

CORNERSTONE™

APARTMENTS

CORNERSTONE
FOOTSCRAY

CORNERSTONE

In the heart of Footscray

- Ford street located on what we describe as Footscray's ring road, the projects is adjacent to and within walking distance of all amenities, food, entertainment, shopping, Footscray Markets, transport Tram, Bus and Rail.

CORNERSTONE

- Rating 98 on the “walkability” measure it is well positioned to satisfy all considerations when choosing a dwelling.
- with many options for access, the project isn't locked in by hundreds of other apartment dwellings and road access won't be congested in peak time with other property outflow of traffic hampering the resident's egress to routes to all points of the compass

Elevated living

- A feature of the format of the buildings is the separation of level 1 (and up) from the ground level but still engages what promises to be the extension of the community.
- A retail precinct is on offer that may incorporate the obligatory coffee shop, bar and convenience services, along with the resident's lounge which completes the insulation from the ground level plaza but still engaging and energising the immediate area. there is also an option for direct access to the nearby shopping mall via the cul de sac.
- Take advantage of the prime position of the location; residents have the use of roof top spaces with striking views of the area and uninterrupted to the city only 6klm away .

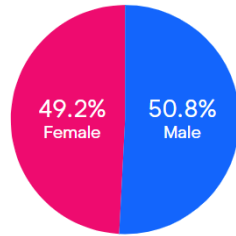


Local Demographics & Area growth statistics

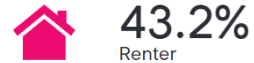
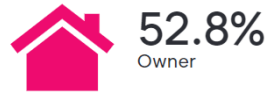
Footscray

Who They Are ¹

33
Median Age



Ownership ¹

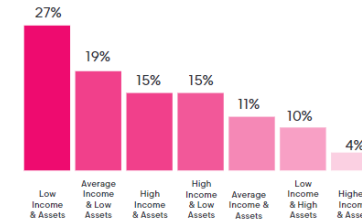


Top Household Structures ¹

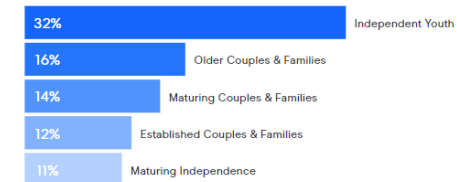


Footscray

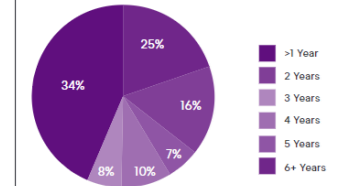
Household Affluence ¹



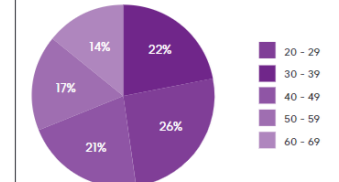
Lifestage ¹



Length of Residence ¹



Age Breakdown ¹



Market Intelligence

Footscray

House



To Buy	To Rent
Median House Price \$950,000	Median House Price \$465 per week
Median House Price 2BR \$850,000	Median House Price 2BR \$445
Median House Price 3BR \$1,000,000	Median House Price 3BR \$510 per week
Median House Price 4BR \$1,120,000	Median House Price 4BR \$590 per week

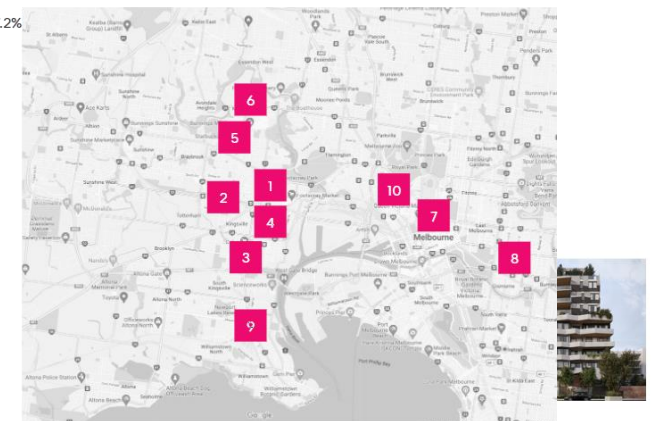
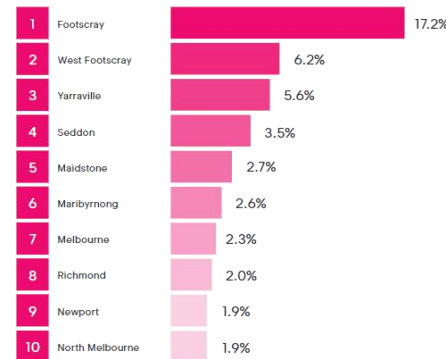
Unit



