



# PROPERTY RENTAL REVIEW

1/49 UPPER SKENE STREET,  
NEWTOWN, 3220

JULY 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

**556**

Rentals  
Available

**1%**

Current  
Vacancy Rate

### NEWTOWN RENTAL ANALYSIS

**9,577**

Rental  
Population

**36**

Rentals  
Available

**0.6%**

Current  
Vacancy Rate

### YOUR PROPERTY - COMPARABLE RENTAL ANALYSIS

**9**

Comparable  
Properties

Number of comparable properties that have been listed and leased within the last 90 days.

**\$340.00**

Median  
Weekly Rent

Average value of comparable properties listed and leased within the last 90 days.

**23**

Average Days  
on Market

Average days on market of comparable properties listed and leased within the last 90 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



2/49 Upper Skene Street Newtown VIC 3220

2 1 1 193m<sup>2</sup> 88m<sup>2</sup>

Listing Price \$330 per week  
Listed Date DOM 07-May-21 16 days  
Year Built 1978  
Distance 0.01km

1



4/7 Ruthven Street Newtown VIC 3220

2 1 1 74m<sup>2</sup> 63m<sup>2</sup>

Listing Price \$310 per week  
Listed Date DOM 19-Apr-21 20 days  
Year Built 1970  
Distance 0.23km

2



2/299 Autumn Street Newtown VIC 3220

2 1 1 101m<sup>2</sup> 81m<sup>2</sup>

Listing Price \$340 per week  
Listed Date DOM 01-Jun-21 24 days  
Year Built 1970  
Distance 0.57km

3



6/94 Aphrasia Street Newtown VIC 3220

2 1 1 67m<sup>2</sup> 67m<sup>2</sup>

Listing Price \$320 per week  
Listed Date DOM 02-Jun-21 22 days  
Year Built 1962  
Distance 0.64km

4



3/154 Skene Street Newtown VIC 3220

2 1 1 99m<sup>2</sup> 82m<sup>2</sup>

Listing Price \$360 per week  
Listed Date DOM 02-Jun-21 55 days  
Year Built 1976  
Distance 0.75km

5



2/133 Aberdeen Street Newtown VIC 3220

2 1 1 183m<sup>2</sup> 87m<sup>2</sup>

Listing Price \$370 per week  
Listed Date DOM 05-Jul-21 22 days  
Year Built 1982  
Distance 0.81km

6



9/8-10 Ballater Avenue Newtown VIC 3220

2 1 1 89m<sup>2</sup> 73.7m<sup>2</sup>

Listing Price \$330 per week  
Listed Date DOM 15-Apr-21 20 days  
Year Built 1978  
Distance 1.07km

7



11/6-8 Stafford Street Herne Hill VIC 3218

2 1 1 203m<sup>2</sup> 73m<sup>2</sup>

Listing Price \$350 per week  
Listed Date DOM 23-Jul-21 4 days  
Year Built 1975  
Distance 1.11km

8



3/55 Gertrude Street Geelong West VIC 3218

2 1 1 107m<sup>2</sup> 80m<sup>2</sup>

Listing Price \$350 per week  
Listed Date DOM 12-Apr-21 24 days  
Year Built 1990  
Distance 1.14km

9

The Rental Analysis is based on 2 bedroom, 1 bathroom properties listed and leased within 2km of the property in the last 90 days which are directly comparable in terms of size, features, inclusions and condition of 1/49 Upper Skene Street, Newtown.



# YOUR PROPERTY

**1/49 UPPER SKENE STREET,  
NEWTOWN 3220**

## Property Rental Review



### Rental Appraisal

**\$340.00** per week / **\$1,477.38** per calendar month

In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 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 **\$340.00-\$350.00 per week**.

*The Rental Analysis is based on 2 bedroom, 1 bathroom properties listed and leased within 2km of the property in the last 90 days which are directly comparable in terms of size, features, inclusions and condition of 1/49 Upper Skene Street, Newtown. This review is valid until 15th August 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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**Sophie Anapliotis**

Director | Property Management

0448 273 353

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