



PROPERTY RENTAL REVIEW

7/73-75 MAUD STREET
GEELONG, 3220

NOVEMBER 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 Anapliotis', with a stylized flourish at the end.

Sophie Anapliotis

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



THE RENTAL MARKET

COMPARABLE RENTAL ANALYSIS



Number of two 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.

1 1/72 Bellerine Street Geelong VIC 3220

Listing Price -

2* 1* 1* - -



No Image Available

Status

Currently listed on market for \$320 per week.

2 5/103 Kilgour Street Geelong VIC 3220



2 1* 1* 66m² -

Year Built 1975 DOM 16 days

Listing Date 05-Nov-21 Distance 0.12km

Listing Price \$290 per week

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

THE RENTAL MARKET

COMPARABLE RENTAL ANALYSIS

12

Available Properties

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

1

Comparable Properties

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

\$326.92

Median Weekly Rent

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

22.4

Average Days on Market

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

3 2/39-43 Lonsdale Street Geelong VIC 3220



🛏️ 2 🚿 1 🚗 1 📏 -

Year Built -

Listing Date 02-Nov-21

Listing Price \$265 per week

📏 83m²

DOM 19 days

Distance 0.44km

4 2/151 Gheringhap Street Geelong VIC 3220



🛏️ 2 🚿 1 🚗 1 📏 111m²

Year Built 1970

Listing Date 04-Aug-21

Listing Price \$330 per week

📏 70m²

DOM 23 days

Distance 0.58km

5 1/155 Verner Street Geelong VIC 3220



🛏️ 2 🚿 1 🚗 1 📏 -

Year Built 1970

Listing Date 06-Sep-21

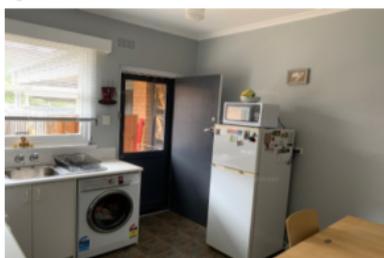
Listing Price \$310 per week

📏 65m²

DOM 31 days

Distance 0.85km

6 4/428 Latrobe Terrace Newtown VIC 3220



🛏️ 2 🚿 1 🚗 1 📏 151m²

Year Built 1970

Listing Date 10-Aug-21

Listing Price \$330 per week

📏 69m²

DOM 19 days

Distance 1.05km

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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Average Days on Market

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

7 5/39 Clarke Street Newtown VIC 3220



2 1 1 905m² 900m²
 Year Built - DOM 41 days
 Listing Date 11-Oct-21 Distance 1.13km
 Listing Price \$325 per week

8 5/56 Ormond Road East Geelong VIC 3219



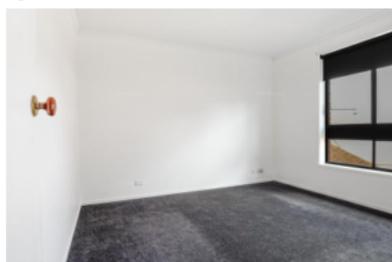
2 1 1 - 93m²
 Year Built 2005 DOM 5 days
 Listing Date 16-Nov-21 Distance 1.28km
 Listing Price \$325 per week

9 4/17 Aberdeen Street Newtown VIC 3220



2 1 1 67m² 87m²
 Year Built 1985 DOM 39 days
 Listing Date 13-Oct-21 Distance 1.34km
 Listing Price \$325 per week

10 2/68 Ormond Road East Geelong VIC 3219



2 1 1 252m² 93m²
 Year Built 2005 DOM 67 days
 Listing Date 15-Sep-21 Distance 1.38km
 Listing Price \$340 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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COMPARABLE RENTAL ANALYSIS

