



# PROPERTY RENTAL REVIEW

55 NORTHSUN ROAD  
CURLEWIS, 3222



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

3

Available Properties

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

1

Comparable Properties

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

\$478.3

Median Weekly Rent

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

44.3

Average Days on Market

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

### 1 68 Coriule Road Curlewis VIC 3222



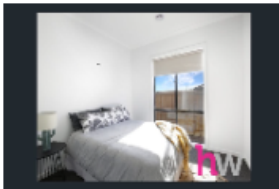
4 2 2 553m<sup>2</sup> 239m<sup>2</sup>  
Year Built 2013 DOM 17 days  
Listing Date 20-Dec-21 Distance 0.45km  
Listing Price \$460 per week

### 2 4 Yellowstone Avenue Curlewis VIC 3222



4 2 2 420m<sup>2</sup> 163m<sup>2</sup>  
Year Built 2018 DOM 179 days  
Listing Date 22-Jun-21 Distance 0.53km  
Listing Price \$480 per week

### 3 12 Kakadu Drive Curlewis VIC 3222



4 2 2 400m<sup>2</sup> 157m<sup>2</sup>  
Year Built 2017 DOM 23 days  
Listing Date 12-Nov-21 Distance 0.62km  
Listing Price \$480 per week

### 4 9 Romney Drive Curlewis VIC 3222



4 2 2 377m<sup>2</sup> 145.44m<sup>2</sup>  
Year Built - DOM 33 days  
Listing Date 31-Jan-22 Distance 0.69km  
Listing Price \$460 per week

### 5 43 Capstan Crescent Curlewis VIC 3222



4 2 2 458m<sup>2</sup> -  
Year Built - DOM 7 days  
Listing Date 21-Jan-22 Distance 0.77km  
Listing Price \$470 per week

### 6 21 Etosha Way Curlewis VIC 3222



4 2 2 444m<sup>2</sup> -  
Year Built - DOM 7 days  
Listing Date 10-Jan-22 Distance 0.88km  
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

**55 NORTHSUN ROAD,  
CURLEWIS, 3222**

## Property Rental Review



### Rental Appraisal

**\$505.00/**per week **\$2,194.35**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.

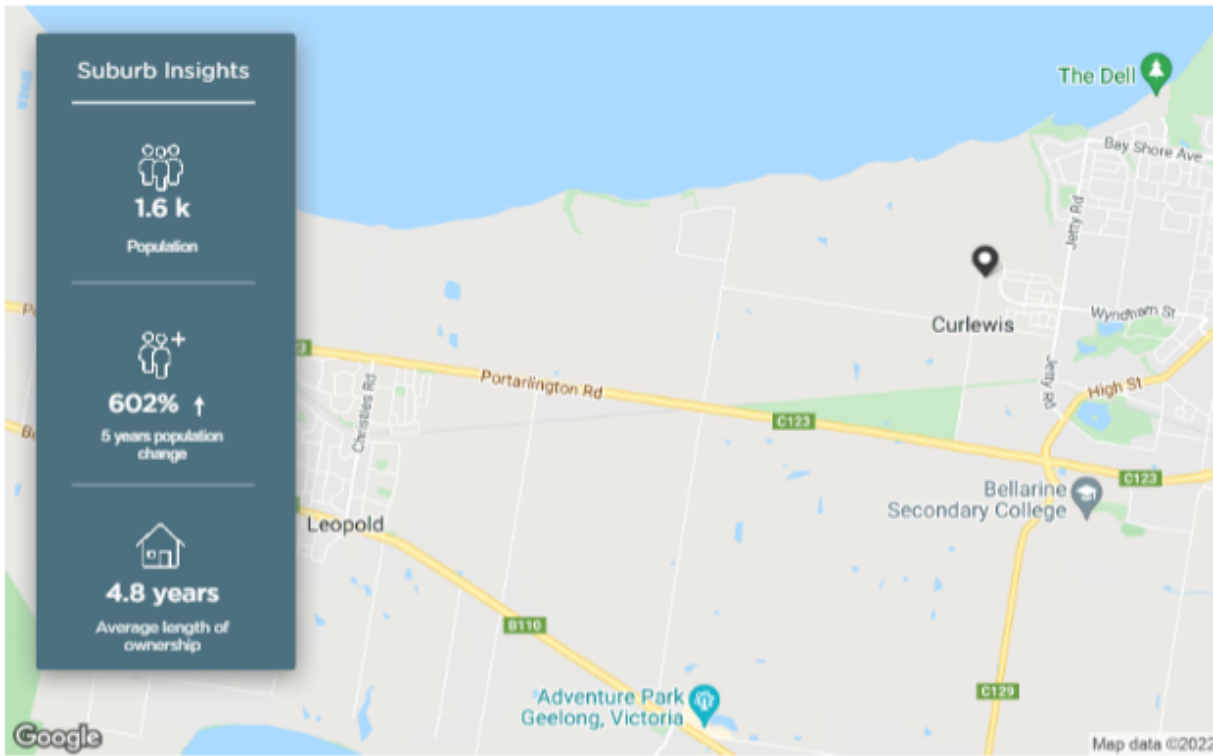
This analysis has provided a clear evaluation of the current rental market and in the properties' current condition, we are confident that your investment property will achieve a rental return of **\$490-\$520per week**.

