



# PROPERTY RENTAL REVIEW

1/209 MELBOURNE ROAD,  
RIPPLESIDE, VIC 3215

OCTOBER 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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sophie@realestate-geelong.com.au

# THE RENTAL MARKET

## COMPARABLE RENTAL ANALYSIS

1

Available Properties

Number of three bedroom units/townhouses currently available on market for lease.

6

Comparable Properties

Number of comparable properties that are currently available on market for lease.

\$387.50

Median Weekly Rent

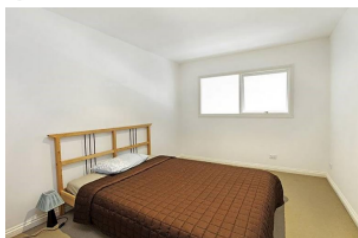
Median rent return value of comparable properties that have been recently listed and leased.

51

Average Days on Market

Average days on market of comparable properties that have been recently listed and leased.

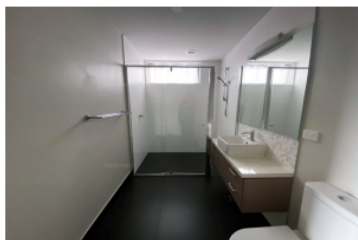
### 1 8/209 Melbourne Road Rippleside VIC 3215



2 1 1 -  
Year Built 1960  
Listing Date 10-Sep-21  
Listing Price \$330 per week

75m<sup>2</sup>  
DOM 15 days  
Distance -

### 2 10/1B Victoria Street Rippleside VIC 3215



2 1 1 -  
Year Built 2017  
Listing Date 12-May-21  
Listing Price \$395 per week

70m<sup>2</sup>  
DOM 130 days  
Distance 0.22km

### 3 5/1B Victoria Street Rippleside VIC 3215



2 1 - -  
Year Built 2017  
Listing Date 28-Sep-21  
Listing Price \$400 per week

66m<sup>2</sup>  
DOM 33 days  
Distance 0.22km

### 4 8/1B Victoria Street Rippleside VIC 3215



2 1 1 -  
Year Built 2016  
Listing Date 27-Jul-21  
Listing Price \$400 per week

85m<sup>2</sup>  
DOM 36 days  
Distance 0.22km

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

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# THE RENTAL MARKET

## COMPARABLE RENTAL ANALYSIS



Number of three bedroom units/townhouses currently available on market for lease.



Number of comparable properties that are currently available on market for lease.



Median rent return value of comparable properties that have been recently listed and leased.



Average days on market of comparable properties that have been recently listed and leased.

### 5 35 Liverpool Street Rippleside VIC 3215

VICTORIAN RESTRICTIONS			
Property Impediments	Encroachments	Safety measures	Appointments
<ul style="list-style-type: none"> <li>Does the Impediment affect the use of the property?</li> <li>Does the Impediment affect the structural integrity of the property?</li> <li>Does the Impediment affect the safety of the property?</li> <li>Does the Impediment affect the amenity of the property?</li> <li>Does the Impediment affect the appearance of the property?</li> <li>Does the Impediment affect the value of the property?</li> </ul>	<ul style="list-style-type: none"> <li>Does the Encroachment affect the use of the property?</li> <li>Does the Encroachment affect the structural integrity of the property?</li> <li>Does the Encroachment affect the safety of the property?</li> <li>Does the Encroachment affect the amenity of the property?</li> <li>Does the Encroachment affect the appearance of the property?</li> <li>Does the Encroachment affect the value of the property?</li> </ul>	<ul style="list-style-type: none"> <li>Does the Safety Measure affect the use of the property?</li> <li>Does the Safety Measure affect the structural integrity of the property?</li> <li>Does the Safety Measure affect the safety of the property?</li> <li>Does the Safety Measure affect the amenity of the property?</li> <li>Does the Safety Measure affect the appearance of the property?</li> <li>Does the Safety Measure affect the value of the property?</li> </ul>	<ul style="list-style-type: none"> <li>Does the Appointment affect the use of the property?</li> <li>Does the Appointment affect the structural integrity of the property?</li> <li>Does the Appointment affect the safety of the property?</li> <li>Does the Appointment affect the amenity of the property?</li> <li>Does the Appointment affect the appearance of the property?</li> <li>Does the Appointment affect the value of the property?</li> </ul>

