



PROPERTY RENTAL REVIEW

13/9 MATILDA COURT,
BELMONT, VIC 3219

20TH SEPTEMBER 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 create a profitable investing experience.

Kind regards,



Sophie Anapliotis

Director | Property Management
0448 273 353
sophie@realestate-geelong.com.au

THE RENTAL MARKET SUBURB PROFILE

BELMONT RENTAL MARKET OVERVIEW

6,660>

Dwellings
in suburb

32.6%

Occupied
as rentals

1.95%

Current
Vacancy Rate

COMPARABLE MARKET ANALYSIS (<60 DAYS)

4

Comparable
Properties

Number of comparable
properties listed and
leased in the last 60 days

\$345.00

Median
Weekly Rent

Average value of comparable
properties listed and leased
in the last 60 days

39

Average Days
on Market

Average days on market of
comparable properties listed
and leased in the last 60 days

COMPARABLE MARKET ANALYSIS (CURRENT)

14

Rental
Properties

Total number of 2 bedroom
properties listed on the
rental market in Belmont

\$364.64

Median
Weekly Rent

Average value of 2 bedroom
properties listed on the rental
market in Belmont

4

Rental
Properties

Number of **comparable**
properties listed on the
rental market in Belmont

\$355.00

Median
Weekly Rent

Average value of **comparable**
properties listed on the rental
market in Belmont






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

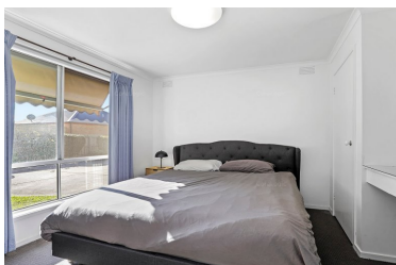
COMPARABLE RENTAL ANALYSIS






1 1/10 Cornish Avenue Belmont VIC 3216



 2  1  1  280m²  97m²
Year Built 1950 DOM 94 days
Listing Date 18-Jun-21 Distance 0.25km
Listing Price \$350 per week






2 1/236 High Street Belmont VIC 3216



 2  1  1  135m²  80m²
Year Built 1990 DOM 28 days
Listing Date 29-Jun-21 Distance 0.91km
Listing Price \$350 per week






3 1/56 Iona Avenue Highton VIC 3216



 2  1  1  63m²  65m²
Year Built 1970 DOM 28 days
Listing Date 23-Aug-21 Distance 1.98km
Listing Price \$330 per week

4 4/45 Burdoo Drive Grovedale VIC 3216



 2  1  1  139m²  -
Year Built - DOM 5 days
Listing Date 15-Sep-21 Distance 2km
Listing Price \$350 per week

The Rental Analysis is based on 2 bedroom, 1 bathroom rentals listed and leased within 2.5km of the property in the last 60 days which are directly comparable in terms of size, features, inclusions and condition of 13/9 Matilda Court, Belmont. This review is valid for 30 days from the preparation date.

