



# PROPERTY RENTAL REVIEW

36 RICHMOND CRESCENT,  
GEELONG VIC 3220

DECEMBER 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 be 'Sophie', written in a cursive style.

**Sophie Anapliotis**  
Director - Property Management  
0448 273 353  
sophiea@reggroup.au

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## COMPARABLE MARKET ANALYSIS

18

Available  
Properties

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

0

Comparable  
Properties

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

\$573.75

Median  
Weekly Rent

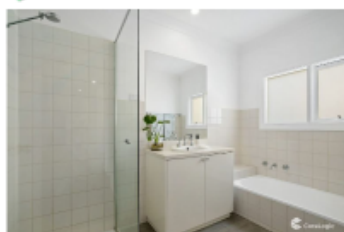
Median rent return value of comparable properties that have been recently listed and leased.






31.5

Average Days  
on Market

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






## 1 67 SWANSTON STREET GEELONG VIC 3220



 3
  2
  1
  282m<sup>2</sup>
 119m<sup>2</sup>  
 Year Built 1910 DOM 41 days  
 Listing Date 26-Sep-22 Distance 0.75km  
 Listing Price \$570






## 2 1 STORRER STREET GEELONG VIC 3220



 3
  2
  1
  381m<sup>2</sup>
 135m<sup>2</sup>  
 Year Built 1910 DOM 26 days  
 Listing Date 20-Oct-22 Distance 0.63km  
 Listing Price \$560



## 3 11 PHILPOTT STREET EAST GEELONG VIC 3219



 3
  2
  2
  586m<sup>2</sup>
 147m<sup>2</sup>  
 Year Built 1920 DOM 20 days  
 Listing Date 26-Sep-22 Distance 1.24km  
 Listing Price \$570

## 4 73 FYANS STREET SOUTH GEELONG VIC 3220



 3
  2
  2
  200m<sup>2</sup>
 63m<sup>2</sup>  
 Year Built 1920 DOM 40 days  
 Listing Date 09-Nov-22 Distance 0.9km  
 Listing Price \$595



# 36 RICHMOND CRESCENT, GEELONG 3220

## Property Rental Review



### Rental Appraisal

**\$580.00** per week **/\$2,520.24** per calendar month

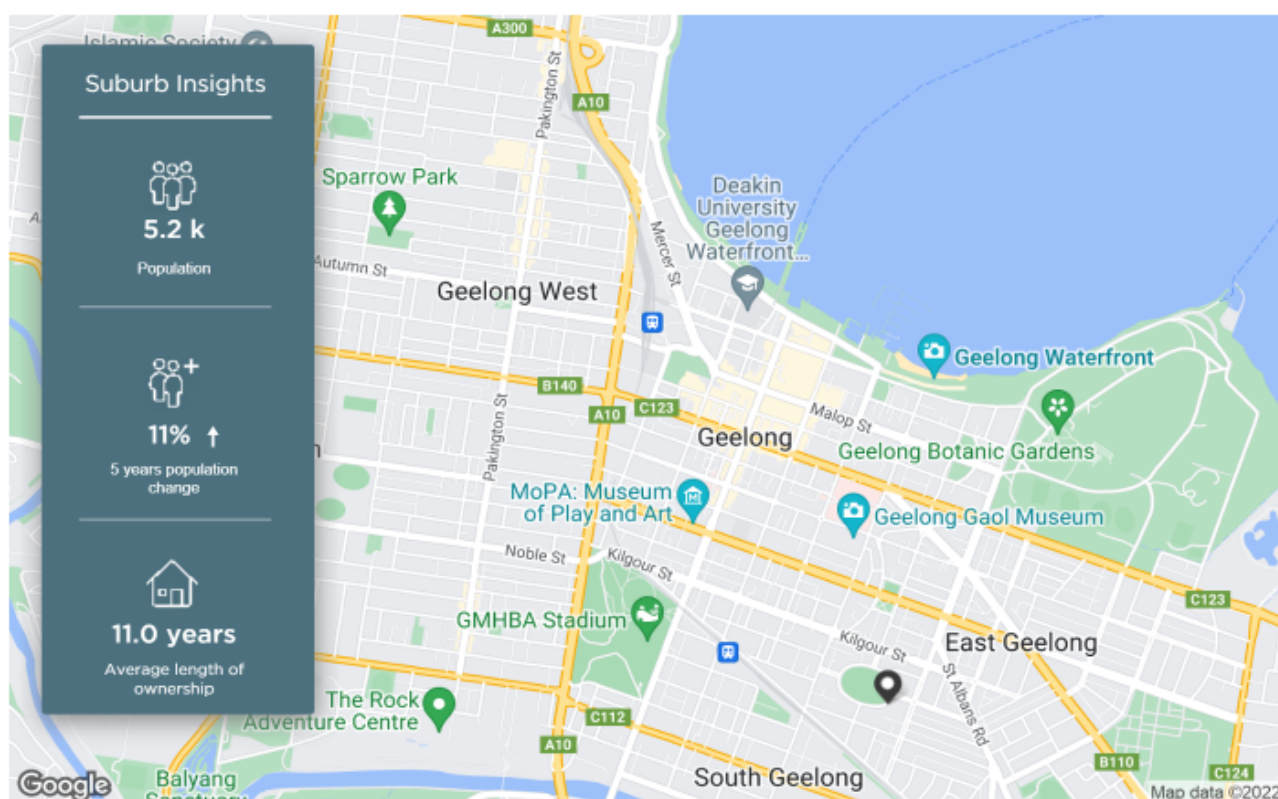
In preparing this review, we have considered a range of factors including comparable listed and leased properties within the last 90 days, property size, finishes, features the current strength of the rental market in terms of vacancy, supply & demand, local migration and employment trends, demographic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

With the rental market in demand and no comparable properties currently available for rent between \$540 and \$600 per week, this puts 36 Richmond Crescent in a good position to stand out in the high-500 range.

