



# PROPERTY RENTAL REVIEW

2/3 MATLOCK STREET,  
HERNE HILL, VIC 3218

FEBRUARY 2022



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

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# THE RENTAL MARKET

## COMPARABLE RENTAL ANALYSIS



Number of 2 bedroom properties 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 4/5 Katoomba Court Hamlyn Heights VIC 3215



2 1 1 201m<sup>2</sup> 101m<sup>2</sup>  
 Year Built 1975 DOM 16 days  
 Listing Date 04-Feb-22 Distance 0.42km  
 Listing Price \$320 per week

### 2 1B Colville Court Herne Hill VIC 3218



2 1 1 242m<sup>2</sup> 79m<sup>2</sup>  
 Year Built 1975 DOM 37 days  
 Listing Date 14-Jan-22 Distance 0.51km  
 Listing Price \$320 per week

### 3 5/47 Sladen Street Hamlyn Heights VIC 3215



2 1 1 159m<sup>2</sup> 61m<sup>2</sup>  
 Year Built 1970 DOM 39 days  
 Listing Date 12-Jan-22 Distance 0.76km  
 Listing Price \$340 per week

### 4 1/16 Sheridan Street Hamlyn Heights VIC 3215



2 1 1 1,012m<sup>2</sup> -  
 Year Built - DOM 13 days  
 Listing Date 07-Feb-22 Distance 0.79km  
 Listing Price \$295 per week

### 5 4/9 Finchaven Street Herne Hill VIC 3218



2 1 1 756m<sup>2</sup> 60m<sup>2</sup>  
 Year Built 1970 DOM 34 days  
 Listing Date 17-Jan-22 Distance 1.19km  
 Listing Price \$300 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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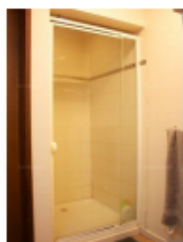
Average days on market of comparable properties that have been recently listed and leased.

### 6 1/9 Finchaven Street Herne Hill VIC 3218



2 1 1 756m<sup>2</sup> 60m<sup>2</sup>  
 Year Built 1970 DOM 63 days  
 Listing Date 21-Sep-21 Distance 1.19km  
 Listing Price \$310 per week

### 7 2/127 Minerva Road Herne Hill VIC 3218



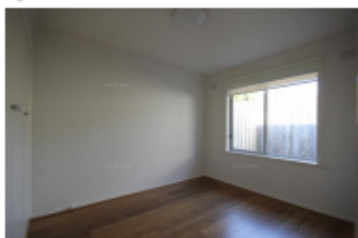
2 1 1 72m<sup>2</sup> 55m<sup>2</sup>  
 Year Built 1980 DOM 76 days  
 Listing Date 06-Dec-21 Distance 1.26km  
 Listing Price \$330 per week

### 8 2/10 Oliver Street Manifold Heights VIC 3218



2 1 1 62m<sup>2</sup> 59m<sup>2</sup>  
 Year Built 1975 DOM 14 days  
 Listing Date 10-Nov-21 Distance 1.46km  
 Listing Price \$310 per week

### 9 4/10 Volum Street Manifold Heights VIC 3218



2 1 1 62m<sup>2</sup> 73m<sup>2</sup>  
 Year Built 1980 DOM 7 days  
 Listing Date 02-Dec-21 Distance 1.57km  
 Listing Price \$330 per week

### 10 20 Napier Street Geelong West VIC 3218



2 1 1 278m<sup>2</sup> 77m<sup>2</sup>  
 Year Built 1980 DOM 17 days  
 Listing Date 04-Nov-21 Distance 1.66km  
 Listing Price \$390 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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### 11 1/5 Mowat Street Geelong West VIC 3218



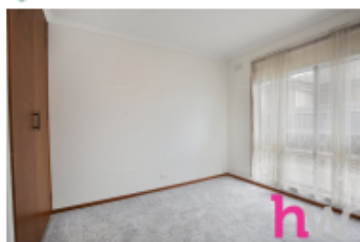
2 1 1 73m<sup>2</sup> 65m<sup>2</sup>  
 Year Built 1980 DOM 7 days  
 Listing Date 23-Dec-21 Distance 1.8km  
 Listing Price \$290 per week

### 12 3/65 Church Street Geelong West VIC 3218



2 1 1 997m<sup>2</sup> 72m<sup>2</sup>  
 Year Built 1981 DOM 34 days  
 Listing Date 16-Dec-21 Distance 2.16km  
 Listing Price \$320 per week