YOUR PROPERTY

13/9 MATILDA COURT BELMONT, VIC 3219

Property Rental Review



Rental Appraisal

\$350.00 per week / **\$1,520.83** per calendar month

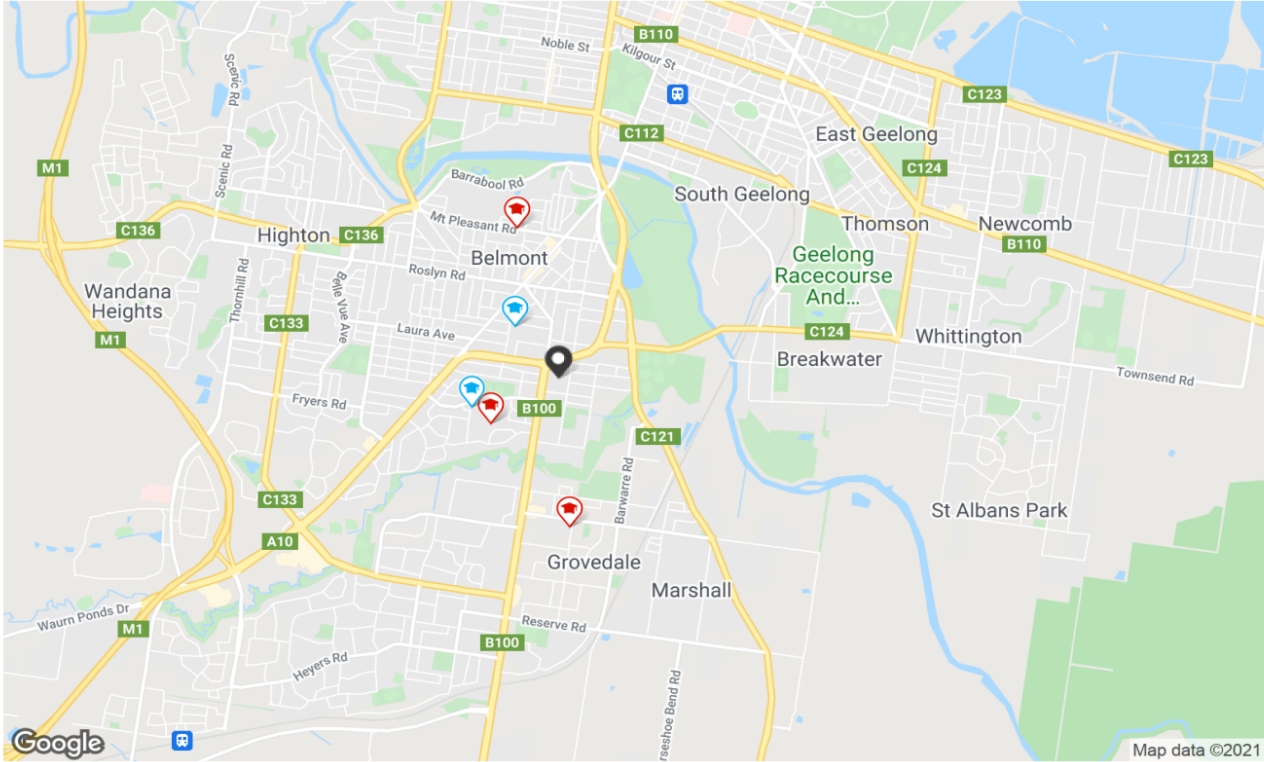
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 60 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$345.00-\$355.00 per week**.

The Rental Analysis is based on 2 bedroom, 1 bathroom rentals listed and leased within 2.5km of the property in the last 60 days which are directly comparable in terms of size, features, inclusions and condition of 13/9 Matilda Court, Belmont. This review is valid for 30 days from the preparation date.

LOCAL MARKET INSIGHTS

SCHOOL CATCHMENT



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Oberon Primary School 28-30 Dorothy Avenue Belmont VIC 3216	0.64km	Primary	Mixed	Government	0-6
 Oberon South Primary School 22 Tintinara Crescent Belmont VIC 3216	0.75km	Primary	Mixed	Government	0-6
 Oberon High School 12 Pickett Crescent Belmont VIC 3216	0.83km	Secondary	Mixed	Government	7-12
 Grovedale Primary School 121-143 Bailey Street Grovedale VIC 3216	1.48km	Primary	Mixed	Government	0-6
 Belmont Primary School 51 Mount Pleasant Road Belmont VIC 3216	1.54km	Primary	Mixed	Government	0-6