2 1 1 292m<sup>2</sup> 95m<sup>2</sup>  
 Year Built - DOM 47 days  
 Listing Date 14-Sep-21 Distance 0.56km  
 Listing Price \$420 per week

#### Status

This property is being rented as furnished. Additional rent per week for furnished property will skew the median rental price. Median rental return for this property (unfurnished) - \$320-340 per week.

### 6 2/1 Glenleith Avenue Drumcondra VIC 3215



2 1 1 329m<sup>2</sup> -  
 Year Built - DOM 45 days  
 Listing Date 16-Sep-21 Distance 1.26km  
 Listing Price \$480 per week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

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# YOUR PROPERTY

**1/209 MELBOURNE ROAD,  
RIPPLESIDE VIC 3215**

## Property Rental Review



### Rental Appraisal

**\$400.00** per week / **\$1,738.09** per calendar month

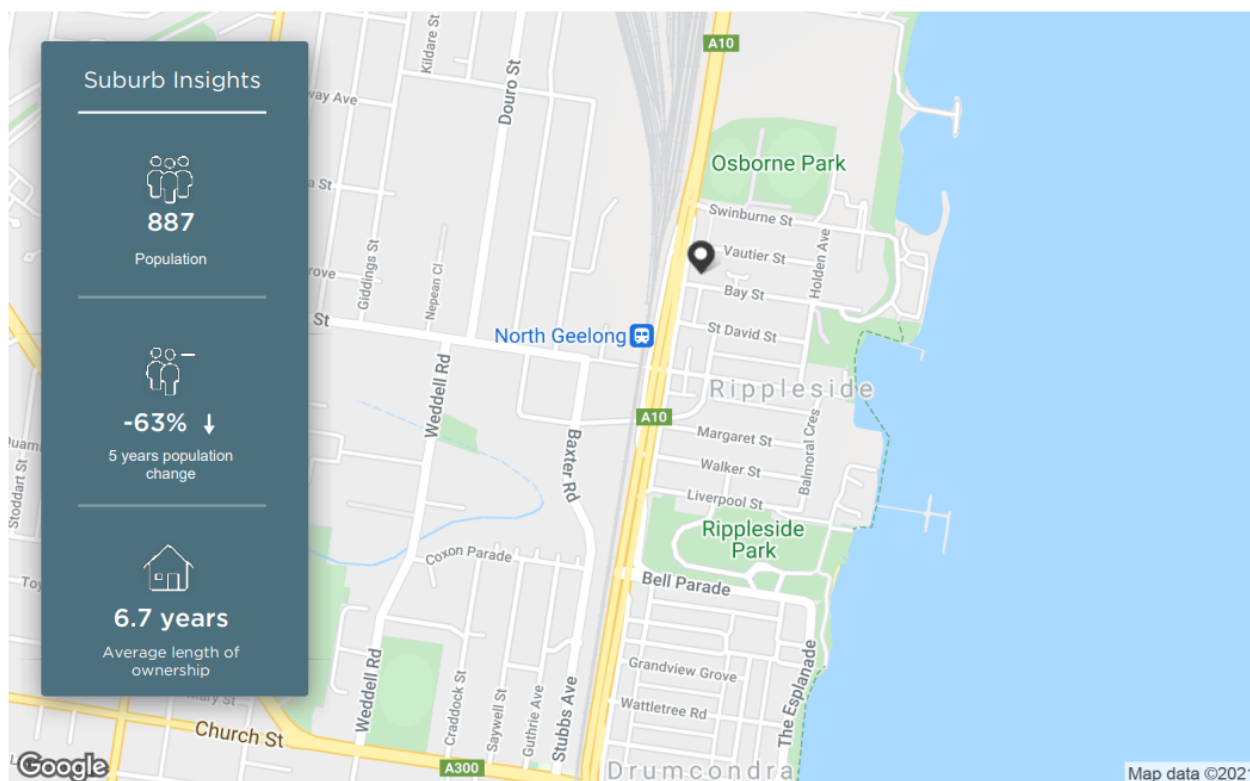
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$390.00 - \$400.00 per week**.

