone quarries boosted Footscray's economy and factories lined its streets. Today, a transformation is underway to turn Footscray into a prosperous economic hub.

The Precinct acts as a gateway to the west, servicing the rapidly growing population, and providing new and diverse economic opportunities.



# LOCATION

Footscray's identification as a Business Precinct stems from its strong connections to the city, with the western region of metropolitan Melbourne and regional Victoria. The Victorian Government's recent decision to confirm Footscray as Melbourne's sixth Priority Precinct, establishes its upcoming prosperity.



# INFRASTRUCTURE

Victorian Government has committed

**\$31 BILLION**

of government infrastructure investment

**BY 2026**

The Victorian Government has made unprecedented investment in the region in recent years, including \$1.5 billion for the new Footscray Hospital, \$6.1 billion for the West Gate Tunnel Project, \$15 million upgrade for Footscray Train Station, more than \$120 million for the Footscray Learning Precinct including the Footscray High School Kinnear Campus and Footscray City Primary School, \$36.6 million to redevelop Whitten Oval and key transport connectivity projects as part of Victoria's Big Build.

The construction of apartments will create a new community of more than 5,000 people living near the Footscray station.



# NEW FOOTSCRAY HOSPITAL



The Victorian Government has provided up to \$1.5 billion to deliver a new Footscray Hospital – the largest ever health infrastructure investment in the state. This new hospital will transform the Footscray area with new jobs and increase the demand for housing, as well as ensure families in Melbourne’s booming suburbs can get the care they need.

Due for completion in 2026 with works currently well underway, the new Footscray Hospital will be less than 2km’s from Liberty One and opposite Victoria University. With an increase of nearly 200 beds, the new hospital will treat approximately 15,000 additional patients and enable around 20,000 additional people to be seen by the emergency department each year. The hospital is set to transform the Footscray area creating over 2,000 jobs during the 4-year construction phase and create an increase in demand for housing.



# AFFORDABILITY

Footscray is one of the last remaining inner CBD suburbs within 5km's from Melbourne's CBD with a median house price under \$1,000,000, making it a very attractive suburb for investment.

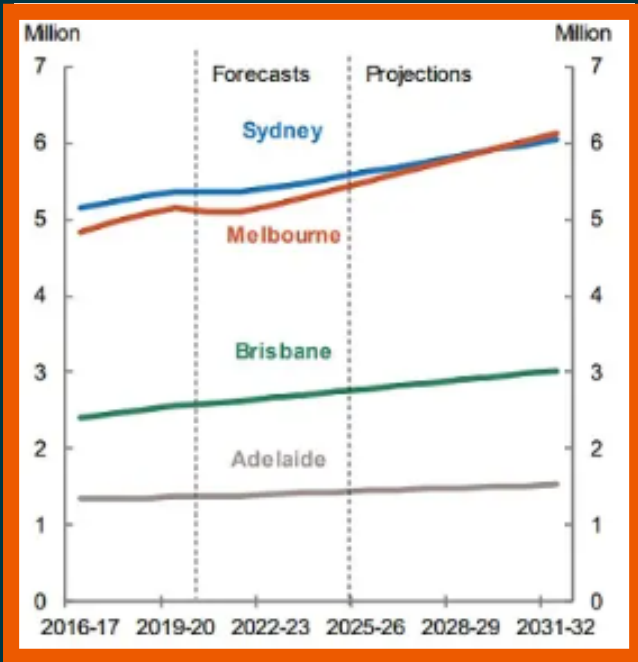
With lifestyle offerings comparative to suburbs such as Fitzroy, Port Melbourne and Prahran, Footscray is a much more affordable entry point option for renters.

## MEDIAN HOUSE PRICES - WITHIN 5 KM RADIUS OF MELBOURNE CBD



# MELBOURNE'S GROWTH

Melbourne will become the nation's fastest-growing city next year and will overtake Sydney to become the biggest capital in Australia by September 2030, according to the federal government's population research.