Property is within school catchment area

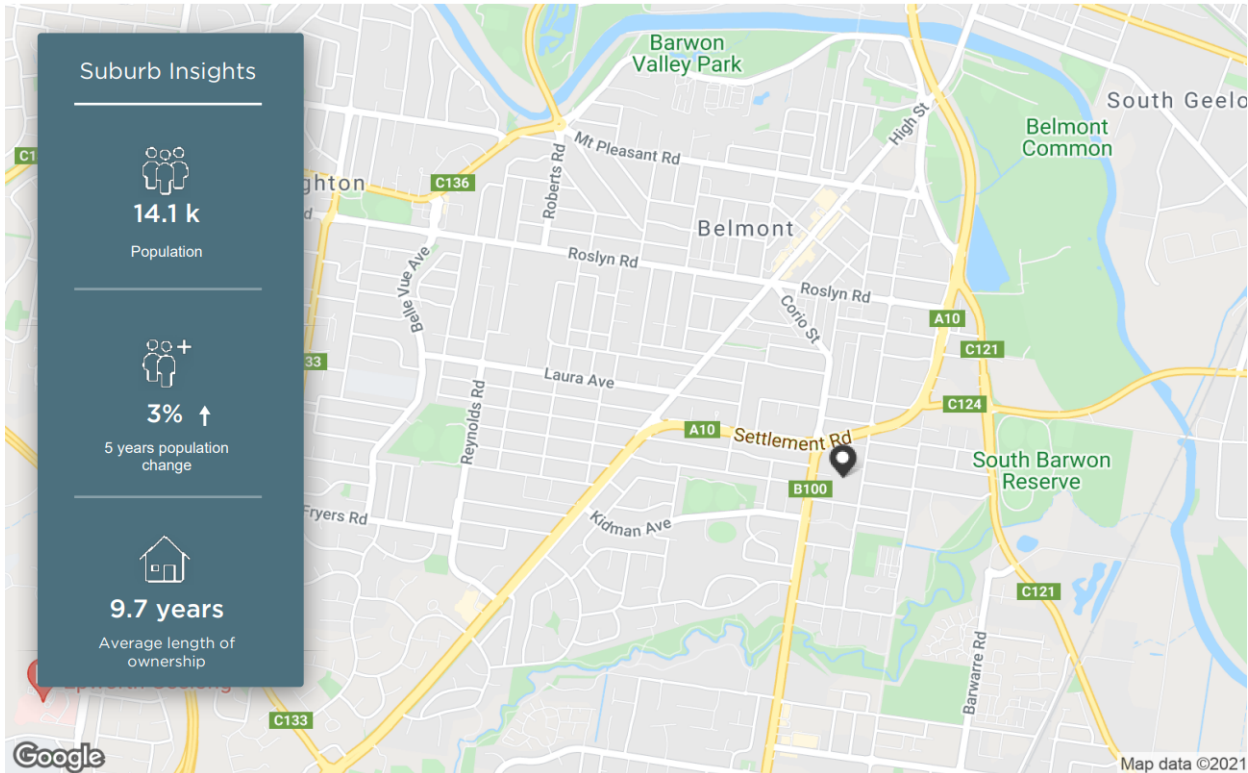


Property is outside school catchment area

Source - Corelogic

LOCAL MARKET INSIGHTS

DEMOGRAPHIC



The size of Belmont is approximately 9.2 square kilometres. It has 8 parks covering nearly 8.6% of total area. The population of Belmont in 2011 was 13,616 people. By 2016 the population was 14,050 showing a population growth of 3.2% in the area during that time. The predominant age group in Belmont is 20-29 years. Households in Belmont are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Belmont work in a professional occupation. In 2011, 67.2% of the homes in Belmont were owner-occupied compared with 64.5% in 2016. Currently the median sales price of houses in the area is \$660,000.

