



PROPERTY RENTAL REVIEW

17 LEIN COURT
HIGHTON VIC 3216

13TH SEPTEMBER 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

THE RENTAL MARKET

COMPARABLE RENTAL ANALYSIS

11
Available
Properties

Number of 3 bedroom properties currently available on market for lease.

3
Comparable
Properties

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

\$493.57
Median
Weekly Rent

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

18.75
Average Days
on Market

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

1 1/2 SWANBOURNE AVENUE HIGHTON VIC 3216



3 2 2 345m² 160m²
 Year Built 2011 DOM 34 days
 Listing Date 18-May-18 Distance 3.79km
 Listing Price \$450

Status

Listed for rent yesterday (old data showing). Available for rent for \$520.00 per week

2 1/15 BOURBON WAY WAURN PONDS VIC 3216



3 2 2 348m² 132m²
 Year Built 2014 DOM 5 days
 Listing Date 08-Sep-22 Distance 1.35km
 Listing Price \$490 per week

3 43B GWYTHYR ROAD HIGHTON VIC 3216



3 2 2 331m² 119m²
 Year Built 2016 DOM 22 days
 Listing Date 21-Jul-22 Distance 1.57km
 Listing Price APPLICATIONS CLOSED

Status

Listed/leased price not disclosed

4 20 VIOGNER PLACE WAURN PONDS VIC 3216



3 1 2 398m² 118m²
 Year Built 2009 DOM 28 days
 Listing Date 16-Aug-22 Distance 2.23km
 Listing Price \$475 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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THE RENTAL MARKET

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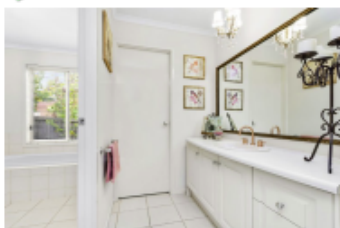
Average days on market of comparable properties that have been recently listed and leased.

5 8 BODEGA STREET WAURN PONDS VIC 3216



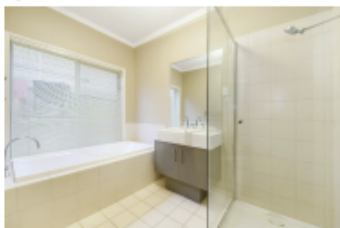
3 2 2 376m² 130m²
 Year Built 2013 DOM 26 days
 Listing Date 18-Aug-22 Distance 2.08km
 Listing Price \$495

6 40 FOGARTY AVENUE HIGHTON VIC 3216



3 2 2 544m² -
 Year Built 2005 DOM 4 days
 Listing Date 09-Sep-22 Distance 0.36km
 Listing Price \$510

7 17 MALBEC LOOP WAURN PONDS VIC 3216

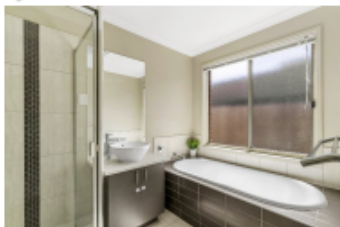


3 2 2 488m² 178m²
 Year Built 2007 DOM 16 days
 Listing Date 28-Jul-22 Distance 1.83km
 Listing Price APPLICATIONS CLOSED

Status

Rented for \$520.00 per week

8 65 IRONBARK STREET WAURN PONDS VIC 3216



3 2 2 629m² -
 Year Built - DOM 15 days
 Listing Date 29-Aug-22 Distance 1.92km
 Listing Price \$515

