



# PROPERTY RENTAL REVIEW

35 SEAVIEW PARADE  
BELMONT, 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  
0448 273 353  
sophie@realestate-geelong.com.au

# THE RENTAL MARKET

## COMPARABLE RENTAL ANALYSIS

12

Available Properties

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

0

Comparable Properties

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

\$536.6

Median Weekly Rent

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

27.3

Average Days on Market

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

### 1 3/13 Herd Road Belmont VIC 3216



3 2 2 282m<sup>2</sup> 160m<sup>2</sup>  
 Year Built - DOM 25 days  
 Listing Date 28-Jan-22 Distance 0.44km  
 Listing Price \$525 per week

### 2 28 Pavo Street Belmont VIC 3216



3 2 2 350m<sup>2</sup> 149m<sup>2</sup>  
 Year Built 2015 DOM 35 days  
 Listing Date 18-Jan-22 Distance 1.68km  
 Listing Price \$485 per week

### 3 2/3 Kilgour Court Geelong VIC 3220



3 2 2 218m<sup>2</sup> 147m<sup>2</sup>  
 Year Built 2010 DOM 14 days  
 Listing Date 08-Feb-22 Distance 1.92km  
 Listing Price \$650 per week

### 4 6 Little Fenwick Street Geelong VIC 3220



3 2 2 170m<sup>2</sup> 80m<sup>2</sup>  
 Year Built 1985 DOM 29 days  
 Listing Date 24-Jan-22 Distance 1.95km  
 Listing Price \$500 per week

### 5 2/29 Vista Road Newtown VIC 3220



3 2 2 221m<sup>2</sup> 125m<sup>2</sup>  
 Year Built 2007 DOM 32 days  
 Listing Date 21-Jan-22 Distance 2km  
 Listing Price \$540 per week

### 6 1/8 Larcombe Street Highton VIC 3216



3 2 2 187m<sup>2</sup> 142m<sup>2</sup>  
 Year Built 2018 DOM 29 days  
 Listing Date 24-Jan-22 Distance 2.21km  
 Listing Price \$520 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

## 35 SEAVIEW PARADE BELMONT, 3216

### Property Rental Review



### Rental Appraisal

**\$550.00** per week / **\$2,389.88** per calendar month

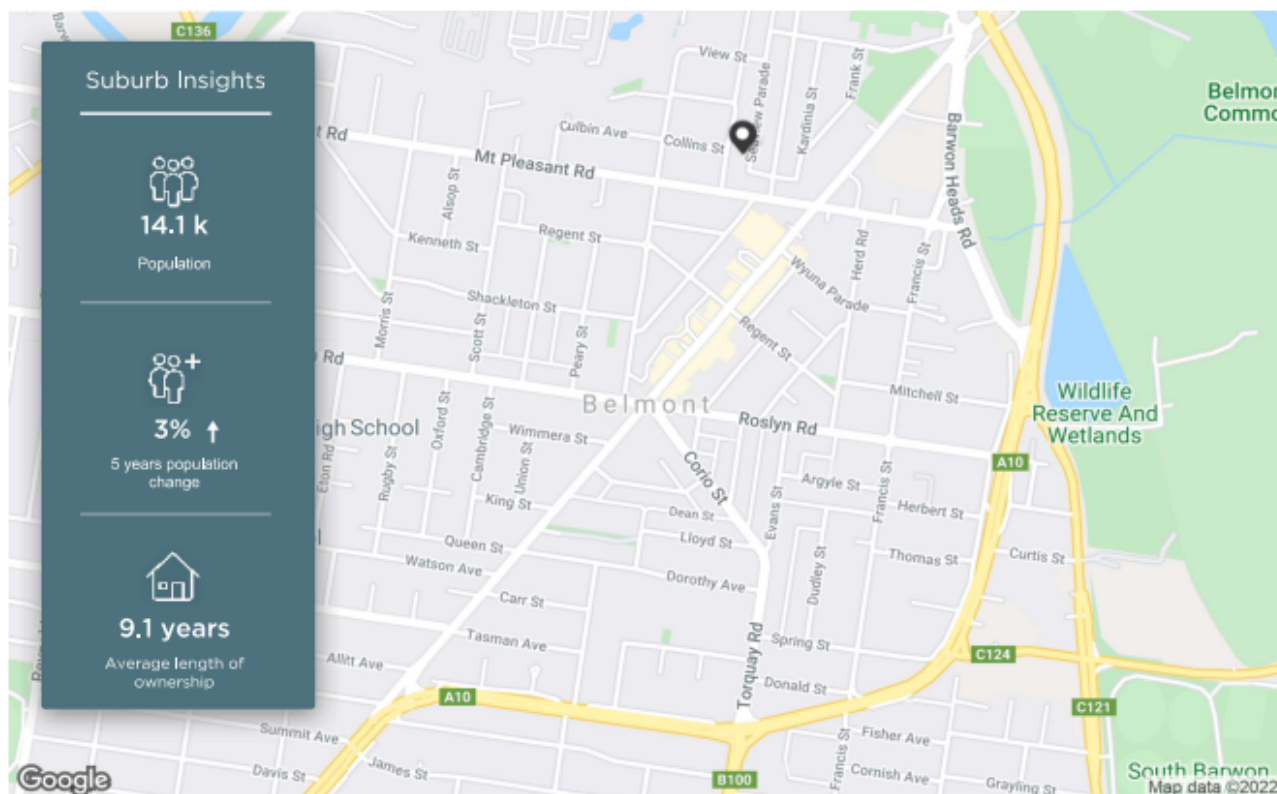
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$540.00-\$560.00 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 of March 2022.*

