



PROPERTY RENTAL REVIEW

6 CALLISTO AVENUE,
CLIFTON SPRINGS 3222

FEBRUARY 2022



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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,



Sophie Anapliotis

Director | Property Management

0448 273 353

sophie@realestate-geelong.com.au

THE RENTAL MARKET

COMPARABLE RENTAL ANALYSIS

1 65 Bay Shore Avenue Clifton Springs VIC 3222



3 2 4 585m² 124m²
 Year Built 1988 DOM 16 days
 Listing Date 22-Jan-22 Distance 1.45km
 Listing Price \$500 per week

1

Available Properties

Number of 4 bedroom properties currently available on market for lease.

2 13 Goondiwindi Avenue Clifton Springs VIC 3222



3 2 2 586m² 156m²
 Year Built - DOM 3 days
 Listing Date 04-Feb-22 Distance 1.85km
 Listing Price \$520 per week

1

Comparable Properties

3 59 Gwinganna Drive Clifton Springs VIC 3222



4 2 2 585m² 243m²
 Year Built 2010 DOM 51 days
 Listing Date 21-Jul-21 Distance 1.01km
 Listing Price \$520 per week

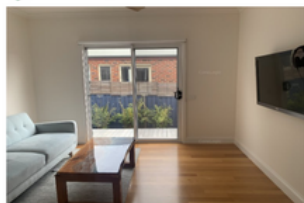
Number of comparable properties that are currently available on market for lease.

\$545.00

Median Weekly Rent

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

4 66 Bay Shore Avenue Clifton Springs VIC 3222



3 2 2 604m² 164m²
 Year Built 2019 DOM 9 days
 Listing Date 30-Aug-21 Distance 1.37km
 Listing Price \$600 per week

19.8

Average Days on Market

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

5 35 Kanyanya Avenue Clifton Springs VIC 3222



4 3 1 585m² 160m²
 Year Built 1980 DOM 20 days
 Listing Date 18-Jan-22 Distance 2.03km
 Listing Price \$570 per week

There are limited properties currently available in Clifton Springs - 7 in total. There is 1 (one) four bedroom property available for \$570.00 per week.

There are limited comparable 4 bedroom properties recently leased in the same condition and features comparable to 6 Callisto Avenue, however 3 bedroom properties in similar condition have recently leased and achieved rental returns ranging from \$500.00-\$600.00 per week.

Due to the market demand and scarcity, the property would perform in this market higher than perceived market value from the recently comparable properties listed and leased.

Walking distance to the water, renovated condition, large yard, multiple living zones, and solar panels are highlights that will be attractive to renters looking to rent on the Bellarine.

