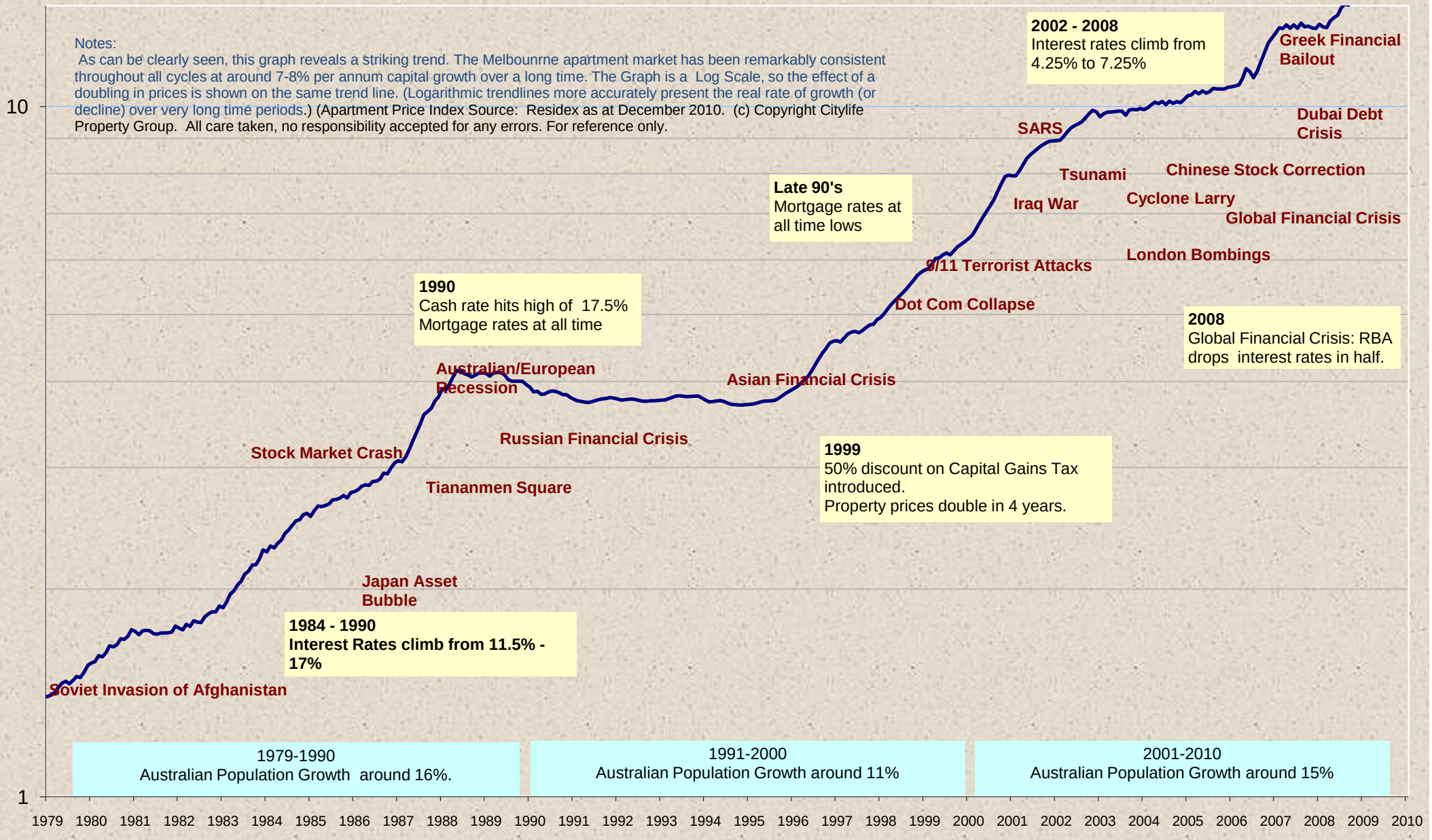Melbourne Apartment Index