

CITYLIFE INVESTOR NEWS
**The Australian Investor and Property Buyer's
Newsletter**

Issue #08/16

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1. PROPERTY MARKET UPDATE

Australian property has again performed well over the quarter to October 2016.

Growth is being driven by a combination of low interest rates, relatively positive economic indicators and uncertainty over financial and stock markets. Australia's "safe haven" status is being viewed extremely favourably by overseas investors, especially given the lower Australian dollar and relatively high rent returns compared to most other counties.

According to the latest Residex non-revised median valuation figures Sydney has slowed considerably. Houses were up 21% in the year to October 2015, but for the year to October 2016 were just up 2.59%.

Melbourne houses were up a large 2.46% last month alone, and Brisbane continues to gain momentum rising 1.10% over the last month. Perth has been affected by the mining downturn and dropped 1.94% over the year.

Melbourne apartments also had the strongest performance in the same period over all the other major cities apartment markets.

Residex data suggests that sales in Melbourne in the year to October accounted for 17.53% of the total sales across Australia.

Brisbane apartments started to outperform Sydney over the last quarter, rising 1.8% compared to Sydney's 0.17%, as many Sydney investors start to look for more affordable markets.

2. "SAFE BUY" INTRODUCED

Clients buying "off the plan" with 12-24 months and even longer until completion sometimes worry what happens if the market falls before they complete.

Citylife International Realty helps take away this worry, providing a safe buy undertaking: that is, any property purchased in one of Citylife approved projects has a Safe Buy attached: if the market falls after signing the contract within 12 months, Citylife undertakes to pay the buyer in cash an agreed figure in advance to reflect the drop.

No other Australian property agent does this!

Full details can be seen at www.Citylifesafebuy.com

3. **HOUSES OR APARTMENTS BETTER?**

A question often asked, and seldom answered correctly, even by so called "experts." You judge:

House or apartments graph:

www.citylifepropertygraphs.com/houses-v-apartments.php

4. **AVAILABLE PROJECTS**

Malvern East

Just minutes from MONASH UNIVERSITY, Caulfield, and close to DEAKIN UNIVERSITY, and stroll to the train station, and close access to the city.

From \$455,000

A new premium lifestyle development in a blue chip Melbourne suburb.

www.citylifeprojects.net/malvern.php

Brunswick

Low rise boutique apartments in the popular Melbourne suburb of West Brunswick. Starting from just \$360,000.

Melb CBD and Brunswick are the most searched for locations in all of Melbourne for both people looking to rent and to buy. Brunswick is so popular because of the extensive public transport options including 5 tram lines and the train, and is close to the city and Melbourne Uni.

www.citylifeprojects.net/Brunswick.php

St Kilda Road

Melbourne's Grandest and most prestigious boulevard. Where everyone would love to own an apartment.

From \$431,000

www.citylifegroup.com/g_affilform2.asp

South Yarra

Completed one and two bedroom apartments in the heart of South Yarra! Ready for immediate occupation and rental! On the train line, and one of the most prestigious locations in Melbourne. From \$450,000.

Off- the-plan opportunities also available.

www.citylifeprojects.net/south-yarra-registration.php

Royal Botanic Gardens

Located only 200m from the Royal Botanic Gardens and 1km to the heart of Melbourne CBD buy a one bedroom apartment from \$420,000. Available shortly.

South City Square: Brisbane

Brisbane's stunning new visionary new community offers a superb but limited range of display apartments available, fully furnished and with a high level of inclusions, in a master plan community. Starting from \$437,500. High rental returns. Guaranteed finance available.

www.pplbrisbane.com/new-deshon.php

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More research and properties for sale www.citylifeprojects.net
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