# SUBURB INSIGHTS

## DEMOGRAPHIC



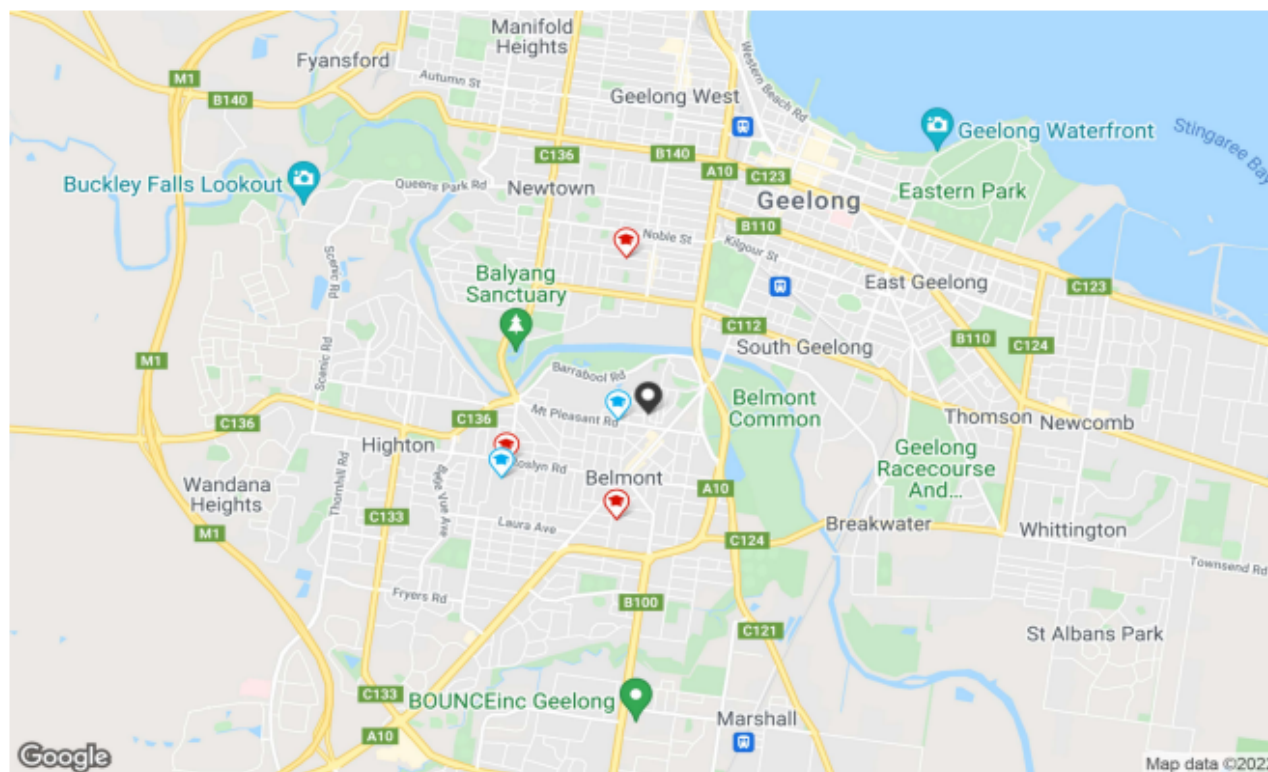
The size of Belmont is approximately 9.2 square kilometres. It has 8 parks covering nearly 8.6% of total area. The population of Belmont in 2011 was 13,616 people. By 2016 the population was 14,050 showing a population growth of 3.2% in the area during that time. The predominant age group in Belmont is 20-29 years. Households in Belmont are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Belmont work in a professional occupation. In 2011, 67.2% of the homes in Belmont were owner-occupied compared with 64.5% in 2016. Currently the median sales price of houses in the area is \$715,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40,2	Owns Outright	33,8	0-15,6K	4,2	0-9	11,9
Couples with Children	39,4	Purchaser	30,7	15,6-33,8K	18,8	10-19	10,3
Single Parents	18,7	Renting	32,6	33,8-52K	17,0	20-29	15,2
Other	1,7	Other	0,6	52-78K	16,5	30-39	13,6
		Not Stated	2,3	78-130K	22,1	40-49	12,1
				130-182K	7,9	50-59	11,3
				182K+	4,3	60-69	10,6
						70-79	7,5
						80-89	5,6
						90-99	1,8

