



PROPERTY RENTAL REVIEW

3/30 BURDOO DRIVE
GROVEDALE, 3216

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,

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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THE RENTAL MARKET

COMPARABLE RENTAL ANALYSIS

2

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.

\$378.3







Median
Weekly Rent

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

20.5

Average Days
on Market

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

1	1A Sandalwood Court Grovedale VIC 3216		2 1 1 1 220m ² 78m ²	Year Built: 2016	DOM: 25 days	Listing Date: 15-Dec-21	Distance: 0.14km	Listing Price: \$320 per week
2	5/197 Torquay Road Grovedale VIC 3216		2 1 1 1 142m ² 70m ²	Year Built: 1990	DOM: 9 days	Listing Date: 11-Jan-22	Distance: 0.77km	Listing Price: \$375 per week
3	3/119 Pioneer Road Grovedale VIC 3216		2 1 1 1 153m ² 90m ²	Year Built: 1998	DOM: 33 days	Listing Date: 20-Jan-22	Distance: 0.82km	Listing Price: \$370 per week
4	4/144 Bailey Street Grovedale VIC 3216		2 1 1 1 211m ² 90m ²	Year Built: 2007	DOM: 19 days	Listing Date: 03-Feb-22	Distance: 1.25km	Listing Price: \$425 per week
5	5/10 Herbert Street Belmont VIC 3216		2 1 1 1 214m ² 110m ²	Year Built: 2008	DOM: 15 days	Listing Date: 04-Jan-22	Distance: 2.65km	Listing Price: \$380 per week
6	1/63 Oakwood Crescent Waurin Ponds VIC 3216		2 1 1 1 228m ² 94m ²	Year Built: 2011	DOM: 22 days	Listing Date: 31-Jan-22	Distance: 3.19km	Listing Price: \$400 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

3/30 BURDOO DRIVE, GROVEDALE, 3216

Property Rental Review



Rental Appraisal

\$380.00 per week / **\$1651.19** per calendar month

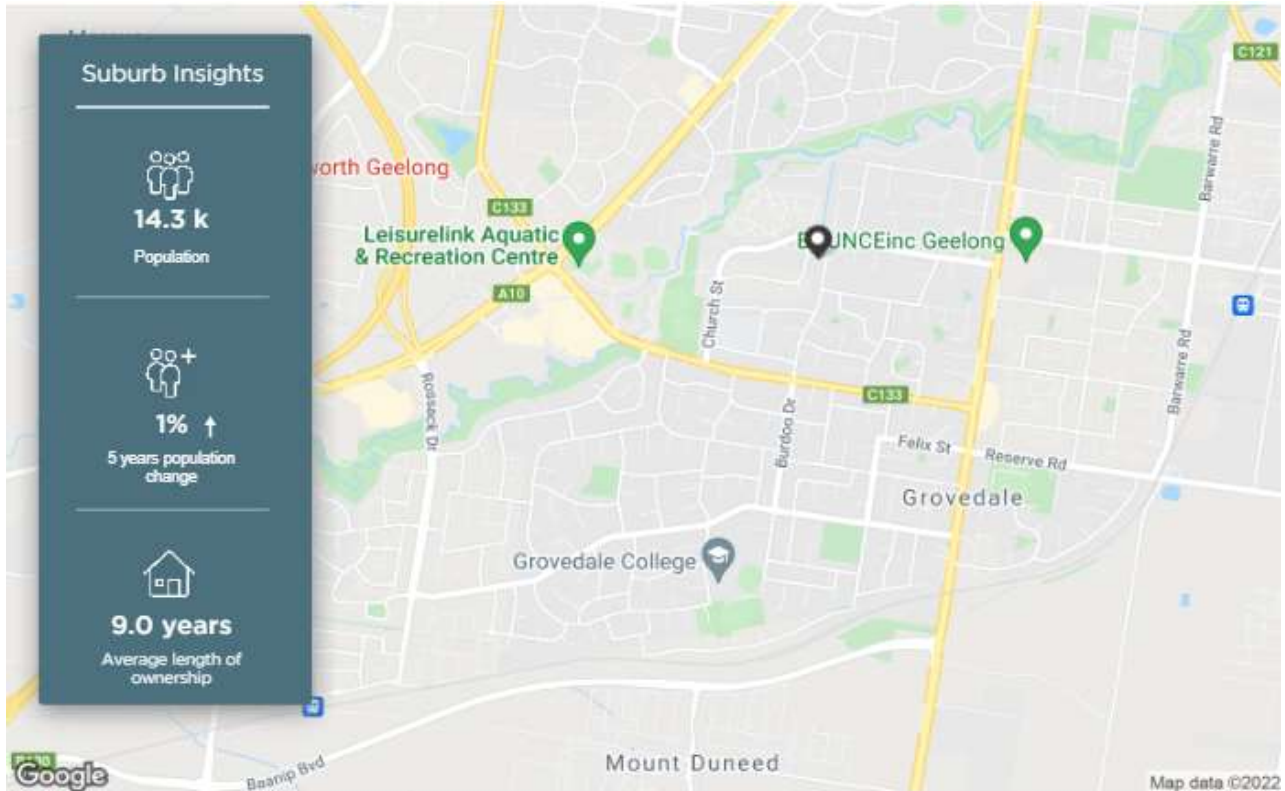
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$370-\$390 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 of March 2022.