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Average Days on Market

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

11 6/270A Pakington Street Newtown VIC 3220



2 1 1 98m²

Year Built 1975

Listing Date 10-Nov-21

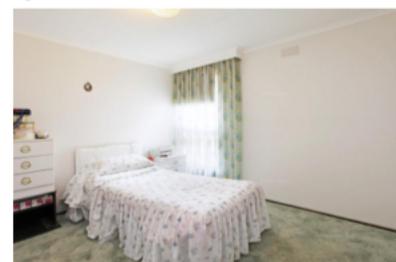
Listing Price \$350 per week

89m²

DOM 11 days

Distance 1.39km

12 3/349 Pakington Street Newtown VIC 3220



2 1 1 97m²

Year Built 1980

Listing Date 18-Nov-21

Listing Price \$420 per week

85m²

DOM 3 days

Distance 1.51km

13 1/45 Skene Street Newtown VIC 3220



2 1 1 86m²

Year Built 1980

Listing Date 13-Aug-21

Listing Price \$320 per week

69m²

DOM 16 days

Distance 1.56km

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

**7/73-75 MAUD STREET,
GEE LONG, 3220**

Property Rental Review



Rental Appraisal

\$325.00 per week / **\$1,412.20** per calendar month

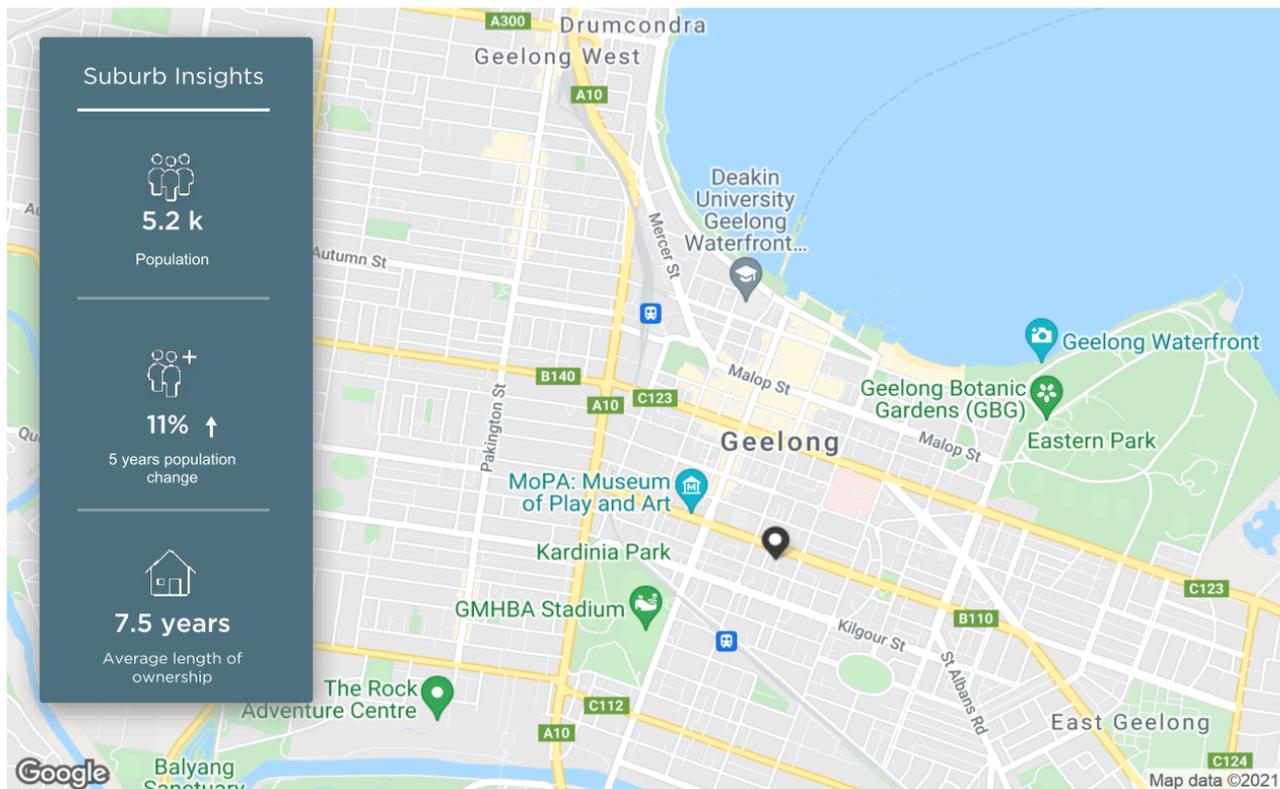
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$310.00 - \$325.00 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 21st December 2021.