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# SUBURB INSIGHTS

## LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Belmont Primary School</b> 51 Mount Pleasant Road Belmont VIC 3216	0,26km	Primary	Mixed	Government	0-6
	<b>Oberon Primary School</b> 28-30 Dorothy Avenue Belmont VIC 3216	1.07km	Primary	Mixed	Government	0-6
	<b>Roslyn Primary School</b> 12 Rotherham Street Belmont VIC 3216	1.38km	Primary	Mixed	Government	0-6
	<b>Belmont High School</b> 12 Rotherham Street Belmont VIC 3216	1.48km	Secondary	Mixed	Government	7-12
	<b>St Robert's School</b> 13-23 Nicholas Street Newtown VIC 3220	1,54km	Primary	Mixed	Non-Government	0-6



Property is within school catchment area

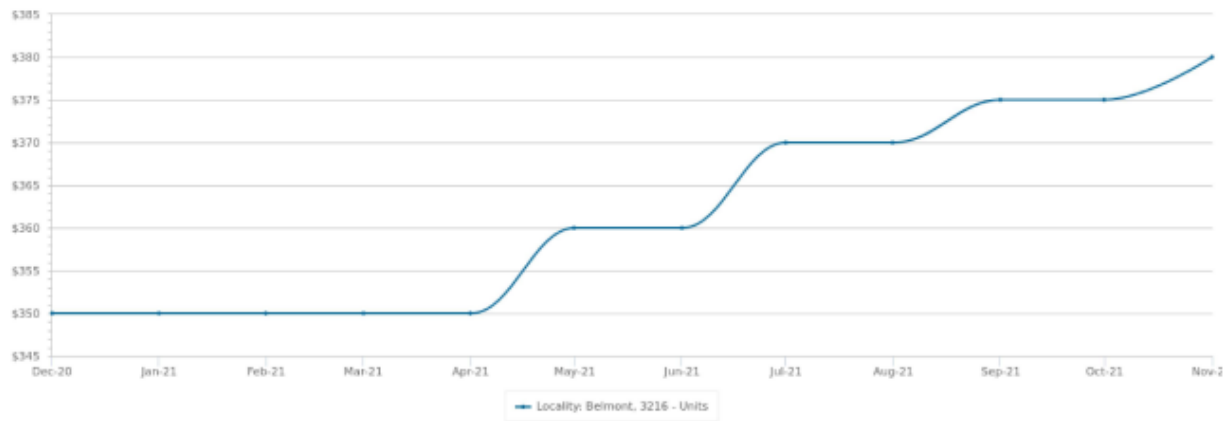


Property is outside school catchment area

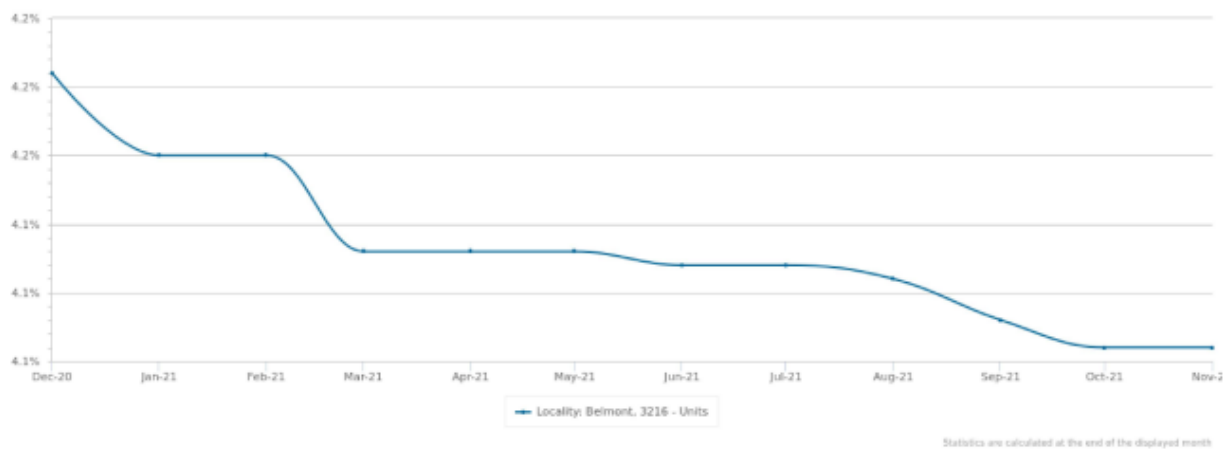
# SUBURB INSIGHTS

## RECENT MARKET TRENDS

Median Asking Rent - 12 months



Gross Rental Yield - 12 months

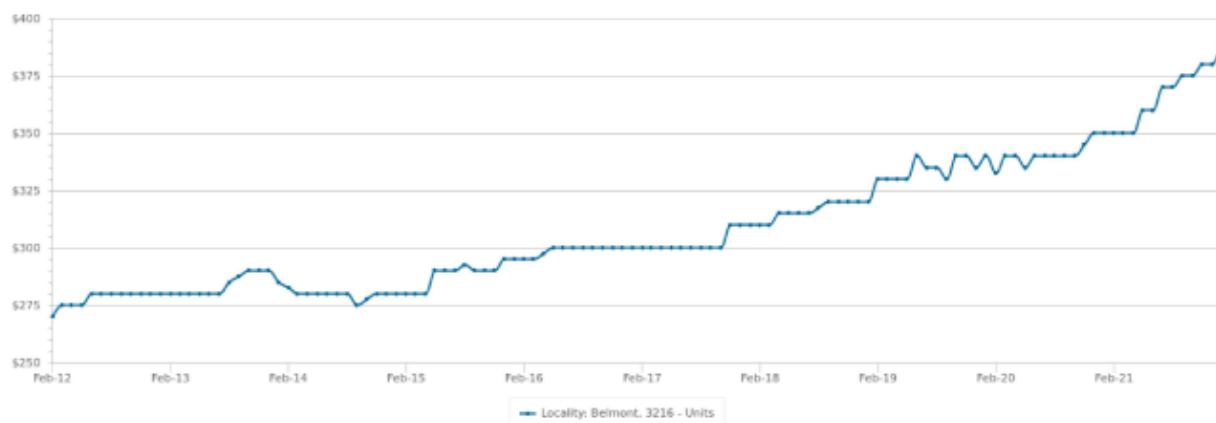


PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2021	\$380	1.3% ▲	4.1%	222
Oct 2021	\$375	0.0%	4.1%	219
Sep 2021	\$375	1.4% ▲	4.1%	209
Aug 2021	\$370	0.0%	4.1%	215
Jul 2021	\$370	2.8% ▲	4.1%	222
Jun 2021	\$360	0.0%	4.1%	240
