

## Ruby, Richmond at the corner of Burnley Street and Victoria Street



Actual Site  
Apartments

Artist Impression – total unit launching now 113

### **Snapshot of location :**

The site is only approximately 4KM to the east of Melbourne's Central Business District (CBD)

Easy access by Tram, Car and Bus

Convenience of Shopping, Bars and Restaurants at **Victoria Garden Shopping Centre**, Vietnamese Food on **Victoria Street**, Retail Strip on **Bridge Road**

Few Tram stops away from good private schools in **Kew and Hawthorn** (Xavier College, Methodist Ladies College and Carey Baptist Grammar).

### **Rental and Capital Growth potential :**

Demographic and Socio-economic characteristics suggest a young profile of professionals with good percentage have median weekly income in excess of A\$1,500.

Continue low vacancy rates in this area will continue to manifest a strong rental increase as to increase overall return to property investors.

Unit price (including apartments and townhouses) in Richmond have increased at an average annual rate of 12% since 1997 (according to a report from Charter Keck Cramer)