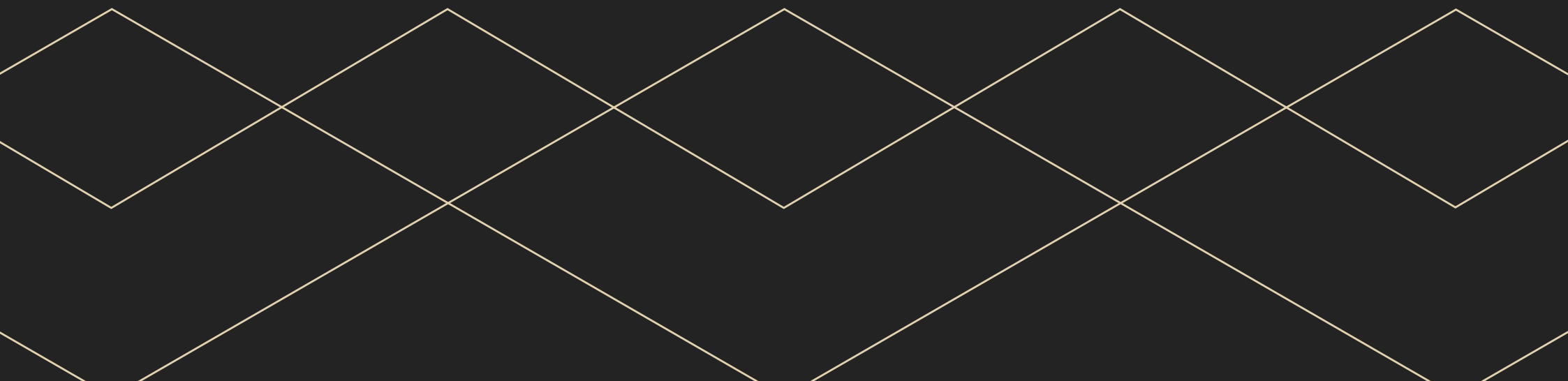


THE
HAMPSHIRE
SUNSHINE



REFINED LIVING IN THE
HEART OF SUNSHINE



The Hampshire is an elegant and cultural architectural icon offering luxury hotel-quality residences and amenity. With convenient retail at ground floor, residents will also enjoy sun-drenched private garden terraces with panoramic city, bay, and mountain views.





HIGHPOINT
SHOPPING CENTRE

FLEMINGTON
RACECOURSE

MELBOURNE CBD
14KM - 25MINS

WEST GATE
BRIDGE

PORT PHILLIP
BAY

MARIBYRNONG RIVER

BRAYBROOK
COLLEGE

CAROLINE CHISHOLM
CATHOLIC COLLEGE

OUR LADY OF THE IMMACULATE
CONCEPTION PRIMARY SCHOOL

SUNSHINE NORTH
PRIMARY SCHOOL

HARVESTER
TECH COLLEGE

VICTORIA
UNIVERSITY

SUNSHINE PLAZA
SHOPPING CENTRE

BRIMBANK
LIBRARY

SUNSHINE
STATION

SUNSHINE
MARKETPLACE

BUNNINGS
WAREHOUSE

POLICE
STATION

ANDERSON RD

MCINTYRE RD

CITY WEST
PLAZA

BALLARAT RD

ALBION
STATION

SUNSHINE HOSPITAL
MELBOURNE AIRPORT

LIFESTYLE

SUNSHINE IS THE NEW COSMOPOLITAN HUB OF THE WEST

Residents of The Hampshire will benefit from being centrally located within Sunshine's recently developed central business and shopping district. In recent years several public buildings, infrastructure and education facilities have been newly built or redeveloped. Sunshine Station, Library and Hospital, as well as Victoria University, are all in walking distance or a short 5-minute drive.