*The Rental Analysis is based on comparable units listed and leased within 2.5km of the property in the last 90 days which are comparable in terms of size, features, inclusions and condition of your property. This review is valid until 28th November 2021.*

# SUBURB INSIGHTS

## DEMOGRAPHIC



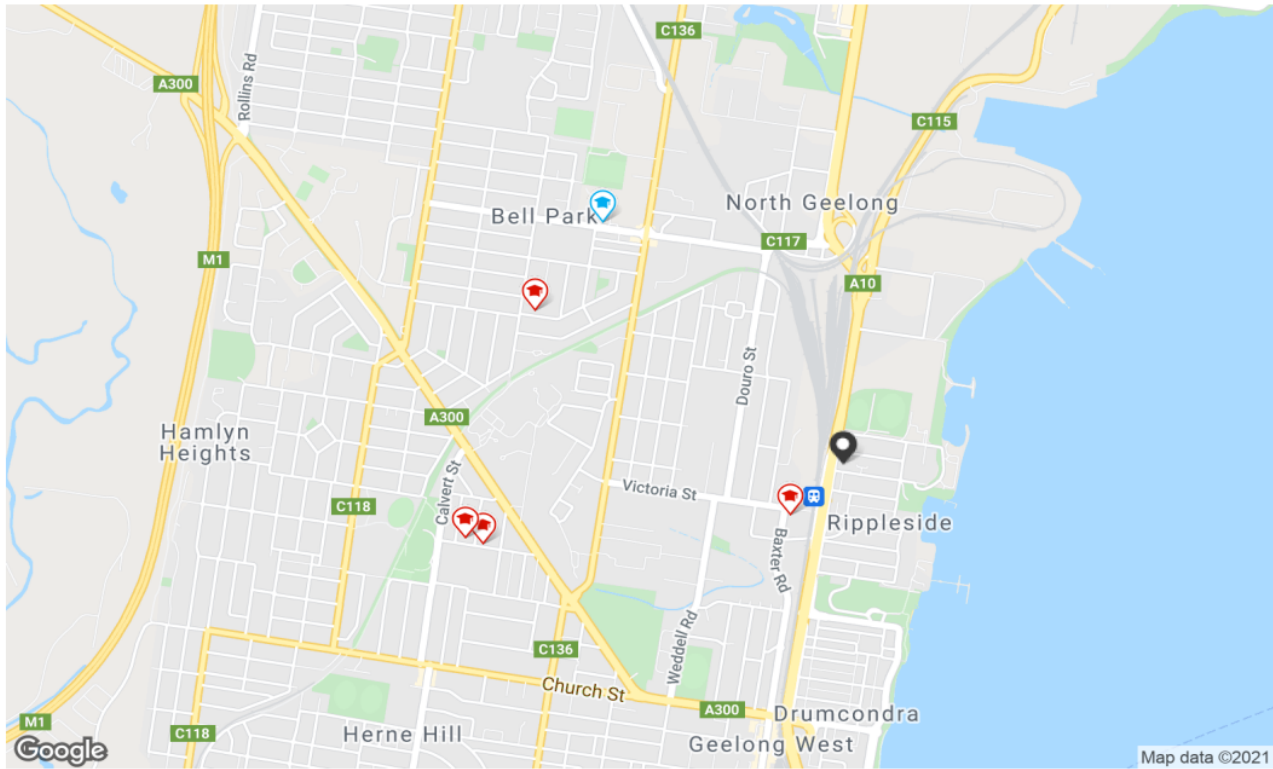
The size of Rippleside is approximately 0.5 square kilometres. It has 3 parks covering nearly 21.2% of total area. The population of Rippleside in 2011 was 2,395 people. By 2016 the population was 887 showing a population decline of 63.0% in the area during that time. The predominant age group in Rippleside is 60-69 years. Households in Rippleside are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Rippleside work in a professional occupation. In 2011, 63.5% of the homes in Rippleside were owner-occupied compared with 74.7% in 2016. Currently the median sales price of houses in the area is \$874,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.6	Owns Outright	41.1	0-15.6K	3.6	0-9	13.8
Couples with Children	46.1	Purchaser	33.6	15.6-33.8K	11.6	10-19	10.1
Single Parents	12.7	Renting	22.6	33.8-52K	10.1	20-29	12.1
Other	1.2	Not Stated	2.4	52-78K	15.8	30-39	12.1
				78-130K	20.8	40-49	13.3
				130-182K	10.4	50-59	14.5
				182K+	15.2	60-69	16.0
						70-79	5.0
						80-89	3.2
						90-99	1.3