### 13 1/41 Clarence Street Geelong West VIC 3218



2 1 1 71m<sup>2</sup> 150m<sup>2</sup>  
 Year Built 1950 DOM 18 days  
 Listing Date 07-Dec-21 Distance 2.34km  
 Listing Price \$330 per week

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

# YOUR PROPERTY

**2/3 MATLOCK STREET,  
HERNE HILL, VIC 3218**

## Property Rental Review



### Rental Appraisal

**\$315.00** per week / **\$1,368.75** per calendar month

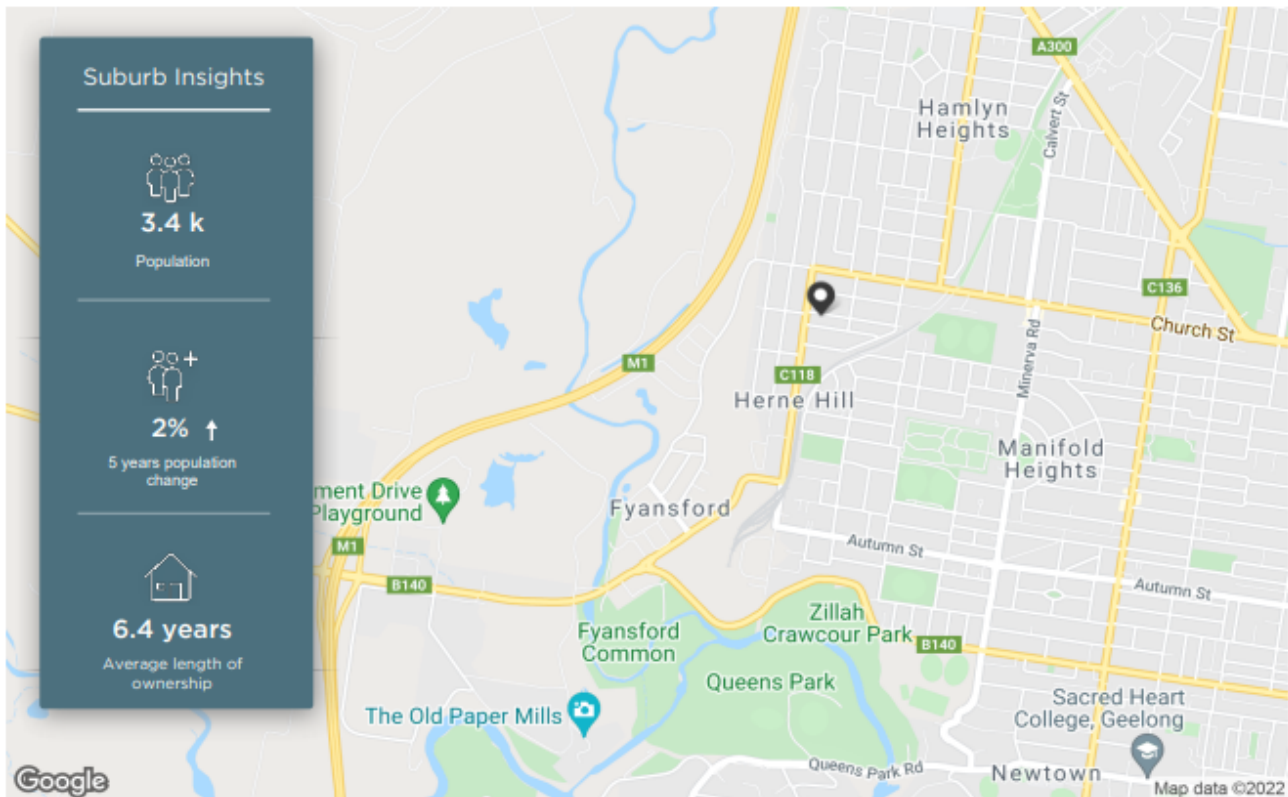
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$300.00 - \$330.00 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 18th March 2022.*

# SUBURB INSIGHTS

## DEMOGRAPHIC



The size of Herne Hill is approximately 1.5 square kilometres. It has 3 parks covering nearly 8.9% of total area. The population of Herne Hill in 2011 was 3,322 people. By 2016 the population was 3,390 showing a population growth of 2.0% in the area during that time. The predominant age group in Herne Hill is 20-29 years. Households in Herne Hill are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Herne Hill work in a professional occupation. In 2011, 64.3% of the homes in Herne Hill were owner-occupied compared with 59.1% in 2016. Currently the median sales price of houses in the area is \$704,250.






HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.9	Owens Outright	28.7	0-15.6K	3.8	0-9	11.5
Couples with Children	37.8	Purchaser	30.4	15.6-33.8K	20.8	10-19	9.1
Single Parents	19.1	Renting	37.1	33.8-52K	18.0	20-29	16.9
Other	1.9	Other	0.3	52-78K	16.9	30-39	14.9
		Not Stated	3.6	78-130K	20.9	40-49	12.6
				130-182K	7.5	50-59	13.1
				182K+	4.0	60-69	9.8
						70-79	6.4
						80-89	4.5
						90-99	0.6

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# SUBURB INSIGHTS

## LOCAL SCHOOLS



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Clonard College</b> 225-241 Church Street Herne Hill VIC 3218	0.88km	Secondary	-	Non-Government	7-12
 <b>St Joseph's College Geelong - Westcourt Campus</b> 31-39 Minerva Road Herne Hill VIC 3218	0.89km	Secondary	Mixed	Non-Government	0-0
 <b>Holy Spirit Parish School</b> 83-91 Minerva Road Herne Hill VIC 3218	1.04km	Primary	Mixed	Non-Government	0-6
 <b>Herne Hill Primary School</b> 2-24 Gwynne Street Hamlyn Heights VIC 3215	1.05km	Primary	Mixed	Government	0-6
 <b>Western Heights Secondary College</b> 37-61 Vines Road Hamlyn Heights VIC 3215	1.13km	Secondary	Mixed	Government	7-12



Property is within school catchment area



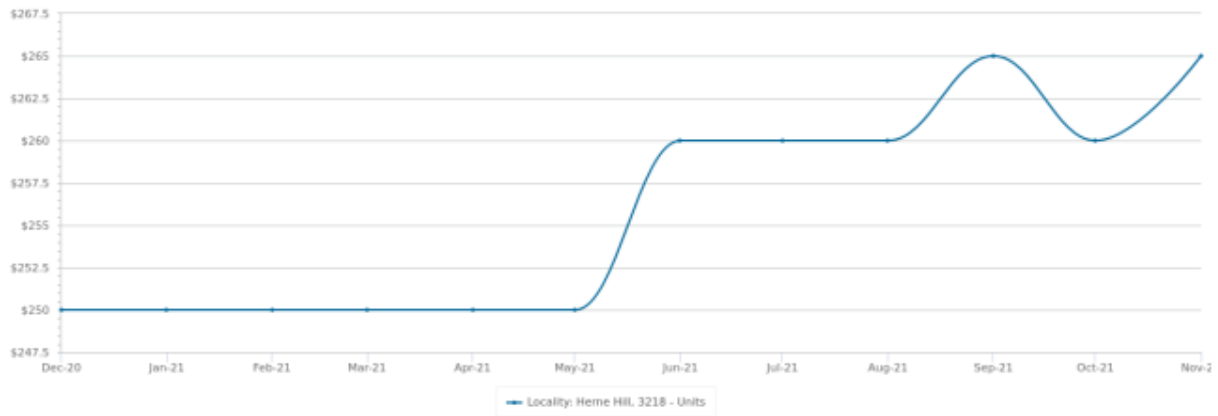
Property is outside school catchment area