YOUR PROPERTY

**17 LEIN COURT,
HIGHTON VIC 3216**

Property Rental Review



Rental Appraisal

\$500.00 per week / **\$2,172.62** per calendar month

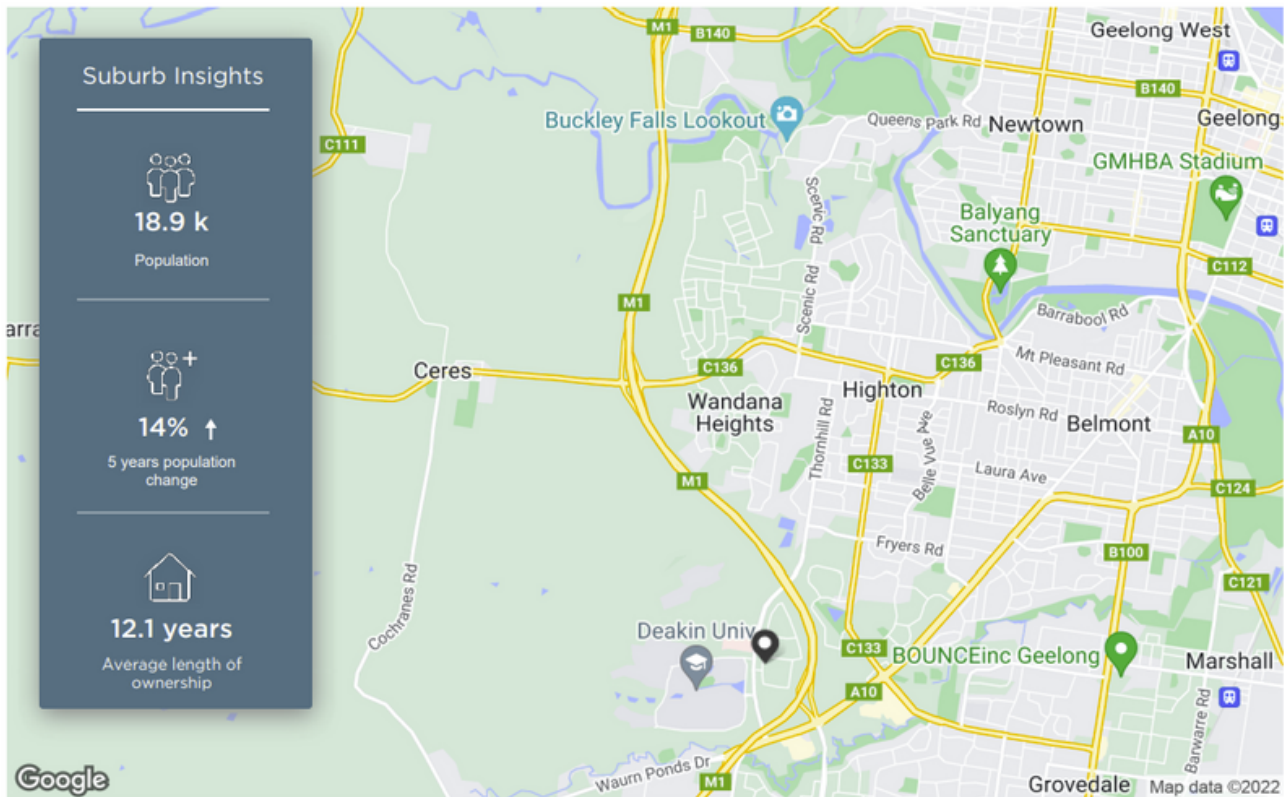
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic 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 **\$490.00 - \$510.00 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 for 30 days from the preparation date.