*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 the 4th of April 2022.*



# SUBURB INSIGHTS

## DEMOGRAPHIC








The size of Curlewis is approximately 20.3 square kilometres. It has 4 parks covering nearly 0.2% of total area. The population of Curlewis in 2011 was 223 people. By 2016 the population was 1,565 showing a population growth of 601.8% in the area during that time. The predominant age group in Curlewis is 0-9 years. Households in Curlewis are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Curlewis work in a professional occupation. In 2011, 87.5% of the homes in Curlewis were owner-occupied compared with 74.1% in 2016. Currently the median sales price of houses in the area is \$646,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.7	Owens Outright	21.8	0-15.6K	3.6	0-9	17.5
Couples with Children	43.1	Purchaser	52.3	15.6-33.8K	9.5	10-19	14.8
Single Parents	17.8	Renting	23.2	33.8-52K	12.3	20-29	13.9
Other	1.6	Other	0.6	52-78K	18.2	30-39	13.7
		Not Stated	2.2	78-130K	29.5	40-49	13.5
				130-182K	10.1	50-59	11.0
				182K+	6.3	60-69	9.1
						70-79	6.0
						80-89	1.1
						90-99	0.3

# SUBURB INSIGHTS

## LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Clifton Springs Primary School	0.9km	Primary	Mixed	Government	0-6
	St Thomas Primary School	2.3km	Primary	Mixed	Non-Government	0-6
	Drysdale Primary School 52-66 Clifton Springs Road Drysdale VIC 3222	2.43km	Primary	Mixed	Government	0-6
	Saint Ignatius College Geelong	2.46km	Secondary	Mixed	Non-Government	7-12
	Saint Ignatius College Geelong 27 Peninsula Drive DRYSDALE VIC 3222	2.46km	Secondary	-	Non-Government	7-12