SUBURB INSIGHTS

DEMOGRAPHIC



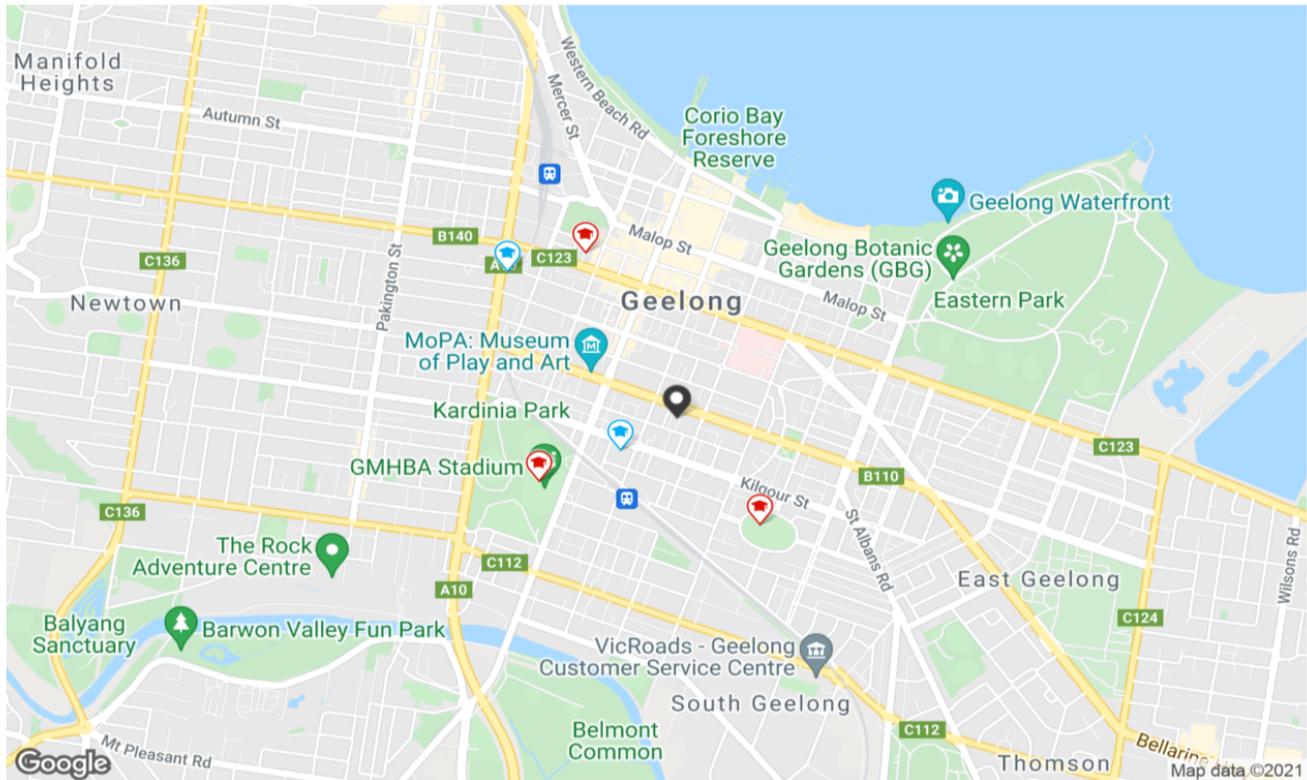
The size of Geelong is approximately 3.3 square kilometres. It has 11 parks covering nearly 8% of total area. The population of Geelong in 2011 was 4,700 people. By 2016 the population was 5,220 showing a population growth of 11.1% in the area during that time. The predominant age group in Geelong is 20-29 years. Households in Geelong are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Geelong work in a professional occupation. In 2011, 55.3% of the homes in Geelong were owner-occupied compared with 54% in 2016. Currently the median sales price of houses in the area is \$901,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	50.4	Owns Outright	31.2	0-15.6K	5.9	0-9	8.1
Couples with Children	35.5	Purchaser	22.8	15.6-33.8K	14.3	10-19	7.8
Single Parents	12.4	Renting	42.9	33.8-52K	11.7	20-29	20.0
Other	2.0	Other	0.9	52-78K	15.9	30-39	13.3
		Not Stated	2.5	78-130K	22.6	40-49	10.8
				130-182K	10.3	50-59	14.1
				182K+	10.3	60-69	13.1
						70-79	6.7
						80-89	4.5
						90-99	1.7

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SUBURB INSIGHTS

LOCAL SCHOOLS



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Geelong South Primary School 200 Yarra Street Geelong VIC 3220	0.28km	Primary	Mixed	Government	0-6
 SEDA College (Victoria) - AFL- Geelong 1A Richmond Crescent Geelong VIC 3220	0.65km	Secondary	Mixed	Non-Government	0-0
 SEDA College (Victoria) - Multi Geelong	0.68km	Secondary	Mixed	Non-Government	0-0
 St Joseph's Flexible Learning Centre - Geelong Campus 50 Gheringhap Street Geelong VIC 3220	0.89km	Special	Mixed	Non-Government	0-0
 Matthew Flinders Girls Secondary College 2 Little Ryrie Street Geelong VIC 3220	1.03km	Secondary	-	Government	7-12