SUBURB INSIGHTS

DEMOGRAPHIC



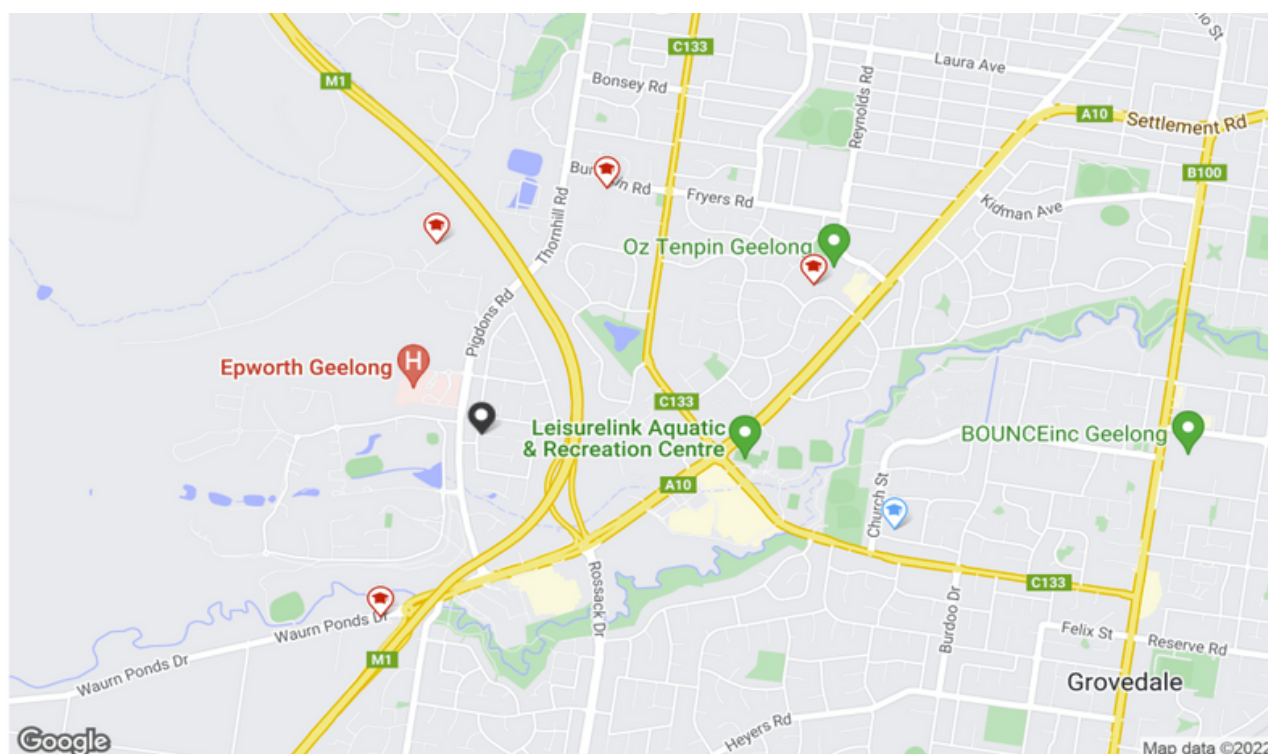
The size of Highton is approximately 11.6 square kilometres. It has 3 parks covering nearly 1.7% of total area. The population of Highton in 2011 was 16,656 people. By 2016 the population was 18,948 showing a population growth of 13.8% in the area during that time. The predominant age group in Highton 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 \$925,000.






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
	Christian College Institute of Senior Education 129-135 Pigdons Road Waurn Ponds VIC 3216	0.96km	Secondary	Mixed	Non-Government	10-12
	Christian College Institute of Senior Education - Arts/Technology Centre Villa Paloma Campus 25 Waurn Ponds Drive Waurn Ponds VIC 3216	1.01km	Secondary	Mixed	Non-Government	0-0
	Christian College Highton 18-32 Burdekin Road Highton VIC 3216	1.37km	Combined	Mixed	Non-Government	0-9
	Christian College Highton - Belmont Campus 39-49 Broughton Drive Highton VIC 3216	1.74km	Combined	Mixed	Non-Government	0-0
	Mandama Primary School 10 Corang Avenue Grovedale VIC 3216	2.01km	Primary	Mixed	Government	0-6