*"Melbourne is projected to be the fastest-growing capital city from 2023-2024 on, overtaking Sydney to become the nation's largest city in 2029-2030 at just over 5.9 million people."*

^SOURCE: AUSTRALIAN GOVERNMENT 2021 POPULATION STATEMENT

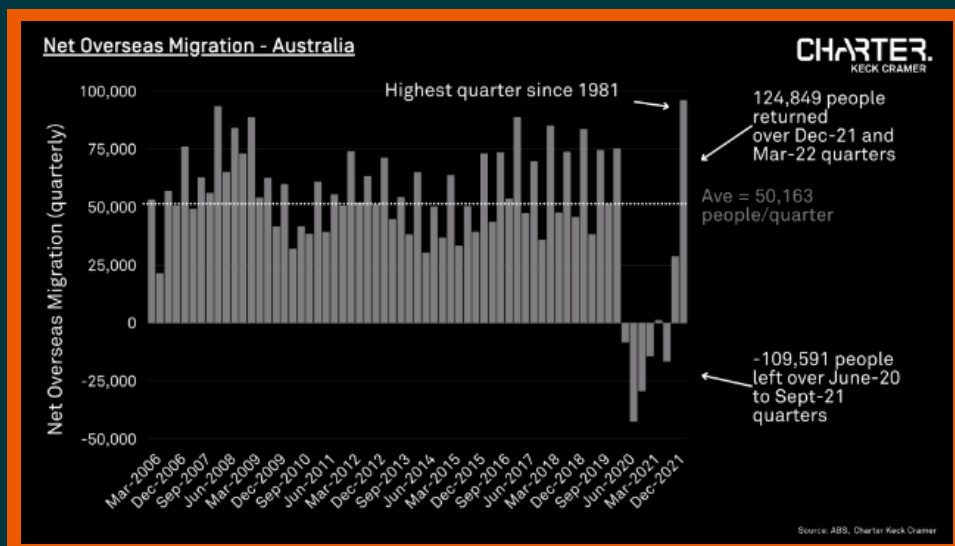




# OVERSEAS MIGRATION

Australia's population growth, driven primarily by increased net overseas migration, is expected to resume to pre-COVID pandemic levels by the end of 2022/23 financial year according to the Federal Budget forecasts released by Treasury.

The rise in population numbers slowed dramatically as international borders were closed after the pandemic struck in February/March of 2020, falling almost to zero in net terms during 2021/2022.



SOURCE: CHARTER KECK CRAMER AUSTRALIAN BUREAU OF STATISTICS (ABS).

With borders now re-opened and the Government encouraging migrants to return, partly to help ease the country's current labour and skills crisis, migration is expected to recover to pre-pandemic trend this financial year (ending June 30th, 2023), two years earlier than expected in the March 2022 Budget.



# LibertyOne

FOOTSCRAY

## Thousands of Victoria's international students have returned, but there are still more to come

By Kate Ashton

Posted Tue 6 Sep 2022 at 6:13am, updated Tue 6 Sep 2022 at 9:48am



<https://www.abc.net.au/news/2022-09-06/international-students-return-to-melbourne/101405362>

## Migrants, temporary workers flood back after lockdown lull; report reveals growing numbers

A return of migrants and temporary workers to Victoria "will likely reignite lobbying against big migration" an expert says.



John Masanauskas

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September 17, 2022 - 1:17PM

Herald Sun

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<https://www.heraldsun.com.au/news/victoria/how-melbourne-city-councils-plan-for-an-international-student-visa-change-could-hurt-aussies/news-story/08160e88d9c55e21d8c9fe09b1f4f94c>

## After two years of cold shoulder, foreign workers and international students rush back Down Under



By Mark Saunokonoko • Senior Journalist | 1:07pm Oct 17, 2022



<https://www.abc.net.au/news/2022-09-06/international-students-return-to-melbourne/101405362>

## Snap Chinese edict to send students rushing back to Australian campuses



Paul Saklat

January 29, 2023 - 5:39pm

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"The major overseas study destinations have opened their borders, and overseas universities and institutes have fully resumed face-to-face teaching. The Chinese National Health Commission announced that from January 8, 2023, China's epidemic prevention ... entered a new stage."



<https://www.smh.com.au/education/snap-chinese-edict-to-send-students-rushing-back-to-australian-campuses-20230129-p5cga9.html>



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