SUNSHINE STATION



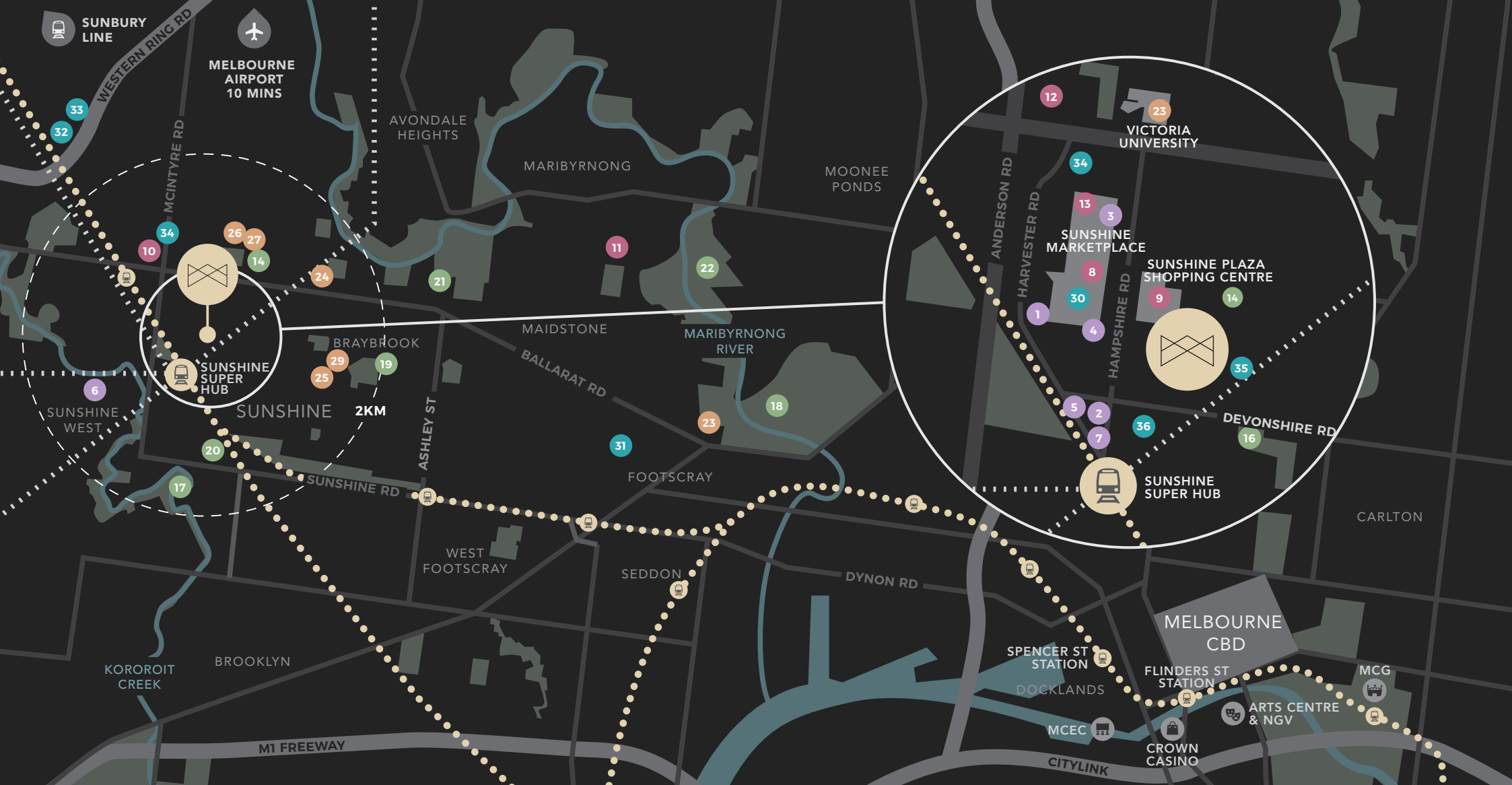
SUNSHINE HOSPITAL

VICTORIA UNIVERSITY



SUNSHINE LIBRARY





DINE

- 1 Sunshine Central Dining Precinct
- 2 Co Do
- 3 Cafe Lakoza
- 4 Little Rays Cafe
- 5 The Granary Cafe
- 6 Sunshine Social
- 7 Lan Anh Bakery



SHOP

- 8 Sunshine Marketplace
- 9 Sunshine Plaza Shopping Centre
- 10 Citywest Plaza
- 11 Highpoint Shopping Centre
- 12 Bunnings Warehouse
- 13 AXE Barbers & Baristas



PARKS

- 14 Sunshine Skate Park
- 15 Dempster Park
- 16 K Wheelahan Gardens
- 17 Buckingham Reserve
- 18 Riverside Golf & Tennis Centre
- 19 Braybrook Park & Community Hub
- 20 Sunshine Park Tennis Club
- 21 Medway Golf Club
- 22 Flemington Racecourse



SCHOOLS

- 23 Victoria University
- 24 Braybrook College
- 25 East Sunshine Kindergarten
- 26 Sunshine North Primary School
- 27 Harvester Tech College
- 28 Our Lady of the Immaculate Conception Primary School
- 29 Caroline Chisholm Catholic College



AMENITIES

- 30 Brimbrank Library
- 31 Footscray Hospital
- 32 Sunshine Hospital
- 33 Joan Kirner Women & Children's Hospital
- 34 Police Station
- 35 Sunshine Leisure Centre
- 36 VicRoads

●●●● TRAIN

..... SUBURBAN RAIL LOOP

LOCATION

SUNSHINE SUPER HUB

The Sunshine Route will see trains travel to the airport from the CBD via a new Sunshine Super Hub, which will connect regional and metro train lines – including the Metro Tunnel – to the new airport link.