Property is within school catchment area

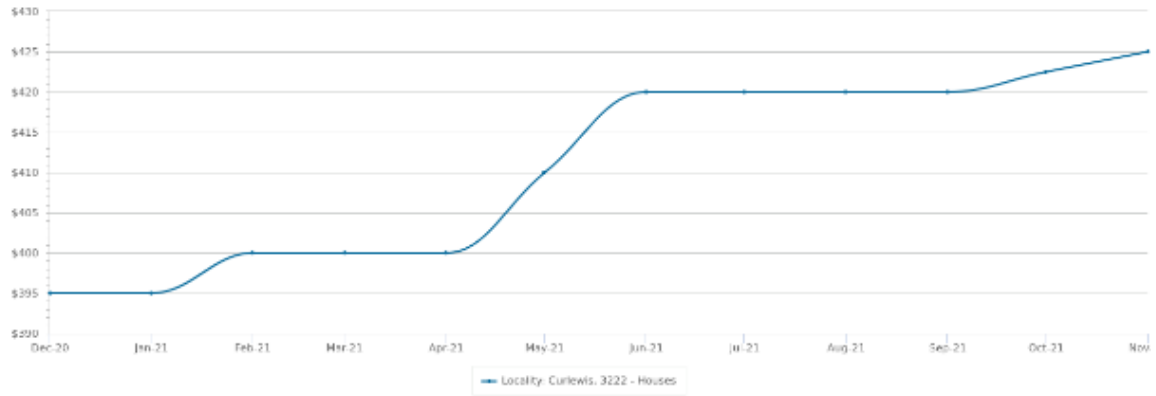


Property is outside school catchment area

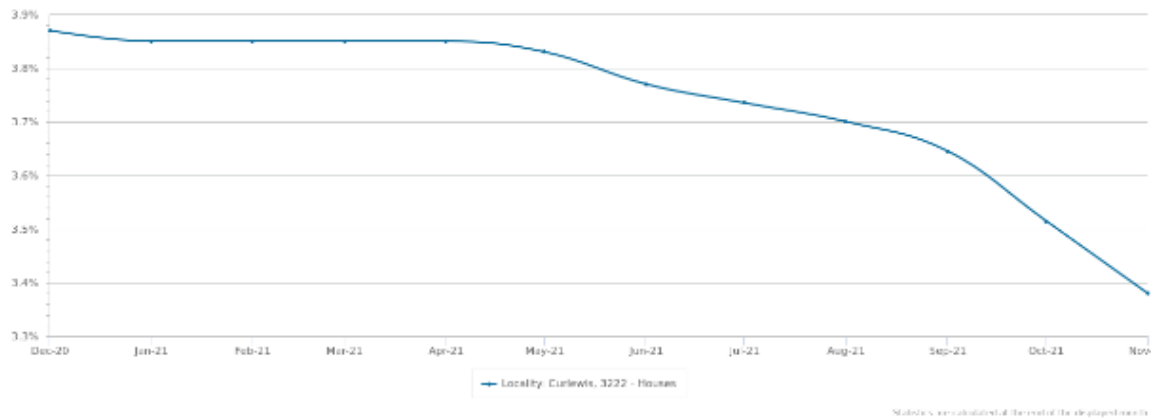
# SUBURB INSIGHTS

## RECENT MARKET TRENDS

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2021	\$425	0.6% ▲	3.4%	115
Oct 2021	\$422	0.6% ▲	3.5%	119
Sep 2021	\$420	0.0%	3.6%	121
Aug 2021	\$420	0.0%	3.7%	124
Jul 2021	\$420	0.0%	3.7%	133
Jun 2021	\$420	2.4% ▲	3.8%	141
May 2021	\$410	2.5% ▲	3.8%	145
Apr 2021	\$400	0.0%	3.9%	142
Mar 2021	\$400	0.0%	3.9%	141
Feb 2021	\$400	1.3% ▲	3.9%	137
Jan 2021	\$395	0.0%	3.9%	138
Dec 2020	\$395	0.0%	3.9%	134



# 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	\$430	8.9% ▲	3.3%	117
2021	\$395	-1.2% ▼	3.9%	138
2020	\$400	2.6% ▲	4.2%	158
2019	\$390	2.6% ▲	4.1%	147
2018	\$380	1.3% ▲	4.5%	149
2017	\$375	1.4% ▲	5%	112
2016	\$370	2.8% ▲	4.8%	67
2015	\$360	0.0%	5%	40
2014	\$360	-	5%	27
2013	-	-	-	12

# 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



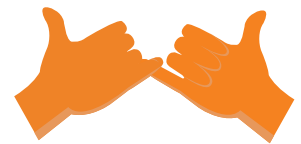
## OUR VISION

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



## OUR VALUES

TRANSPARENCY    CONTRIBUTION  
RELIABILITY    COMMUNITY  
INNOVATION    POSITIVE ATTITUDE

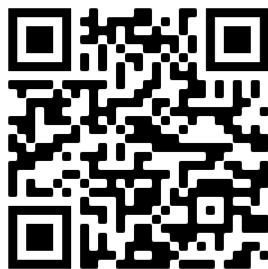


## OUR PROMISE

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