To Buy	To Rent
Median Unit Price \$480,000	Median Unit Price \$350 per week
Median Uni Price 1BR \$375,000	Median Unit Price 1BR \$300 per week
Median Unit Price 2BR \$492,250	Median Unit Price 2BR \$380 per week

Suburb Migration

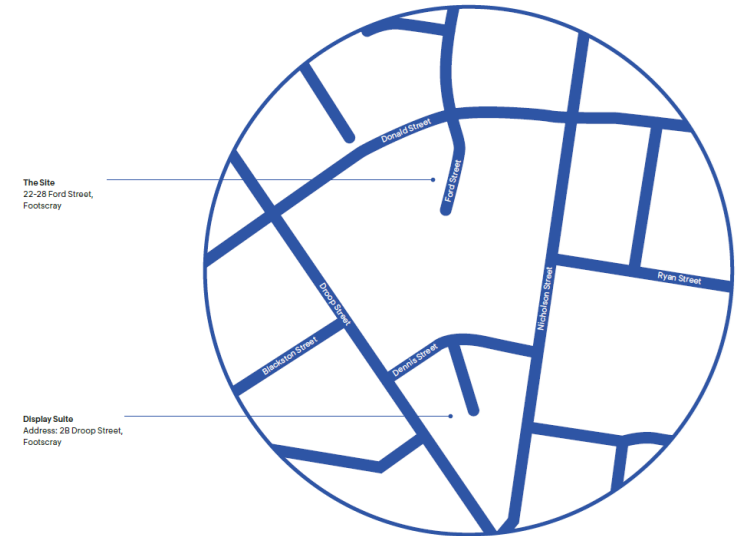
Incoming: People Moving to Footscray



Footscray immediate vicinity

The Project
Cornerstone
22-28 Ford Street,
Footscray

22-28 Ford Street,
Footscray

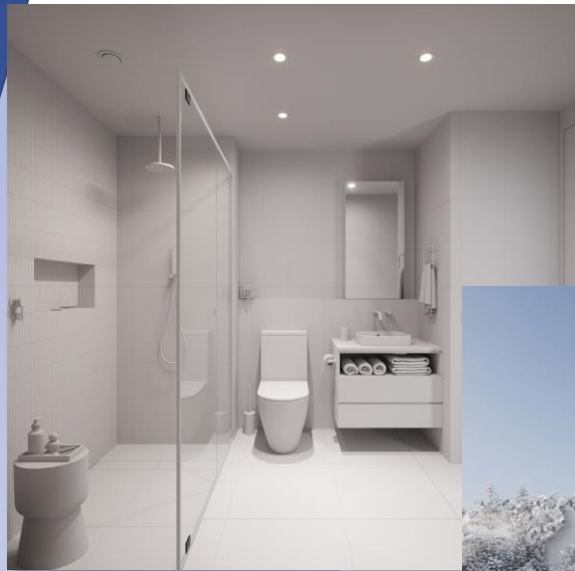


The Site
22-28 Ford Street,
Footscray

Display Suite
Address: 28 Droop Street,
Footscray



Typical Layouts



Elevations



FORM
QUIP
BUILT TO INSPIRE

Current Opportunity

Current and Future Staff of Western Health:

- Purchase, own and Occupy or Invest
 - Tailored packages for specific staff members based on:
 - Size and nature of dwelling
 - Free financial consultant to get you on the journey
 - Special packages “living ready”
 - Fridge
 - Washing Machine
 - Blinds
 - Microwave
 - Discounts and assistance on:
 - The purchase
 - Internet Connections etc



Free Property Ownership exploration Seminar

- Come to Cornerstone Display suite
 - Walk the location
 - Hear from Expert financial planners on
 - Property as an investment (eg: own property from \$87 per week)
 - Property Ownership
 - What assistance is available
 - Stamp duty reductions
 - Co-posit
 - Co Investment
 - First Home buyers etc
 - Loan availability
 - What you need to get a loan etc
 - 5% deposits, LVR, 20% deposits, Fixed Rates etc