YOUR PROPERTY

6 CALLISTO AVENUE, CLIFTON SPRINGS 3222 Property Rental Review



Rental Appraisal

\$570.00 per week / **\$2,476.79** per calendar month

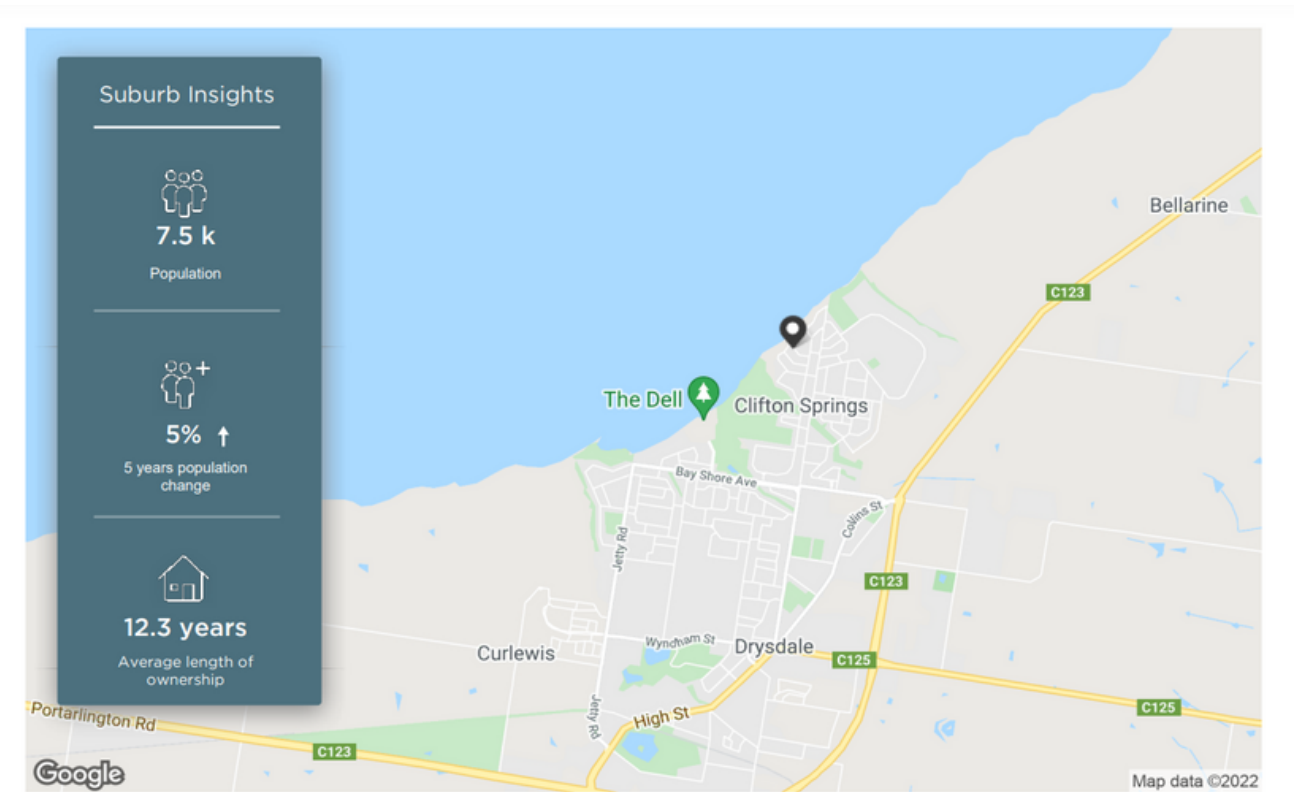
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic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

This analysis has provided an 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 **\$550.00 - \$570.00 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 4th March 2022.

SUBURB INSIGHTS

DEMOGRAPHIC



The size of Clifton Springs is approximately 6.2 square kilometres. It has 10 parks covering nearly 1.9% of total area. The population of Clifton Springs in 2011 was 7,153 people. By 2016 the population was 7,523 showing a population growth of 5.2% in the area during that time. The predominant age group in Clifton Springs is 60-69 years. Households in Clifton Springs are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Clifton Springs work in a trades occupation. In 2011, 80.1% of the homes in Clifton Springs were owner-occupied compared with 78.7% in 2016. Currently the median sales price of houses in the area is \$621,000.






HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	45.6	Owns Outright	41.8	0-15.6K	4.1	0-9	11.4
Couples with Children	36.5	Purchaser	36.9	15.6-33.8K	16.9	10-19	11.4
Single Parents	16.9	Renting	18.3	33.8-52K	19.2	20-29	9.3
Other	1.0	Other	0.4	52-78K	18.8	30-39	10.4
		Not Stated	2.5	78-130K	21.4	40-49	12.2
				130-182K	6.9	50-59	14.5
				182K+	3.6	60-69	15.3
						70-79	10.8
						80-89	4.2
						90-99	0.5

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SUBURB INSIGHTS

LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Drysdale Primary School 52-66 Clifton Springs Road Drysdale VIC 3222	2.5km	Primary	Mixed	Government	0-6
	Christian College Bellarine 30-50 Collins Street Drysdale VIC 3222	2.7km	Combined	Mixed	Non-Government	0-9
	Clifton Springs Primary School	2.72km	Primary	Mixed	Government	0-6
	St Thomas Primary School	4.8km	Primary	Mixed	Non-Government	0-6
	Saint Ignatius College Geelong	4.86km	Secondary	Mixed	Non-Government	7-12



