

POPULAR PLACE TO CALL HOME

MERIDIAN is a superb master planned community in Clyde North that once complete will be home to more than 1600 families.

Since it was launched in April 2016, buyers have been snapping up lots at Meridian with more than seven stages now sold out.

Proving popular with locals, many families have chosen to call Meridian home.

As a result of this high demand, Stage 10C will be offered to the market on Saturday 15 April and interested purchasers are strongly encouraged to register their interest for this eagerly anticipated release.

This premium parkside release of only 20 sites features generous sized lots up to 714 square metres that face both wetlands and open parklands and are sure to sell quickly.

With established local amenity in Clyde North and Berwick, future residents of Meridian will enjoy easy access to a range of shopping centres, cafes, restaurants and quality schools, with Hillcrest and Rivercrest Christian Colleges both just over three kilometres away.

Meridian's proposed retail and commercial precinct will also make everyday living even more convenient.

It is also well located and provides easy access to the Princes Freeway, with local transport also providing great connectivity to the local surrounds.

Meridian's marketing manager Graham Nolan said open space and connectivity is a priority with pedestrian, cycle paths and



An artist impression of one of the proposed playgrounds at Meridian

4.8 hectares of wetlands, and parks with leisure facilities set to provide "year-round social and recreation opportunities for residents".

"It's all about creating a beautifully balanced community with choice in lot size and home design, lifestyle, and wonderful outdoor areas for neighbourhood connection," Mr Nolan said.

Meridian is developed by Brown Property Group which has a proven track record in the City of Casey

of creating high quality communities that are delivered on time.

Works for all six stages under construction at Meridian are on track to title in 2017. Stages one and two are set to lodge with the Titles Office in April.

Don't miss out, visit www.meridianclyde.com.au or call 1800 463 743.

The Meridian Estate sales office is located at the Corner of Thompsons Road and Stoneleigh Road, Cranbourne North, and is open seven days a week from 11am to 5pm.

MARKET IS FUNDAMENTALLY SOUND



BY ANDREW PERKINS

The fundamentals that drive the Melbourne and, in particular, the City of Casey residential land market remain extremely sound.

Strong population growth, combined with low interest rates and consumer confidence are the key drivers.

ABS statistics indicate that Victoria has outperformed all other states and territories with growth of 2.1 per cent over the past 12 months, around 340 persons per day.

This compares to the national growth of 1.4 per cent over the same timeframe.

Victoria's population equates to more than one-third of the country's growth at 37 per cent.

Currently, on average 7300 people move to the City of Casey each year and it is expected this will increase to 8700 per year by 2031, according to the

THE MEDIAN PRICE LADDER

JAN. '16

This Mth.	YoY Change	LGA	Median Lot Size (Sqm.)	Median Price	No. of Projects
1	1	Casey	448	\$295,000	22
2	4	Wyndham	301	\$266,450	39
3	2	Cardinia	448	\$255,000	12
4	5	Whittlesea	392	\$222,250	23
5	3	Hume	457	\$206,000	16
6	6	Pt. Mitchell	482	\$163,500	6
7	7	Melton	400	\$162,000	18
Total				\$238,900	136

Source: Red23

City of Casey.

New residents comprise a healthy mix of first, second and subsequent homebuyers.

Investors are also active and provide product for those that are not ready to purchase a principal place of residence at the moment.

All this combines to afford a healthy environment for people to work and recreate in Casey.

Casey, with a total of 22 active land projects is now the most expensive land market in Melbourne with a median land price of \$295,000.

The average lot size is 448 square metres.

The median price in Clyde - Clyde North rest only marginally below this at around \$290,000 - up from around \$240,000 some 12 months ago.

The median lot size is around 435 square metres.

All things being equal, this, combined with recent amendments to the first home buyers grant and stamp duty, should underpin activity over the near term in the City of Casey.

Andrew Perkins is general manager research and business development for Red23, a specialist marketing, sales and research partner for residential development businesses.

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