Property is within school catchment area

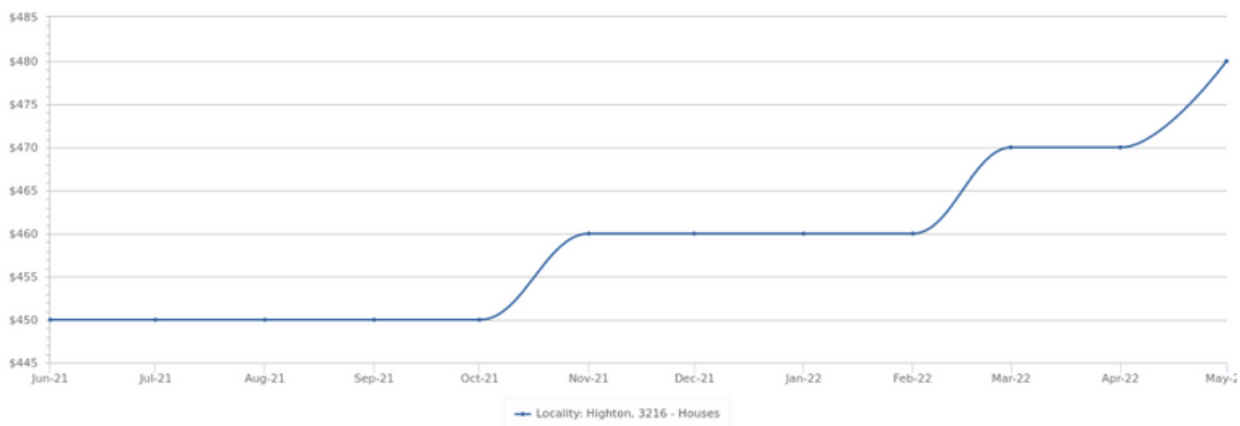


Property is outside school catchment area

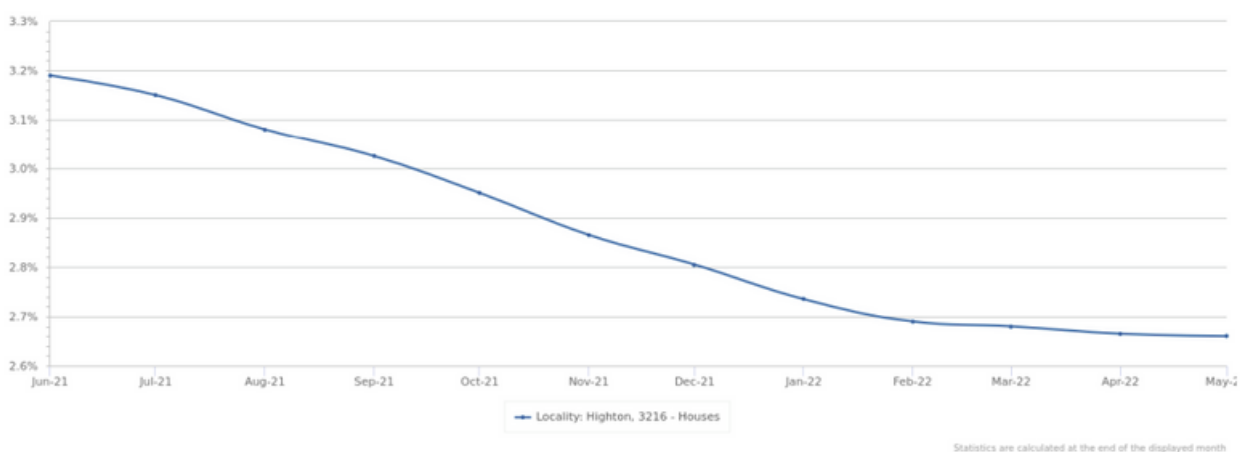
SUBURB INSIGHTS

RECENT MARKET TRENDS

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
May 2022	\$480	2.1% ▲	2.7%	295
Apr 2022	\$470	0.0%	2.7%	283
Mar 2022	\$470	2.2% ▲	2.7%	283
Feb 2022	\$460	0.0%	2.7%	298
Jan 2022	\$460	0.0%	2.7%	290
Dec 2021	\$460	0.0%	2.8%	283
Nov 2021	\$460	2.2% ▲	2.9%	286
Oct 2021	\$450	0.0%	2.9%	275
Sep 2021	\$450	0.0%	3%	278
Aug 2021	\$450	0.0%	3.1%	271
Jul 2021	\$450	0.0%	3.1%	275
Jun 2021	\$450	0.0%	3.2%	277