Property is within school catchment area

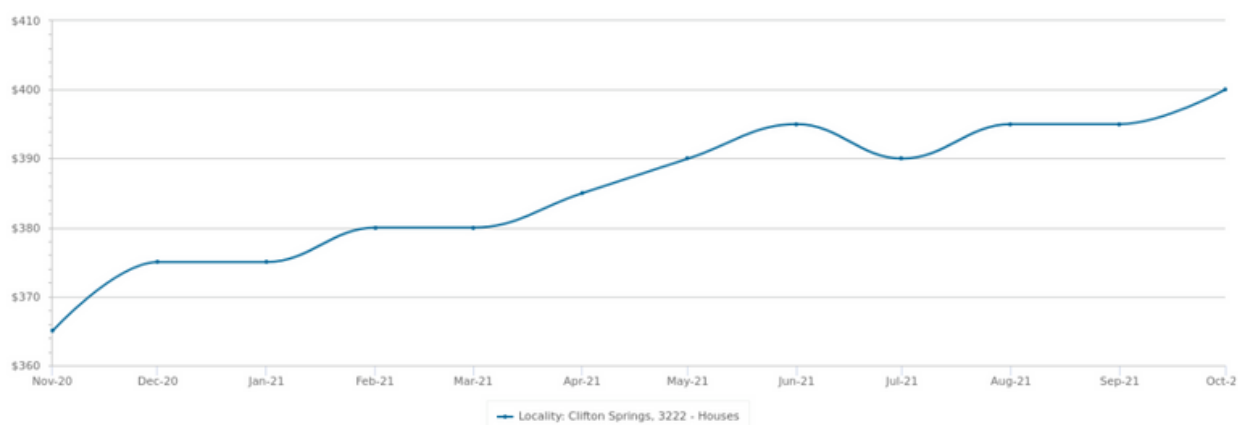


Property is outside school catchment area

SUBURB INSIGHTS

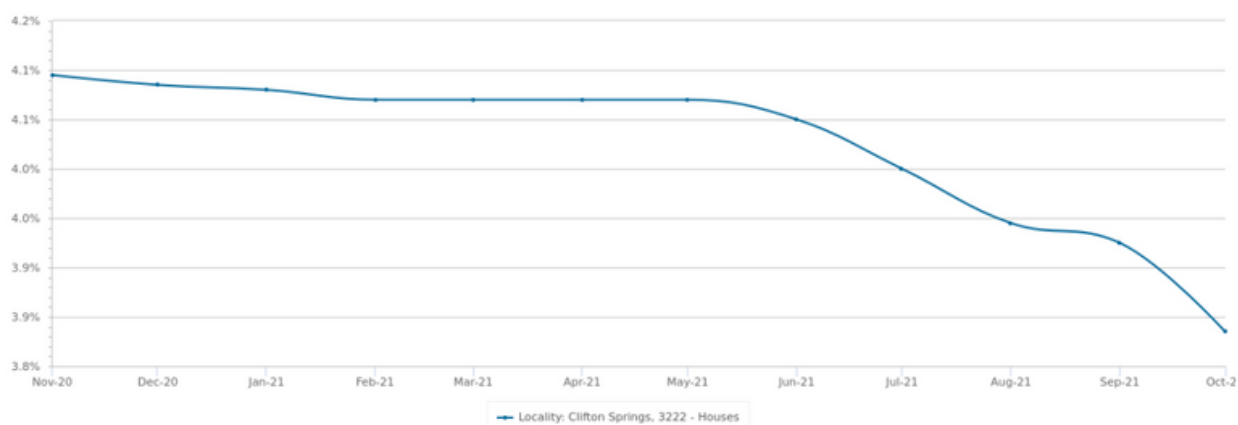
RECENT MARKET TRENDS

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



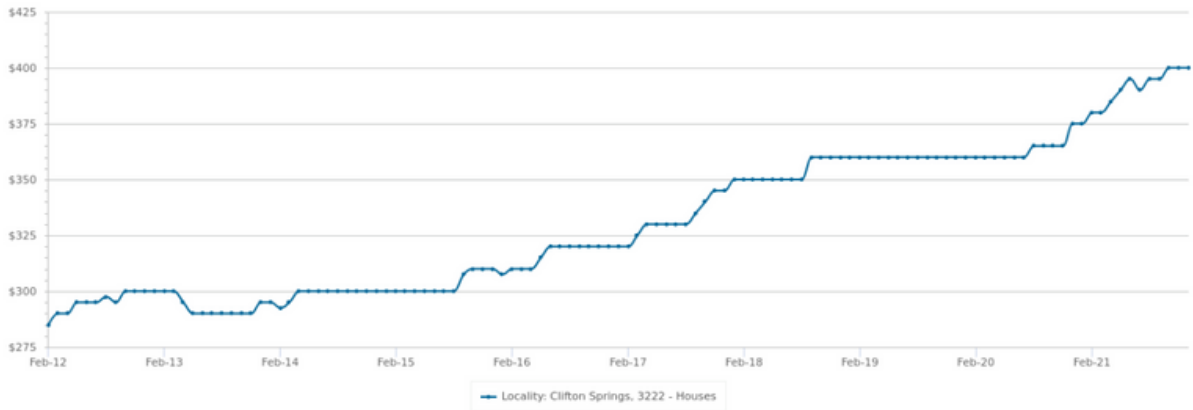
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2021	\$400	1.3% ▲	3.8%	88
Sep 2021	\$395	0.0%	3.9%	85
Aug 2021	\$395	1.3% ▲	3.9%	88
Jul 2021	\$390	-1.3% ▼	4%	89
Jun 2021	\$395	1.3% ▲	4%	96
May 2021	\$390	1.3% ▲	4.1%	101
Apr 2021	\$385	1.3% ▲	4.1%	95
Mar 2021	\$380	0.0%	4.1%	94
Feb 2021	\$380	1.3% ▲	4.1%	98
Jan 2021	\$375	0.0%	4.1%	100
Dec 2020	\$375	2.7% ▲	4.1%	101
Nov 2020	\$365	0.0%	4.1%	102