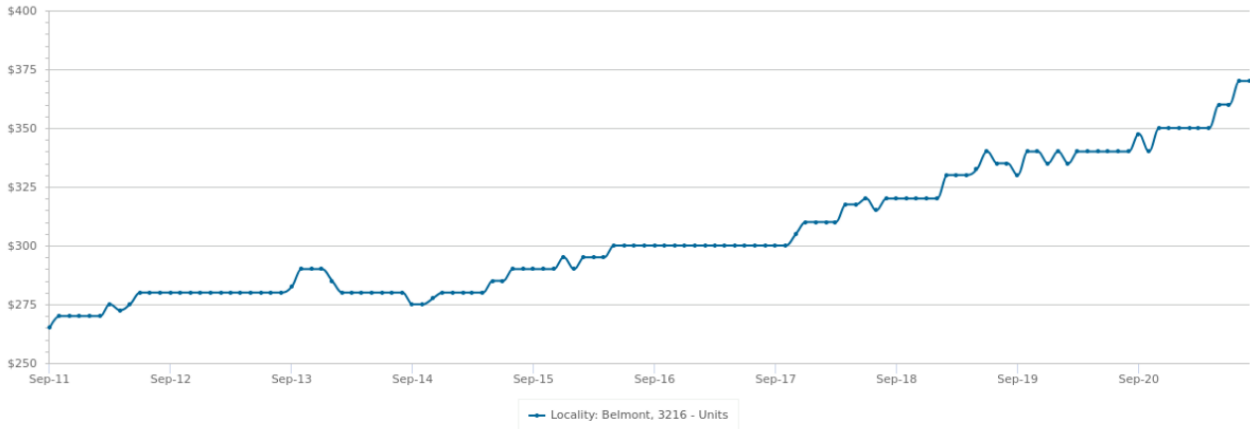
HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40.2	Owns Outright	33.8	0-15.6K	4.2	0-9	11.9
Couples with Children	39.4	Purchaser	30.7	15.6-33.8K	18.8	10-19	10.3
Single Parents	18.7	Renting	32.6	33.8-52K	17.0	20-29	15.2
Other	1.7	Other	0.6	52-78K	16.5	30-39	13.6
		Not Stated	2.3	78-130K	22.1	40-49	12.1
				130-182K	7.9	50-59	11.3
				182K+	4.3	60-69	10.6
						70-79	7.5
						80-89	5.6
						90-99	1.8

Source - Corelogic

LOCAL MARKET INSIGHTS

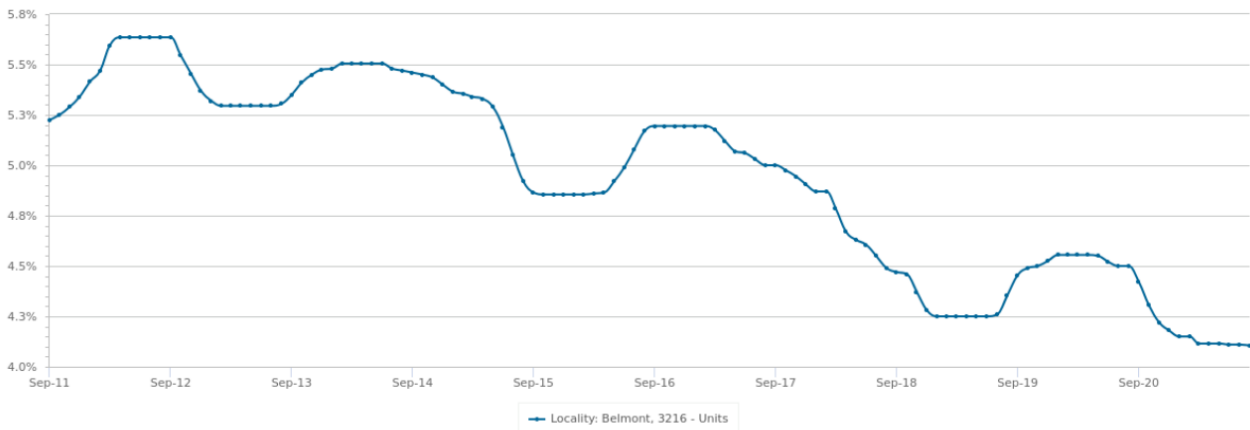
LONG-TERM MARKET TRENDS

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$370	8.8% ▲	4.1%	217
2020	\$340	1.5% ▲	4.5%	266
2019	\$335	4.7% ▲	4.4%	280
2018	\$320	6.7% ▲	4.5%	284
2017	\$300	0.0%	5%	307
2016	\$300	3.4% ▲	5.2%	291
2015	\$290	3.6% ▲	4.9%	284
2014	\$280	0.0%	5.5%	264
2013	\$280	0.0%	5.3%	257
2012	\$280	5.7% ▲	5.6%	199

Source - Corelogic

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

Sophie Anapliotis

Director | Property Management
0448 273 353
sophie@realestate-geelong.com.au
www.realestate-geelong.com.au

REG

REAL ESTATE GEELONG

PROPERTY MANAGEMENT



WWW.REALESTATE-GEELONG.COM.AU