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# SUBURB INSIGHTS

## LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>SEDA College (Victoria) - BVNV Geelong</b>	0.34km	Secondary	Mixed	Non-Government	0-0
	<b>Nelson Park School</b> 26-40 Libau Avenue Bell Park VIC 3215	1.61km	Special	Mixed	Government	0-0
	<b>North Geelong Secondary College</b> 86-132 Separation Street Bell Park VIC 3215	1.63km	Secondary	Mixed	Government	7-12
	<b>Western Heights Secondary College-Quamby Campus</b>	1.71km	Secondary	Mixed	Non-Government	0-0
	<b>Hamlyn Views School</b> 2 Tyrone Street Hamlyn Heights VIC 3215	1.79km	Special	Mixed	Non-Government	0-0



Property is within school catchment area

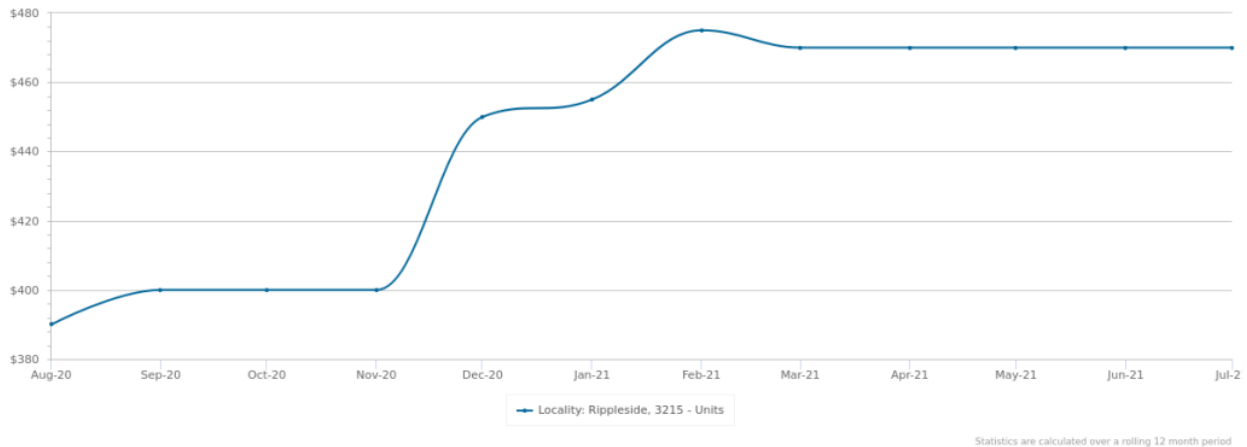


Property is outside school catchment area

# SUBURB INSIGHTS

## RECENT MARKET TRENDS

Median Asking Rent - 12 months



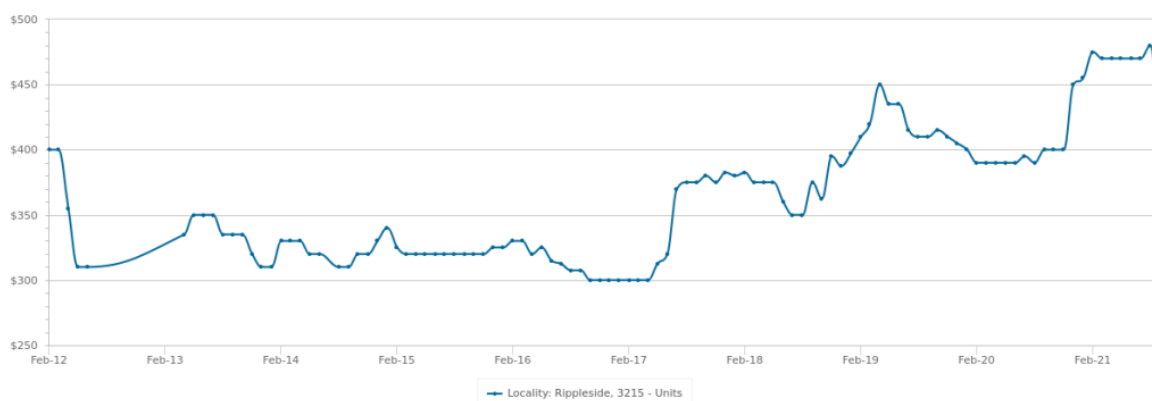