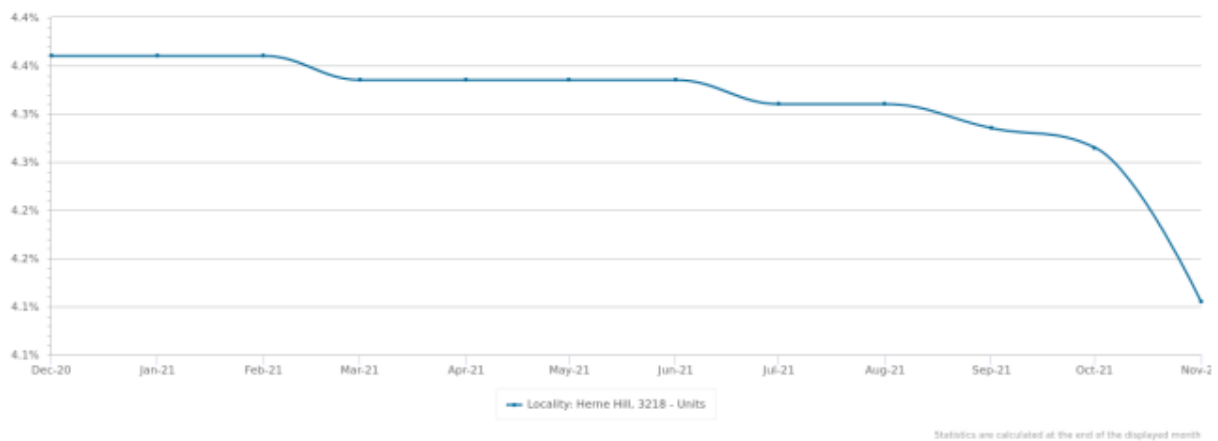
# SUBURB INSIGHTS

## RECENT MARKET TRENDS

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2021	\$265	1.9% ▲	4.1%	97
Oct 2021	\$260	-1.9% ▼	4.3%	98
Sep 2021	\$265	1.9% ▲	4.3%	106
Aug 2021	\$260	0.0%	4.3%	103
Jul 2021	\$260	0.0%	4.3%	105
Jun 2021	\$260	4.0% ▲	4.3%	99
May 2021	\$250	0.0%	4.3%	95
Apr 2021	\$250	0.0%	4.3%	96
Mar 2021	\$250	0.0%	4.3%	93
Feb 2021	\$250	0.0%	4.4%	89
Jan 2021	\$250	0.0%	4.4%	96
Dec 2020	\$250	0.0%	4.4%	96

# SUBURB INSIGHTS

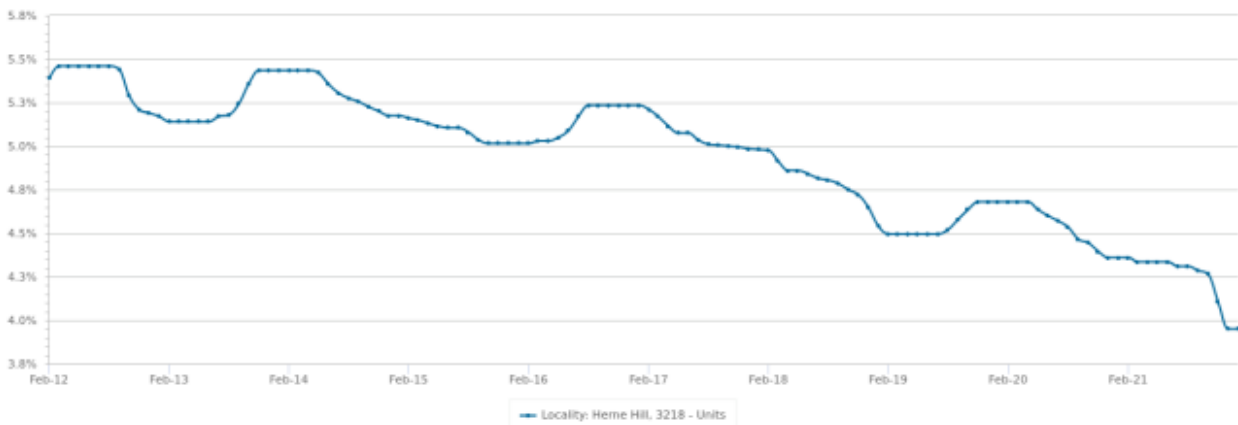
## LONG TERM MARKET TRENDS

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
2022	\$277	11.0% ▲	4%	95
2021	\$250	4.2% ▲	4.4%	96
2020	\$240	6.7% ▲	4.7%	96
2019	\$225	-2.2% ▼	4.5%	91
2018	\$230	5.7% ▲	5%	133
2017	\$217	8.7% ▲	5.2%	143
2016	\$200	0.0%	5%	140
2015	\$200	-3.6% ▼	5.2%	136
2014	\$207	3.8% ▲	5.4%	135
2013	\$200	2.6% ▲	5.2%	131

# 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



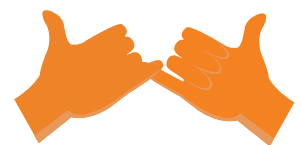
## OUR VISION

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



## OUR VALUES

TRANSPARENCY    CONTRIBUTION  
RELIABILITY    COMMUNITY  
INNOVATION    POSITIVE ATTITUDE

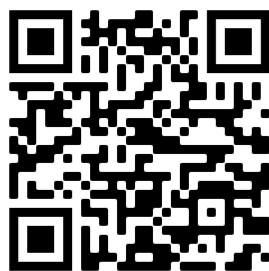


## OUR PROMISE

100% CLIENT SATISFACTION FOR INVESTORS OR THEIR MONEY BACK



### Zoom/Coffee Catch Up



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

- Raquel, Geelong Investor