SUBURB INSIGHTS

DEMOGRAPHIC

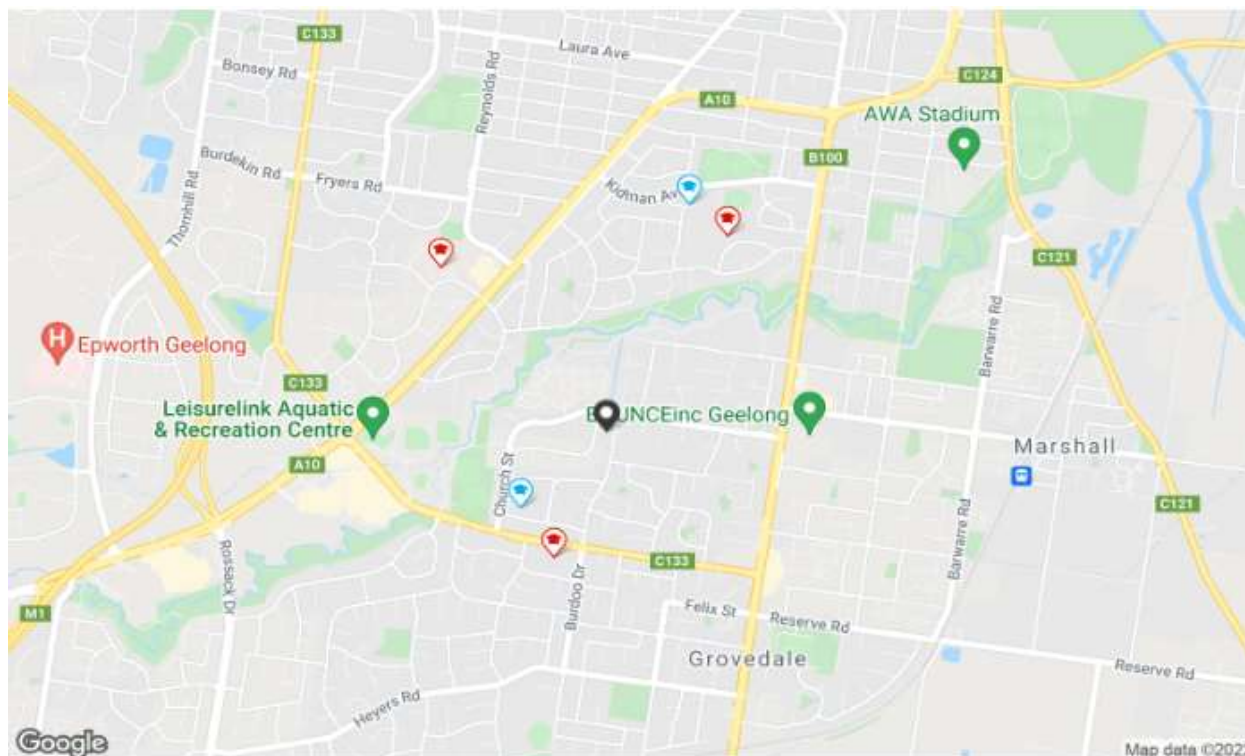


The size of Grovedale is approximately 7 square kilometres. It has 7 parks covering nearly 9.6% of total area. The population of Grovedale in 2011 was 14,153 people. By 2016 the population was 14,314 showing a population growth of 1.1% in the area during that time. The predominant age group in Grovedale is 20-29 years. Households in Grovedale are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Grovedale work in a professional occupation. In 2011, 74.1% of the homes in Grovedale were owner-occupied compared with 70.5% in 2016. Currently the median sales price of houses in the area is \$648,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40.5	Owns Outright	35.7	0-15.6K	3.9	0-9	11.5
Couples with Children	40.3	Purchaser	34.8	15.6-33.8K	16.2	10-19	11.2
Single Parents	17.8	Renting	24.9	33.8-52K	16.4	20-29	13.5
Other	1.5	Other	1.9	52-78K	18.6	30-39	12.7
		Not Stated	2.6	78-130K	23.6	40-49	12.2
				130-182K	8.4	50-59	11.4
				182K+	3.6	60-69	11.8
						70-79	8.1
						80-89	5.6
						90-99	1.9

SUBURB INSIGHTS

LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Mandama Primary School 10 Corang Avenue Grovedale VIC 3216	0.54km	Primary	Mixed	Government	0-6
	Nazareth School 10-12 Griffith Street Grovedale VIC 3216	0.67km	Primary	Mixed	Non-Government	0-6
	Christian College Highton - Belmont Campus 39-49 Broughton Drive Highton VIC 3216	1.12km	Combined	Mixed	Non-Government	0-0
	Oberon South Primary School 22 Tintinara Crescent Belmont VIC 3216	1.15km	Primary	Mixed	Government	0-6
	Oberon High School 12 Pickett Crescent Belmont VIC 3216	1.22km	Secondary	Mixed	Government	7-12



