

# INVESTING IN PROPERTY, IS IT A GOOD IDEA FOR YOU?

2024 Sample analysis



## INTRODUCTION

The housing market can be a good investment for your future but starting your first investment can be intimidating and confusing. That's why we're here to support you along your way.

## STARTING POINT

First, you need to look to the situation right now. When you try to analyze each location in Australia, you'll notice that every location has different stages of property cycle.

But, if we try to see in a big picture regarding the property condition in Australia, we're actually in early stages of new property cycle — which is a good sign.

### About Dellcon Homes:

For over 25 years, Dellcon Homes has been constructing robust and quality housing for Australians.

## QUESTIONS TO ANSWER

In addition, you need to analyze in more detail regarding the suburb that you would like to invest in.

Here are some of the question's which could help to guide your decision in investing:

- What is the demographic composition of this area?
- Is the rate of wage increase higher in this locality compared to the national standards?
- What is the profile of individuals relocating to the suburb? What are their income levels?
- What are the anticipated job opportunities in neighboring suburbs over the long term?
- What is the current unemployment rate?
- How does the supply and demand ratio fare in this particular suburb?

## ECONOMIC CONDITIONS

### In 2024, statistics show:

- A growing number of overseas migrants with temporary visas, who will need to accommodate.
- Rising rental prices.
- An influx of migrants from other parts of Australia, which could increase demand for housing.
- Lower interest rates in the second half of 2024 make borrowing cheaper.
- Easier loan criteria will increase the number of potential buyers.
- Tax breaks add to disposable income, potentially making mortgages more manageable.



## NICK DELLCON

Director of Dellcon Homes

Being an Ex-Sales Manager at multiple leading Australian Construction Material Companies, Nick is a veteran in the Australian Housing industry.



## FUTURE GROWTH

- As an investor you prefer to get a high yield to maintain your cash flow in order for you to be able to pay the mortgage but it is the capital growth itself that is actually what makes you able to reach financial freedom.
- Melbourne's rental market is notoriously competitive, with much lower vacancy rates than the national average.
- This tightness is currently exacerbated by high demand and limited supply across the country.
- According to SQM Research, Melbourne's vacancy rate sits at a low 1.5%, significantly below the balanced market rate of 2-2.5%.
- The Victorian government projects Melbourne's population to grow to 8 million by 2050, pushing the state's total to 10 million. To accommodate for this, the government plans to construct 1.5 million additional dwellings over the next 30 years, including houses, apartments, and townhouses.

## CURRENT MARKET CONDITIONS

Currently, the market leans towards living in strategic locations that are both affordable and easy to maintain.

Townhouses address this demand by offering a middle ground, making them increasingly popular with single professionals, young families, and downsizers.

Additionally, the market's interest in townhouses is driven by the fact that they are generally priced lower than new houses.

## OUR TAKE

A Townhouse significantly reduces the overall land price. Furthermore, townhouses in Melbourne are typically priced lower than traditional dwellings, even though they are often located close to open space and amenities.

By partnering with a reliable and experienced construction company, you can gain the best chances of success by securing the best prices during a time when construction costs are rising at a high.

Contact Dellcon Homes today to discuss your property investment goals and explore how we can help you build your dream in Australia. Together, let's turn your vision into reality and unlock the full potential of your property investment.



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