Property is within school catchment area

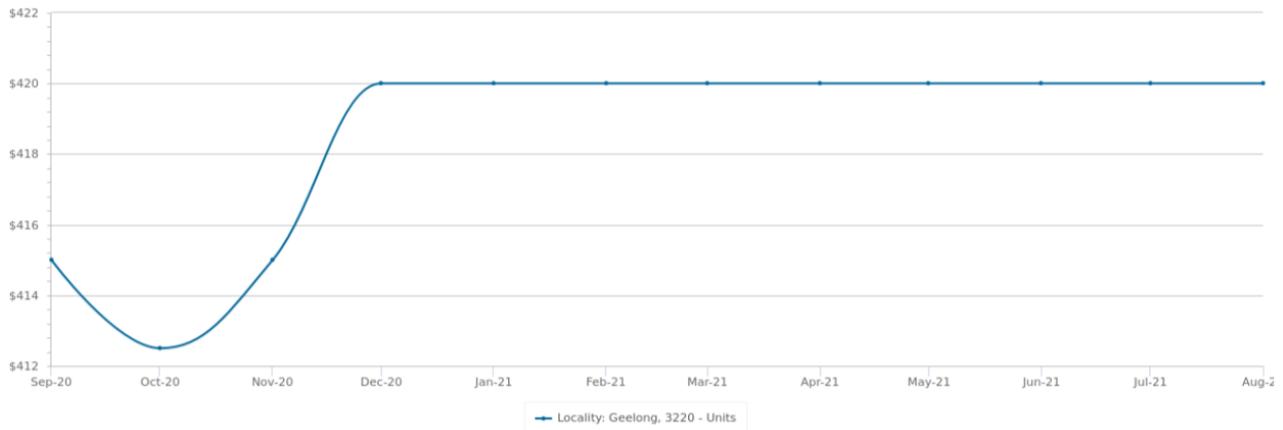


Property is outside school catchment area

SUBURB INSIGHTS

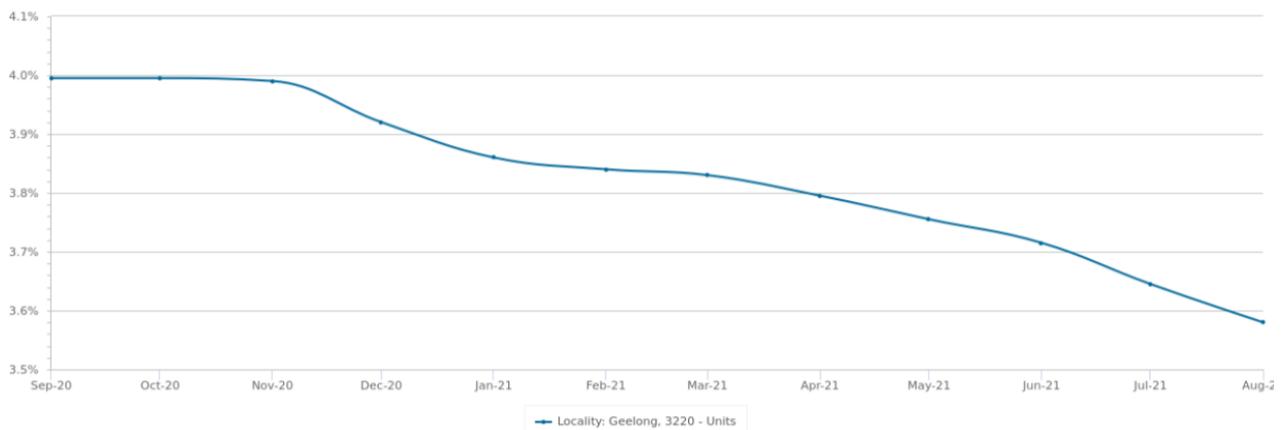
RECENT MARKET TRENDS

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



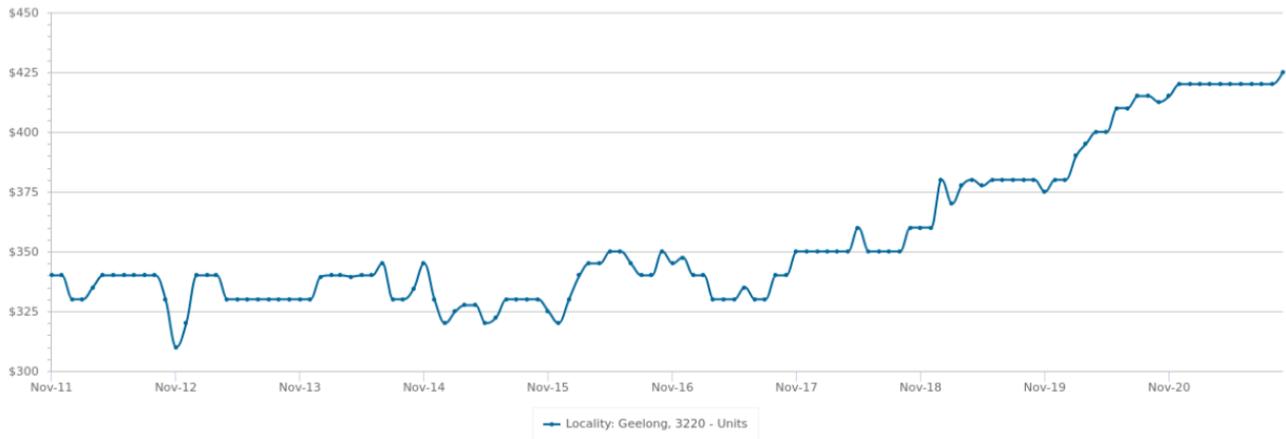
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2021	\$420	0.0%	3.6%	318
Jul 2021	\$420	0.0%	3.6%	316
Jun 2021	\$420	0.0%	3.7%	326
May 2021	\$420	0.0%	3.8%	335
Apr 2021	\$420	0.0%	3.8%	340
Mar 2021	\$420	0.0%	3.8%	343
Feb 2021	\$420	0.0%	3.8%	349
Jan 2021	\$420	0.0%	3.9%	352
Dec 2020	\$420	1.2% ▲	3.9%	356
Nov 2020	\$415	0.6% ▲	4%	354
