

PROPERTY TALKS



PROPERTY OF THE MONTH – THE EASTON



Situated at East Melbourne, The Easton is designed with a landscaping area, internal courtyard and rooftop terrace garden. Together with a spacious balcony in each apartment, The Easton creates a comfortable living environment for its residents. In addition to the practical and open living spaces in each apartment, residents can also enjoy Dandenong Ranges' scenery from the rooftop terrace garden. This project is in close proximity to a number of university and schools, such as Deakin University, Presbyterian Ladies' College and Burwood East Primary. The Easton offers 1-bedroom to 3-bedroom apartments, priced at AUD365,000 up.

[Video](#)

OVERSEAS PROPERTIES A HIT AMONG MIDDLE CLASS IN CHINA



A professional accountant in Shenzhen settled for a 55-square-meter apartment in a coastal community in suburban Sydney, Australia, in 2014 for AUD500,000. He reckons the investment should now fetch him a "decent amount" with a 22% capital appreciation.

According to research by online real-estate agency SouFun International, more than 43 percent of high-net-worth individuals will buy overseas properties for asset allocation purposes, with average spending reaching 6 million yuan.

The accountant said rental yields from residential properties on the Chinese mainland are relatively low in general, but Australian properties offer a very stable rental income. He said his rental income in the past two years had basically covered his mortgage and property-management costs.

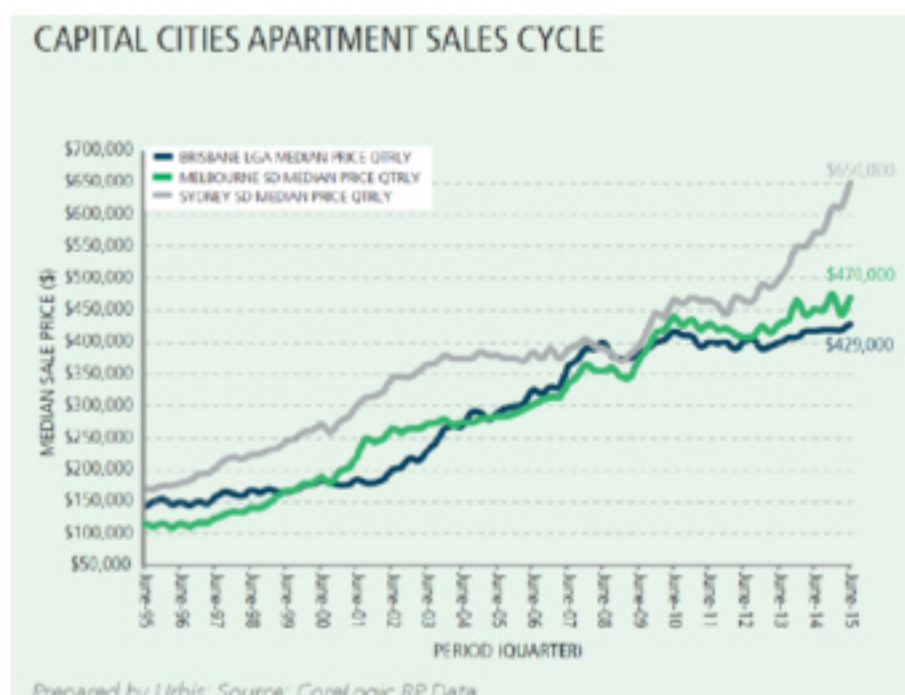
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AUD/USD JUMPS TO 0.7550 AFTER FED LOWERS RATE HIKE EXPECTATIONS



The US dollar plummeted across the board and stocks rallied after the Fed left interest rate unchanged in mid March 2016. AUD/USD rose from 0.7440 to levels above 0.7550, erasing practically all weekly losses. This is very likely that AUD is getting stronger. So, this is really the best time for you to plan your asset allocation on Australian property market!

A VERY PROMISING POTENTIAL GROWTH ON MELBOURNE & SYDNEY PROPERTY MARKETS



Back 20 years ago, the median sale price of an apartment in major cities in Australia was between AUD120,000 and AUD170,000. By mid-2015, the property price of Sydney has increased almost 4 times, whilst that in Melbourne and Brisbane has just increased around 3 times. Obviously, there is a lot of room for property price growth in Melbourne and Brisbane, especially thanks to the boom in overseas property investments in China.

Thus, we believe there is a high tendency for potential buyers shifting their investment dollars from Sydney to Melbourne and Brisbane in 2016!