SUBURB INSIGHTS

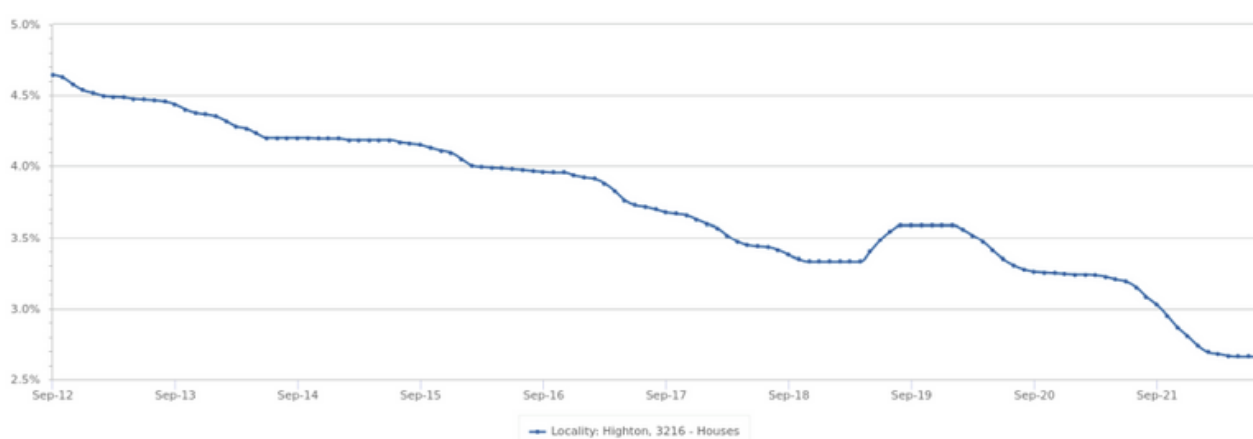
LONG TERM MARKET TRENDS

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	\$495	10.0% ▲	2.7%	292
2021	\$450	4.7% ▲	3.1%	275
2020	\$430	3.0% ▲	3.3%	296
2019	\$417	-1.2% ▼	3.5%	320
2018	\$422	5.6% ▲	3.4%	345
2017	\$400	6.7% ▲	3.7%	341
2016	\$375	-6.2% ▼	4%	344
2015	\$400	5.3% ▲	4.2%	359
2014	\$380	1.3% ▲	4.2%	339
2013	\$375	-	4.5%	364

Real Estate Geelong are proud to provide a personalised Property Management service for Investors across Geelong, the Bellarine and the Surf Coast.

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**.



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 YOUR MONEY BACK

Services include

- ✓ Ongoing property management
- ✓ Long term & short term leasing
- ✓ Pre & post purchase/build investor advice & support
- ✓ Multi-property / development leasing strategy
- ✓ Renovation/project management
- ✓ Tenancy risk & profitability reporting

Get in touch with your
Local Property Manager



Sophie Anapliotis
Director - Property Management
0448 273 353



REG is amazing. They do everything to make sure that the landlord is well looked after and have a very strategic process when searching for tenants.

They are always in contact and have no issues whenever you call them needing some information. They always keep you up to date. It is even better that they are able to complete all of this while I am interstate and they have made the whole process seamless.

I have had some very average agents take care of properties in the past but I cannot recommend REG more

- Georgie

