



PROPERTY RENTAL REVIEW

1/7 ARKANA AVENUE,
HIGHTON VIC 3216

PREPARED ON WEDNESDAY 12TH MAY 2021



Dear Investor,

Thank you for allowing me the opportunity to provide you with a rental review for your potential investment property.

From first time investors to clients with a growing portfolio, our property management service is built on the reputation of providing a valuable and profitable experience that is transparent, reliable and personal.

This review has been specifically prepared to provide an overview of the property of interest as an investment property, to make conscious and calculated decisions for the best return to result in a stress free and profitable asset.

In preparing this review, we have considered a range of factors including comparable listed and leased properties, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic and economic climate.

I look forward to discussing the best strategy to meet your financial needs and create a profitable investing experience.

Kind regards,

A handwritten signature in black ink, appearing to read 'Sophie', with a stylized flourish at the end.

Sophie Anapliotis

Director | Property Management
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THE RENTAL MARKET

SUBURB PROFILE

GREATER GEELONG RENTAL ANALYSIS

68,500

Rental
Population

508

Rentals
Available

0.7%

Current
Vacancy Rate

HIGHTON RENTAL ANALYSIS

21,000

Rental
Population

31

Rentals
Available

0.4%

Current
Vacancy Rate

YOUR PROPERTY - COMPARABLE RENTAL ANALYSIS

6

Comparable
Properties

Number of comparable properties that have been listed and leased within the last 45 days.

\$385.00

Median
Weekly Rent

Average value of comparable properties listed and leased within the last 45 days.

12





















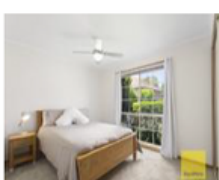



Average Days
on Market

Average days on market of comparable properties listed and leased within the last 45 days.

This information has been sourced by a variety of internal and external data resources available to Real Estate Geelong - Property Management and we deem the resources to be accurate at the time of analysis.

THE RENTAL MARKET

COMPARABLE PROPERTIES

4/172 ROSLYN RD, BELMONT 3216 	Property Type: House Area: 89 m ² RPD: 4//RP1698 Features:	UBD Ref: Melbourne - 635 L19    Current Rent Price: \$380 First Rent Price: \$380 Month Listed: May 2021 Days on Market: 4 Days
36 JOHNSON ST, BELMONT 3216 	Property Type: Unit Area: 259 m ² RPD: 2//PS515638 Features:	UBD Ref: Melbourne - 647 N3    Current Rent Price: \$390 per week First Rent Price: \$390 per week Month Listed: May 2021 Days on Market: 12 Days
15 ROBERTS RD, BELMONT 3216 	Property Type: Unit Area: 307 m ² RPD: 1//PS634825 Features:	UBD Ref: Melbourne - 635 N18    Current Rent Price: \$440 per week First Rent Price: \$440 per week Month Listed: April 2021* (Rented) Days on Market: 17 Days
6/181 ROSLYN RD, BELMONT 3216 	Property Type: Unit Area: 162 m ² RPD: 6//SP29856 Features:	UBD Ref: Melbourne - 635 N19    Current Rent Price: \$380 Per Week First Rent Price: \$380 Per Week Month Listed: April 2021* (Rented) Days on Market: 9 Days
1/133 BARRABOOL RD, HIGHTON 3216 	Property Type: House Area: 150 m ² RPD: 1//RP6315 Features:	UBD Ref: Melbourne - 635 H18    Current Rent Price: \$380 weekly First Rent Price: \$380 weekly Month Listed: March 2021* (Rented) Days on Market: 2 Days
3/48 SOUTH ST, BELMONT 3216 	Property Type: Unit Area: 180 m ² RPD: 3//PS341098 Features:	UBD Ref: Melbourne - 635 N19    Current Rent Price: \$400 First Rent Price: \$400 Month Listed: March 2021* (Rented) Days on Market: 30 Days

The Rental Analysis is based on 2 bedroom, 1 bathroom properties listed and leased within 1.5km of the property in the last 45 days which are directly comparable in terms of size, features, inclusions and condition of 1/7 Arkana Avenue, Highton.

YOUR PROPERTY

**1/7 ARKANA AVENUE,
HIGHTON 3216**

Property Rental Review



Rental Appraisal

\$395.00 per week / **\$1,716.37** per calendar month

In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 45 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic and economic climate.

This analysis has provided a clear evaluation of the current rental market and in the properties' current condition, we are confident that your investment property will achieve a rental return of **\$395.00 per week**.

The Rental Analysis is based on 2 bedroom, 1 bathroom properties listed and leased within 1.5km of the property in the last 45 days which are directly comparable in terms of size, features, inclusions and condition of 1/7 Arkana Avenue, Highton 3216. This review is valid until 31st May 2021.

Want to learn more?

To find out more about how we can help, reach out to discuss how we can assist with your investment property.



Instead of worrying, I now know that my property is in great hands.

- Raquel, Geelong Investor

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