

2021

A MESSAGE FROM THE DIRECTOR

Melbourne has certainly been through a roller coaster in 2021, with a total of 262 days in lockdown we became the city with the longest cumulative time in lockdown in the world.



As we weaved through restrictions and lockdowns, Victoria's property market has emerged on top. We have had the third highest increase in capital growth in the last 100 years. Low interest rates and shortage of stock has certainly made 2021 a sellers' market. **Land is in demand.**

Flexible working arrangements during Covid-19 urged Melburnians to seek larger homes and as Melbourne property prices increased, we saw a shift in regional demand. Developers and land bankers are very open to investing in regional Victoria.

A LaTrobe Valley property we listed in February this year, sold above vendor's expectations in record time. Precinct Structure Plans in pre-planning phase are also in demand. We sold a number of properties in Brookfield, which are part of the future Melton West PSP. Developers and land bankers are building up their pipeline in response to recent demand.

As we head into 2022, we are expecting local investment, migration of skilled workers and international students to support the real estate industry.

Our strong sales during this challenging year are testament to our industry knowledge, strong work ethic and market reach. With all signs pointing to a more confident future, PSP Property Group is committed to offering an integrated approach with superior results across the board.

Manpreet Dandiwal



New Communities

Our New Communities division manages the sales and marketing of development sites across Melbourne. Currently our projects cluster in the western region of Melbourne, in particular Deanside, Rockbank, Thornhill Park and Eynesbury.

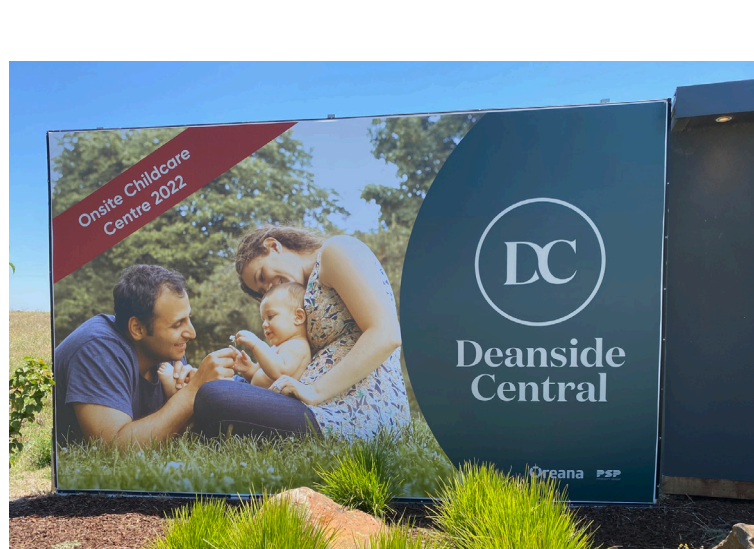
Our Deanside projects, Deanside Central and One Deanside, performed extremely well this year.

We had tremendous success at Deanside Central, at one stage reporting over 45 sales in one month. Buyers recognised Deanside Central is Lifestyle Central.

Construction is at full speed with stages 1 and 2 civil works due for completion in second quarter 2022. Parkside and Promenade releases civil works will commence in early 2022. Sinclairs Road upgrades have commenced and our on-site childcare centre construction is expected to commence in March 2022.

This month we released The Village Release A (one of our final stage releases) with 21 premium lots located across the road from the Town Centre. Lots range in size from 217m² to 375m² and prices start from \$269,000.

Whether you are looking for your first home, looking to upgrade or to invest, Dheeraj will be able to assist with your purchase needs. **Call Dheeraj on 0434 111 940.**



At One Deanside we ONLY have TWO lots available. Civil works are well underway with Stage 1 & 2 titles expected for second quarter 2022.

These last lots won't last long. Secure your block now! **Call Anmol on 0406 710 076 for more information.**

Located within walking distance to Rockbank Station and surrounded by parks, open spaces and waterways, Talia Rockbank is just a 38-minute drive to the Melbourne CBD, 25 minutes to Tullamarine Airport and seven minutes to the City of Melton.

Following our launch in April this year, at Talia we have secured 100 sales. Stages 1, 2 and 3 are now **SOLD OUT** and we anticipate to release our next stage early 2022.

We are thrilled with what's to come in 2022. We will have more land available for sale and we will have a new display suite fully equipped to showcase our new stages and releases to our potential purchasers. **For more information about Talia Rockbank and our next release, please contact Ankur on 0477 705 030 or Anmol on 0406 710 076.**



Eynesbury - located in the booming Western growth corridor, lies between two growing 'cities', Melton and Werribee. And, many families are now choosing to call Eynesbury home.

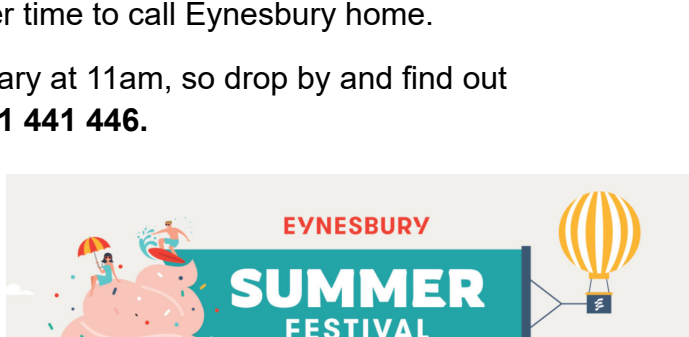
What was once a rural town established in the 1840s, Eynesbury is now a growing community. Currently home to approx. 3000 residents, there are plenty of amenities and services available and the new town centre (currently in planning) is set to become the hub of Eynesbury.

Eynesbury's 18-hole golf course designed by Graham Marsh is listed as one of Australia's top 100 golf courses and Eynesbury's historic homestead which has been carefully restored, is a true destination in itself.

Eynesbury has a variety of lot sizes available, large premium lots or budget friendly smaller lots. With land starting from \$254,000 it's never been a better time to call Eynesbury home.

The Discovery & Sales Centre will re-open on 3rd January at 11am, so drop by and find out more about upcoming releases or **call Jignesh on 0421 441 446.**

Join in the fun! **Eynesbury's Summer Festival** is now on. With an array of festivities and events over the summer there are plenty of options for all - The Big Eat Out, Food truck festivals, Eynesbury pet market ... just to name a few. Come along with family and friends, join in the fun and discover Eynesbury for yourself.



EYNESBURY

PROPERTY GROUP

FOR ALL YOUR PROPERTY NEEDS

CONTACT US TODAY

03 9222 4000

www.pspproperty.com.au

PSP Property Group wish you and your family a very Merry Christmas and a safe, prosperous and Happy New Year ahead.

Our office will be closed from 24th December 2021 and will re-open on Monday 10th January 2022.

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