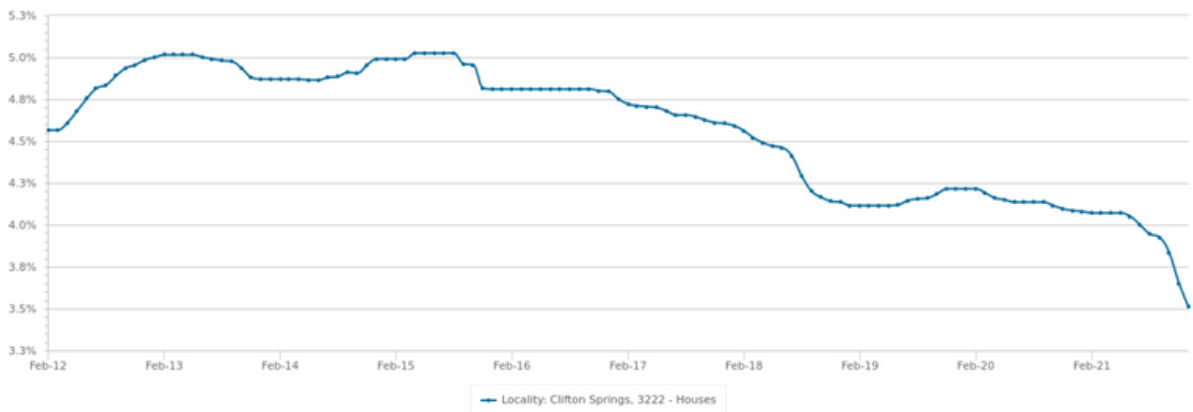
SUBURB INSIGHTS

LONG TERM MARKET TRENDS

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$400	6.7% ▲	3.5%	90
2020	\$375	4.2% ▲	4.1%	101
2019	\$360	0.0%	4.2%	135
2018	\$360	4.3% ▲	4.1%	147
2017	\$345	7.8% ▲	4.6%	175
2016	\$320	3.2% ▲	4.8%	195
2015	\$310	3.3% ▲	4.8%	183
2014	\$300	1.7% ▲	5%	180
2013	\$295	-1.7% ▼	4.9%	194
2012	\$300	-	5%	187

REG PROPERTY MANAGEMENT

Real Estate Geelong are proud to provide a personalised Property Management service for Investors and Renters across Geelong, the Bellarine and the Surf Coast.

Our property management service is built on the reputation of providing a valuable and profitable experience that is **transparent, reliable and personal**.

Our service inclusions and processes coupled with a decade of experience provides the peace of mind, stability, quality assurance and positive experience that all investors and renters deserve.



OUR MISSION

TO RAISE THE STANDARD OF PROFESSIONALISM, SERVICE, AND WELLBEING IN THE INDUSTRY



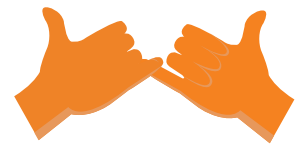
OUR VISION

TO CREATE SUSTAINABLE LIVING AND INVESTING FOR NOW AND FOR FUTURE GENERATIONS



OUR VALUES

TRANSPARENCY CONTRIBUTION
RELIABILITY COMMUNITY
INNOVATION POSITIVE ATTITUDE



OUR PROMISE

100% CLIENT SATISFACTION FOR INVESTORS OR THEIR MONEY BACK



Zoom/Coffee Catch Up



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

- Raquel, Geelong Investor