Oct 2020	\$412	-0.6% ▼	4%	346
Sep 2020	\$415	0.0%	4%	335

SUBURB INSIGHTS

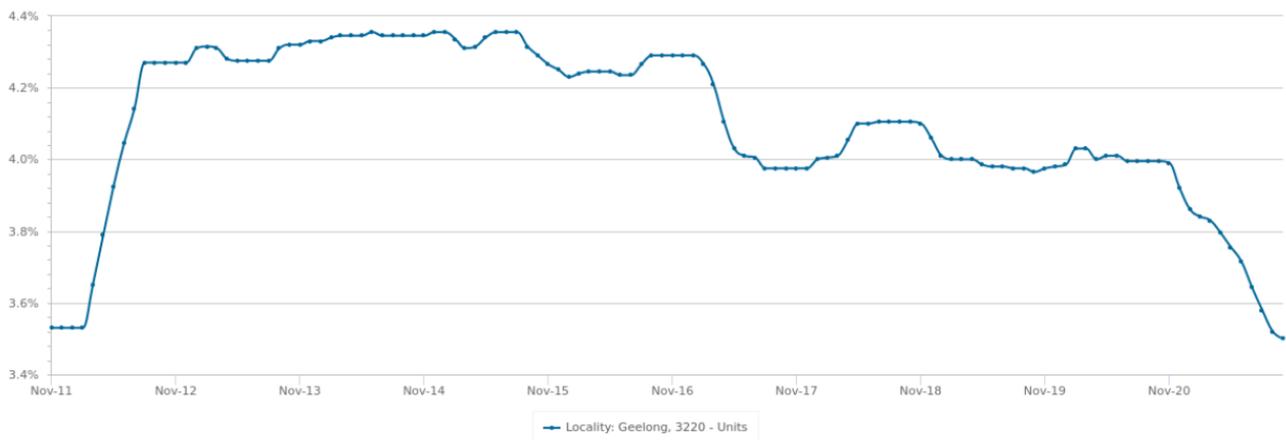
LONG TERM MARKET TRENDS

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	\$425	3.0% ▲	3.5%	304
2020	\$412	8.6% ▲	4%	346
2019	\$380	5.6% ▲	4%	235
2018	\$360	5.9% ▲	4.1%	264
2017	\$340	-2.9% ▼	4%	284
2016	\$350	6.1% ▲	4.3%	307
2015	\$330	-1.3% ▼	4.3%	289
2014	\$334	1.4% ▲	4.3%	272
2013	\$330	0.0%	4.3%	289
2012	\$330	3.1% ▲	4.3%	183

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

Sophie Anapliotis

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REAL ESTATE GEELONG

PROPERTY MANAGEMENT