Property is within school catchment area

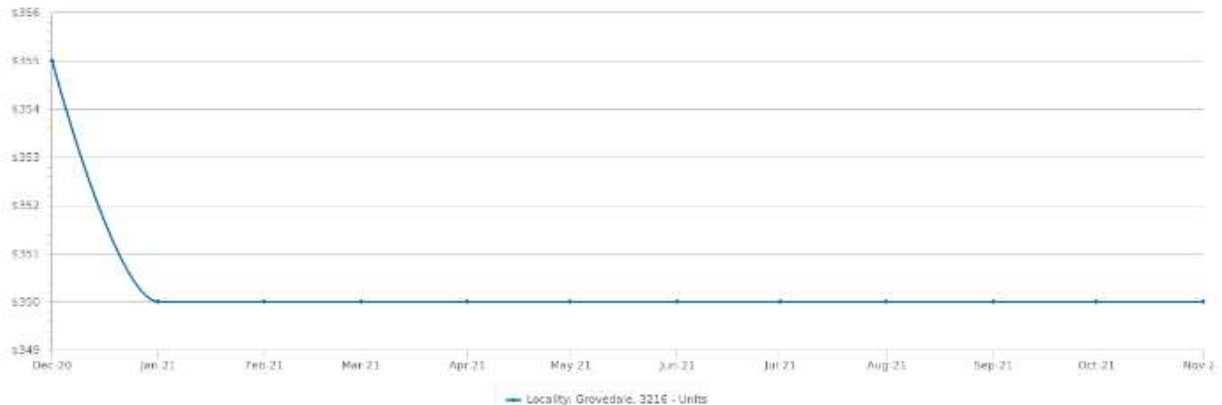


Property is outside school catchment area

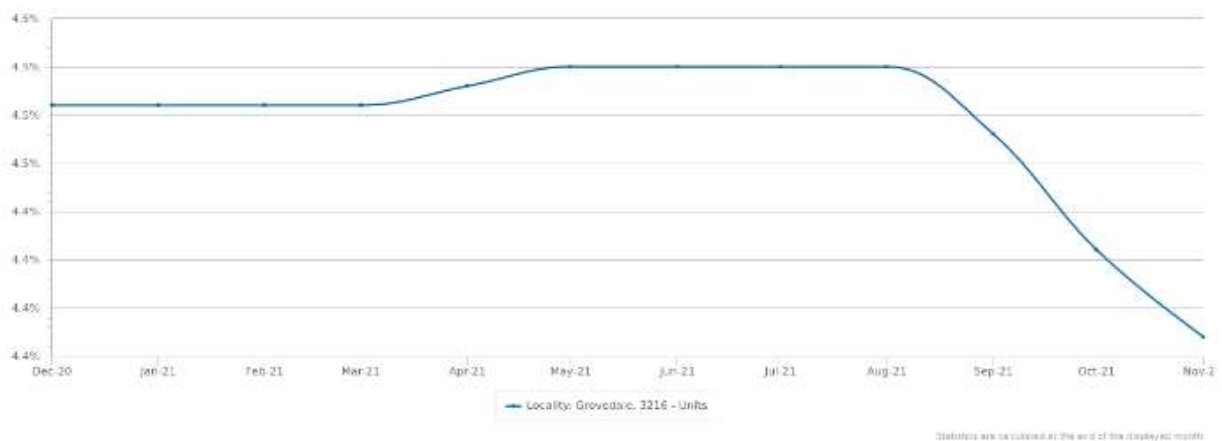
SUBURB INSIGHTS

RECENT MARKET TRENDS

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2021	\$350	0.0%	4.4%	74
Oct 2021	\$350	0.0%	4.4%	74
Sep 2021	\$350	0.0%	4.5%	78
Aug 2021	\$350	0.0%	4.5%	85
Jul 2021	\$350	0.0%	4.5%	77
Jun 2021	\$350	0.0%	4.5%	79
May 2021	\$350	0.0%	4.5%	86
Apr 2021	\$350	0.0%	4.5%	84
Mar 2021	\$350	0.0%	4.5%	81
Feb 2021	\$350	0.0%	4.5%	83
Jan 2021	\$350	-1.4% ▼	4.5%	93
Dec 2020	\$355	1.4% ▲	4.5%	87

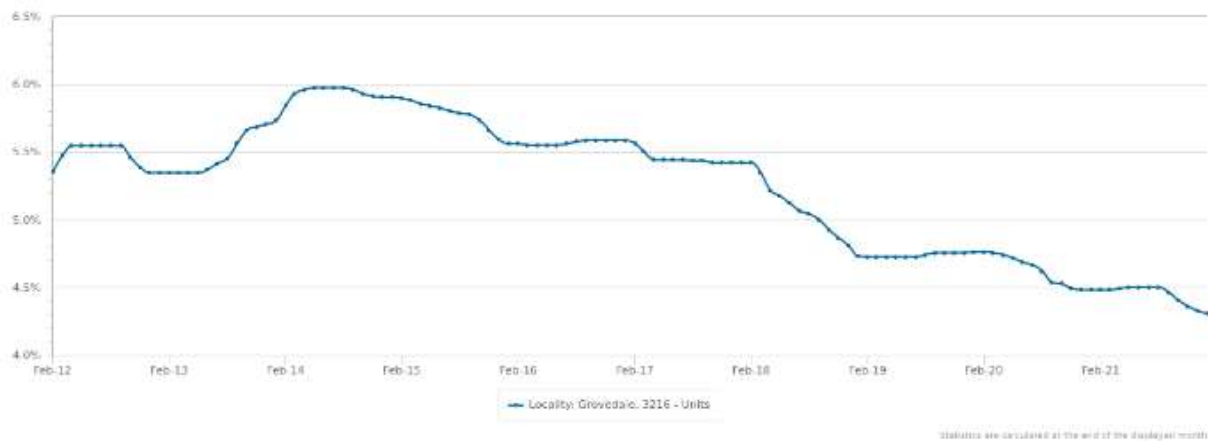
SUBURB INSIGHTS

LONG TERM MARKET TRENDS

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2022	\$365	4.3% ▲	4.3%	76
2021	\$350	7.7% ▲	4.5%	93
2020	\$325	1.6% ▲	4.8%	91
2019	\$320	6.7% ▲	4.7%	91
2018	\$300	0.0%	5.4%	127
2017	\$300	3.4% ▲	5.6%	115
2016	\$290	0.0%	5.6%	119
2015	\$290	0.0%	5.9%	117
2014	\$290	0.0%	5.7%	122
2013	\$290	1.8% ▲	5.3%	100

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

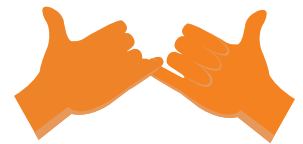
TO CREATE SUSTAINABLE LIVING AND INVESTING FOR NOW AND FOR FUTURE GENERATIONS



OUR VALUES

TRANSPARENCY
RELIABILITY
INNOVATION

CONTRIBUTION
COMMUNITY
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