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jul 2021	\$470	0.0%	-	22
Jun 2021	\$470	0.0%	-	23
May 2021	\$470	0.0%	-	24
Apr 2021	\$470	0.0%	-	23
Mar 2021	\$470	-1.1% ▼	-	24
Feb 2021	\$475	4.4% ▲	-	24
Jan 2021	\$455	1.1% ▲	-	25
Dec 2020	\$450	12.5% ▲	-	24
Nov 2020	\$400	0.0%	-	24
Oct 2020	\$400	0.0%	-	23
Sep 2020	\$400	2.6% ▲	-	21
Aug 2020	\$390	-1.3% ▼	-	21



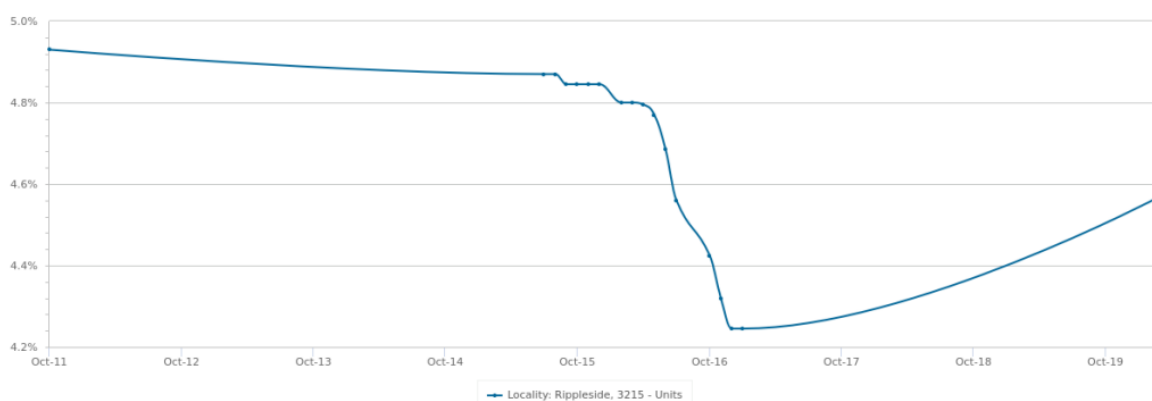
# SUBURB INSIGHTS

## LONG TERM MARKET TRENDS

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2021	\$410	2.5% ▲	-
2020	\$400	-	-
2020	-	-	4.6%
2019	\$410	9.3% ▲	-
2018	\$375	0.0%	-
2017	\$375	22.0% ▲	-
2016	\$307	-	-
2016	-	-	4.8%
2015	\$320	3.2% ▲	-
2014	\$310	-7.5% ▼	-

*We look forward to supporting you*

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

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**REG**

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