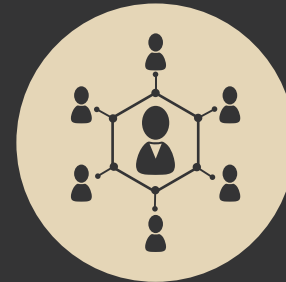
The rigorous new analysis produced as part of initial work on the Airport Rail Link Business Case shows that the Sunshine Route rated **4.3 out of 5** overall in the comparative analysis of routes, with a total cost in the range of \$8-13 billion.



The recent announcement of the **Western Rail Plan**, including the Melbourne Airport Rail Link and Sunshine Super Hub, is a real game changer for Sunshine.



The \$10 billion commitment towards constructing the **Melbourne Airport Rail Link (MARL)** via Sunshine provides a transformative opportunity to unlock the immense potential of the west.



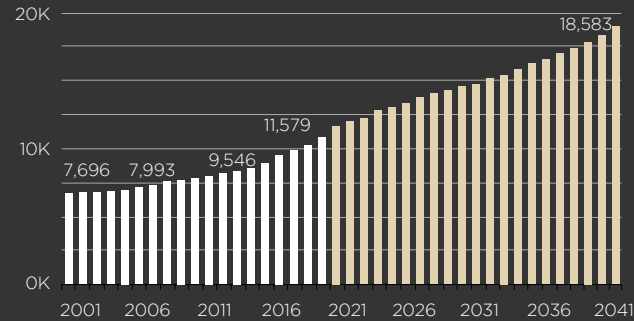
The Sunshine Super Hub is a landmark project that will reinvent a thriving economic centre — unlocking jobs now and for future generations, re-establishing an **employment epicentre** for Melbourne and Victoria's West.

INVESTMENT

PRIVATE & PUBLIC SPEND IN SUNSHINE CONTINUES TO GROW

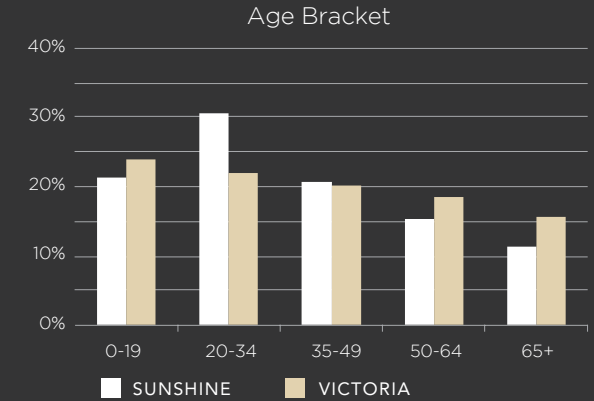
Over the past 20 years, Sunshine has seen increased population growth and suburb gentrification. There has been significant building and infrastructure spend and this is set to continue into the future. The Regional Rail Link project, costing approximately \$880 million, will make Sunshine the rail hub of the west. The \$44M Victoria University hub project and \$100M private hospital adjacent Sunshine Hospital are also coming soon.

Population Forecast



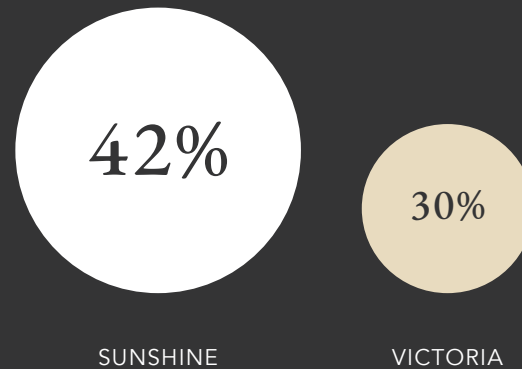
Source: Census Data, Forecast ID

Age Distribution



Census Data 2016

Share of Household Renting



Source: Census Data 2016

Gross Rental Yield

4.4% P.A.

Median Unit Price

\$390,000

Median Value Growth

6.85%

Compared to VIC average of 6.1%

Source: CoreLogic for 12 month period ending Feb 2020



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