



# PROPERTY RENTAL REVIEW

2 MERINO COURT  
HIGHTON, VIC 3216

APRIL 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  
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# THE RENTAL MARKET

## COMPARABLE RENTAL ANALYSIS

4

Available  
Properties

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

0

Comparable  
Properties

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

\$707.5

Median  
Weekly Rent

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

24.0

Average Days  
on Market

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

### 1 9 LEILANI COURT HIGHTON VIC 3216



4 2 2 1,002m<sup>2</sup> 213m<sup>2</sup>  
Year Built 2005 DOM 29 days  
Listing Date 20-Sep-21 Distance 1.41km  
Listing Price \$750 per week

### 2 1-3 WALLAROO WAY HIGHTON VIC 3216



4 2 2 754m<sup>2</sup> 224m<sup>2</sup>  
Year Built 2004 DOM 17 days  
Listing Date 21-Oct-21 Distance 1.43km  
Listing Price \$700

### 3 5 KARRAKATTA GROVE HIGHTON VIC 3216



4 2 2 811m<sup>2</sup> 260m<sup>2</sup>  
Year Built 2011 DOM 41 days  
Listing Date 17-Feb-22 Distance 1.47km  
Listing Price \$630 per week

### 4 45 IONA AVENUE BELMONT VIC 3216



4 2 2 689m<sup>2</sup> -  
Year Built 1960 DOM 9 days  
Listing Date 15-Dec-21 Distance 1.57km  
Listing Price \$750

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

## 2 MERINO COURT, HIGHTON, VIC 3216

### Property Rental Review



### Rental Appraisal

**\$770.00** per week / **\$3,389.29** per calendar month

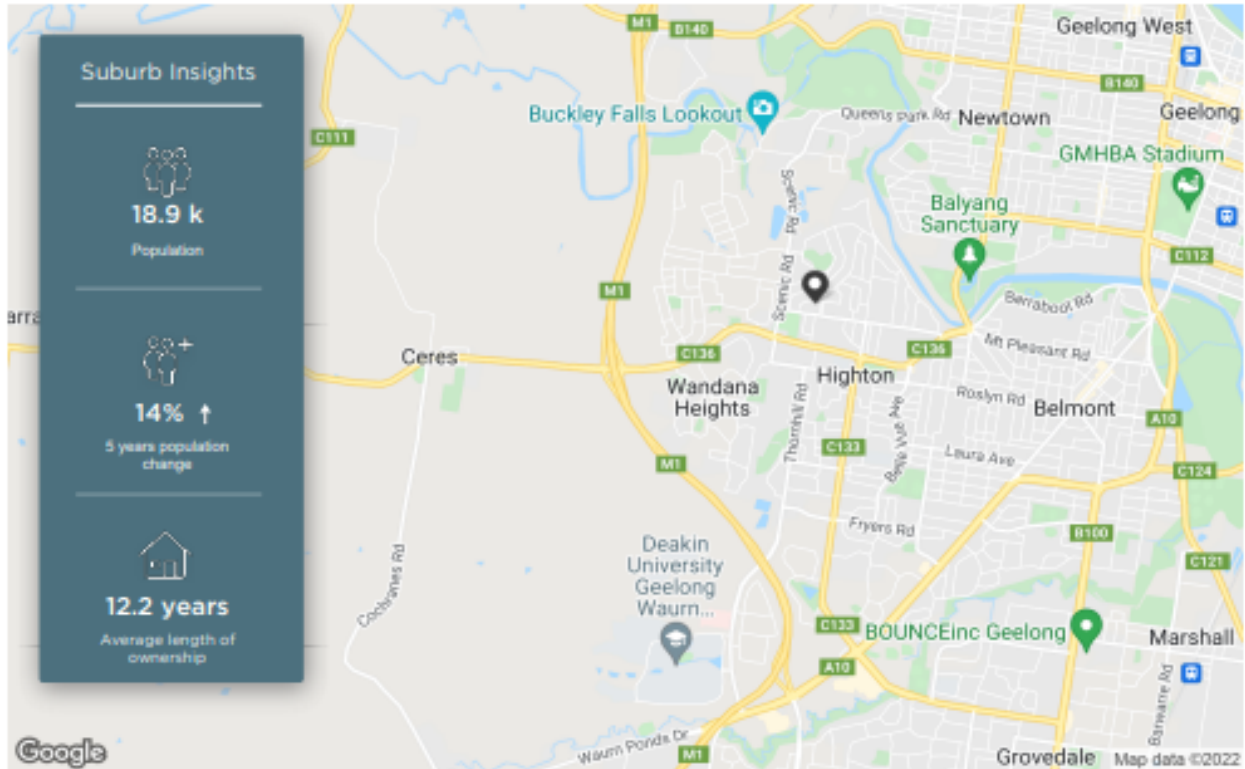
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$760-780 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 30th of April 2022.*

# SUBURB INSIGHTS

## DEMOGRAPHIC



The size of Highton is approximately 11.6 square kilometres. It has 3 parks covering nearly 1.7% of total area. The population of Highton in 2011 was 16,656 people. By 2016 the population was 18,948 showing a population growth of 13.8% in the area during that time. The predominant age group in Highton is 40-49 years. Households in Highton are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Highton work in a professional occupation. In 2011, 77.7% of the homes in Highton were owner-occupied compared with 75.6% in 2016. Currently the median sales price of houses in the area is \$885,000.






HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.0	Owns Outright	38.3	0-15.6K	3.2	0-9	13.0
Couples with Children	49.0	Purchaser	37.3	15.6-33.8K	12.0	10-19	13.2
Single Parents	10.8	Renting	22.1	33.8-52K	12.1	20-29	12.9
Other	1.0	Other	0.4	52-78K	14.7	30-39	11.7
		Not Stated	1.9	78-130K	23.2	40-49	13.5
				130-182K	13.6	50-59	12.9
				182K+	11.5	60-69	10.8
						70-79	7.6
						80-89	3.6
						90-99	0.7

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# SUBURB INSIGHTS

## LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Montpellier Primary School</b> 21-31 Lambhill Crescent Highton VIC 3216	0.18km	Primary	Mixed	Government	0-6
	<b>Highton Primary School</b> 212 Roslyn Road Highton VIC 3216	0.68km	Primary	Mixed	Government	0-6
	<b>Bellaire Primary School</b>	1.56km	Primary	Mixed	Government	0-6
	<b>Roslyn Primary School</b> 12 Rotherham Street Belmont VIC 3216	1.7km	Primary	Mixed	Government	0-6
	<b>Belmont High School</b> 12 Rotherham Street Belmont VIC 3216	1.74km	Secondary	Mixed	Government	7-12



Property is within school catchment area

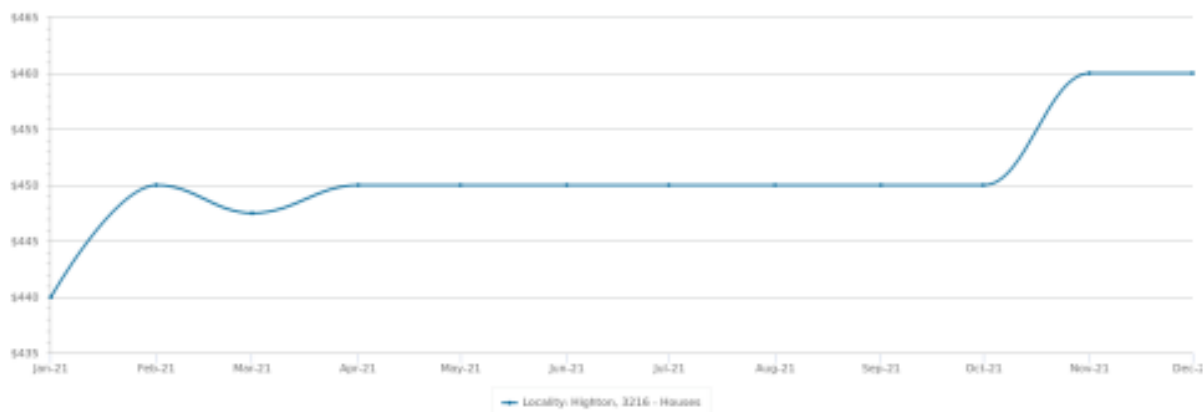


Property is outside school catchment area

# SUBURB INSIGHTS

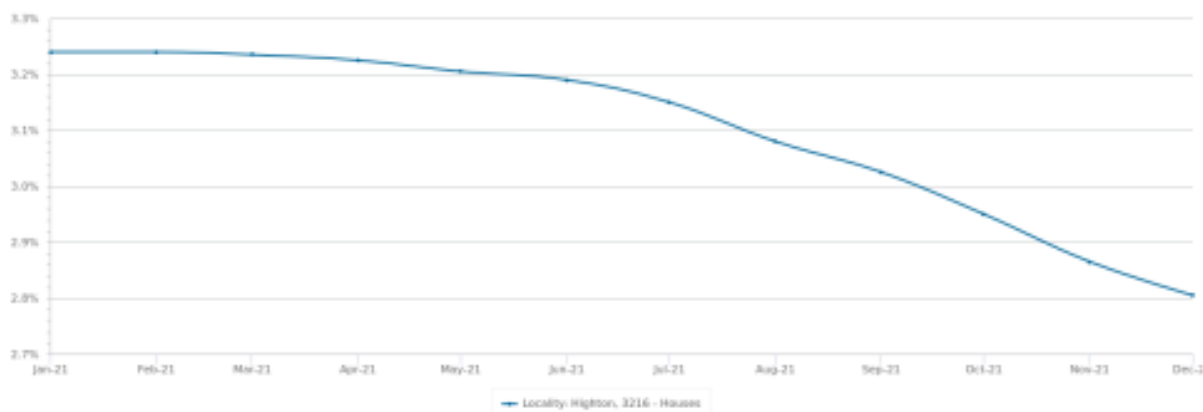
## RECENT MARKET TRENDS

Median Asking Rent - 12 months



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
Dec 2021	\$460	0.0%	2.8%	281
Nov 2021	\$460	2.2% ▲	2.9%	284
Oct 2021	\$450	0.0%	2.9%	273
Sep 2021	\$450	0.0%	3%	276
Aug 2021	\$450	0.0%	3.1%	270
Jul 2021	\$450	0.0%	3.1%	273
Jun 2021	\$450	0.0%	3.2%	274
May 2021	\$450	0.0%	3.2%	272
Apr 2021	\$450	0.6% ▲	3.2%	271
Mar 2021	\$447	-0.6% ▼	3.2%	274
Feb 2021	\$450	2.3% ▲	3.2%	271
Jan 2021	\$440	0.0%	3.2%	276

# 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	\$460	2.2% ▲	2.7%	294
2021	\$450	7.1% ▲	3.2%	271
2020	\$420	-1.8% ▼	3.6%	307
2019	\$427	1.8% ▲	3.3%	295
2018	\$420	5.0% ▲	3.6%	359
2017	\$400	8.1% ▲	3.9%	334
2016	\$370	-5.1% ▼	4%	352
2015	\$390	2.6% ▲	4.2%	359
2014	\$380	2.7% ▲	4.3%	348
2013	\$370	-0.7% ▼	4.5%	329

# 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

