



Media Release

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Property Profits for EastLink Early Birds

Residential property prices are expected to rise in key locations as EastLink opens up new markets south east of Melbourne. Already commercial property has been forecast to lift by 20% and the same could be expected for residential.

Mr Peter Righetti Sales Director for the new suburb of Sandhurst said, "EastLink, which added a high speed freeway link to Sandhurst and surrounding areas, will be a major influence on the pricing of land and existing housing in the future".

"We are already seeing smart buyers making the move now before the economic impact on land prices which is likely to add value once the road is open".

"The past month has seen a considerable rise in people visiting Sandhurst Club seeking information on land and house and land packages".

"Once EastLink is completed the access to Sandhurst will become even easier, being a major advantage for residents with the main Thompsons Road off ramp very handy to the new suburb."

Mr Righetti said, "the building of EastLink also increased the potential for people to capitalise on the value of their existing home in the densely populated areas and move to lifestyle based projects such as Sandhurst Club whilst remaining within easy reach of major employment centres."

"In the case of Sandhurst we are increasingly finding that open space has become the major issue for people wanting to trade up to a better living environment with 50% of the project open space, no through traffic, \$24 million worth of recreation and leisure facilities on site with easy access via EastLink."

Mr Righetti said that with Sandhurst Club being built in the centre of the green wedge and surrounded by farms the ambience of a country club lifestyle provides an added long term capital value to purchasers on Sandhurst Club as there is unlikely to be any further lifestyle residential development in the corridor.

"Mid to longer term we believe Sandhurst Club properties will be closely held as the project evolves."

Sandhurst Club is now maturing with over \$24 million invested in residents' facilities including a clubhouse, two golf courses; a recreation club, heated indoor swimming pool, gymnasium and tennis courts to be completed by the end of the year, and is at a stage where people purchasing will gain maximum benefit.

"With a new home taking around twelve months to build people making the move now will gain maximum economic benefit from both EastLink and the Sandhurst Club facilities," Mr. Righetti said.

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Snapshot

- 1850 residential lots ranging in size from 300m2 to 100m2 with 135 island lots
- Two 18 hole Peter Thomson designed Championship Golf Courses
- Golf and Residents Clubhouse
- Golf driving range and PGA Academy
- PGA National Headquarters - Home of the PGA
- Health Club with indoor swimming pool, aerobics room and gymnasium under construction.
Tennis Courts under construction.
- Up to 50km of golf buggy, walking and cycling tracks integrated with residential housing and series of connected recreational parks.
- Twenty four hour home monitoring security
- Restaurant and club bar