May 2021	\$360	2.9% ▲	4.1%	241
Apr 2021	\$350	0.0%	4.1%	241
Mar 2021	\$350	0.0%	4.1%	247
Feb 2021	\$350	0.0%	4.2%	257
Jan 2021	\$350	0.0%	4.2%	263
Dec 2020	\$350	1.4% ▲	4.2%	273

# 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	\$390	11.4% ▲	4%	223
2021	\$350	2.9% ▲	4.2%	263
2020	\$340	6.2% ▲	4.6%	260
2019	\$320	3.2% ▲	4.2%	277
2018	\$310	3.3% ▲	4.9%	292
2017	\$300	1.7% ▲	5.2%	284
2016	\$295	5.4% ▲	4.9%	290
2015	\$280	-1.8% ▼	5.4%	270
2014	\$285	1.8% ▲	5.5%	258
2013	\$280	3.7% ▲	5.3%	220



# 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



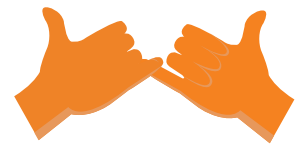
## OUR VISION

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



## OUR VALUES

TRANSPARENCY    CONTRIBUTION  
RELIABILITY    COMMUNITY  
INNOVATION    POSITIVE ATTITUDE

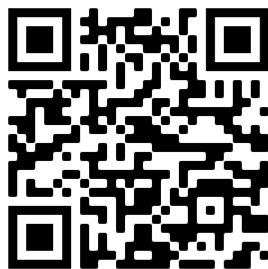


## OUR PROMISE

100% CLIENT SATISFACTION FOR INVESTORS OR THEIR MONEY BACK



### Zoom/Coffee Catch Up



**Sophie Anapliotis**  
Director | Property Management  
0448 273 353  
[sophie@realestate-geelong.com.au](mailto:sophie@realestate-geelong.com.au)  
[www.realestate-geelong.com.au](http://www.realestate-geelong.com.au)

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

- Raquel, Geelong Investor