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 **\$570.00-590.00 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.*

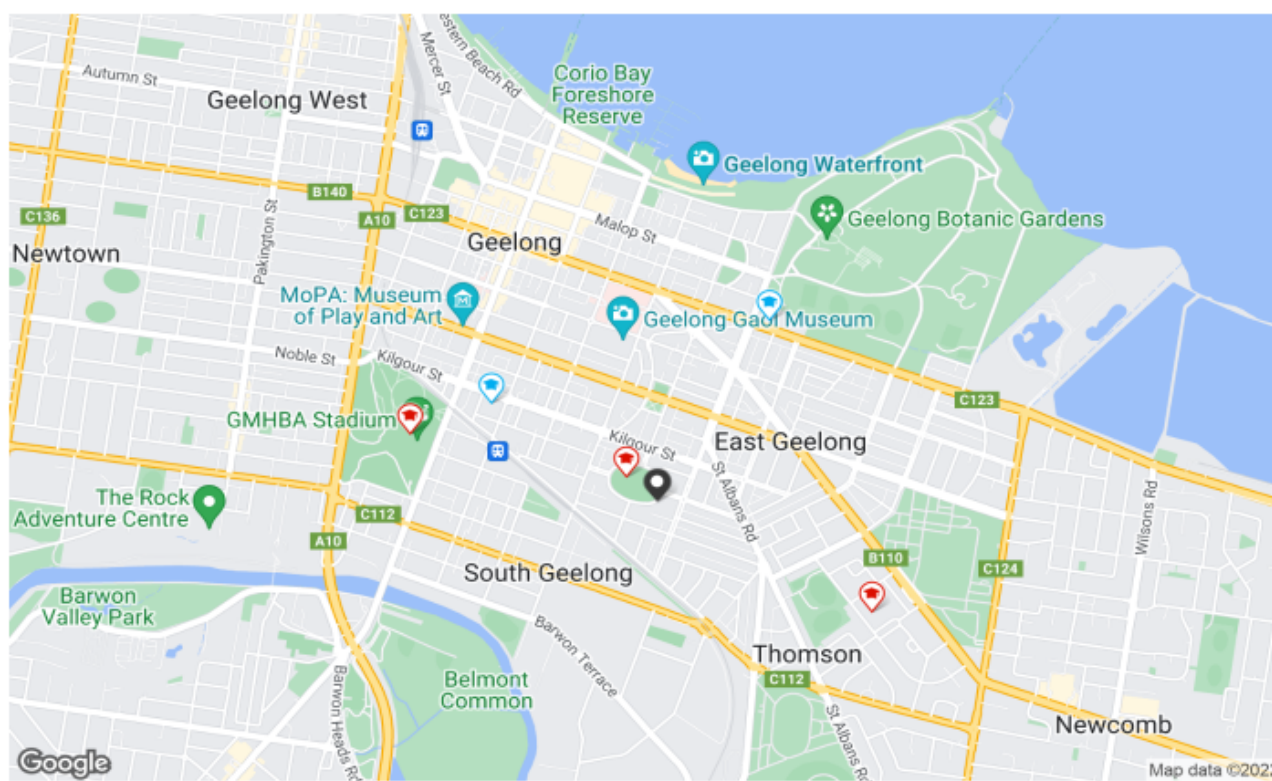
# DEMOGRAPHIC








The size of Geelong is approximately 3.3 square kilometres. It has 11 parks covering nearly 8% of total area. The population of Geelong in 2011 was 4,700 people. By 2016 the population was 5,220 showing a population growth of 11.1% in the area during that time. The predominant age group in Geelong is 20-29 years. Households in Geelong are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Geelong work in a professional occupation. In 2011, 55.3% of the homes in Geelong were owner-occupied compared with 54% in 2016. Currently the median sales price of houses in the area is \$870,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	50.4	Owns Outright	31.2	0-15.6K	5.9	0-9	8.1
Couples with Children	35.5	Purchaser	22.8	15.6-33.8K	14.3	10-19	7.8
Single Parents	12.4	Renting	42.9	33.8-52K	11.7	20-29	20.0
Other	2.0	Other	0.9	52-78K	15.9	30-39	13.3
		Not Stated	2.5	78-130K	22.6	40-49	10.8
				130-182K	10.3	50-59	14.1
				182K+	10.3	60-69	13.1
						70-79	6.7
						80-89	4.5
						90-99	1.7

# LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>SEDA College (Victoria) - AFL- Geelong</b> 1A Richmond Crescent Geelong VIC 3220	0.17km	Secondary	Mixed	Non-Government	0-0
	<b>Geelong South Primary School</b> 200 Yarra Street Geelong VIC 3220	0.89km	Primary	Mixed	Government	0-6
	<b>Geelong High School</b> 385 Ryrie Street East Geelong VIC 3219	1.04km	Secondary	Mixed	Government	7-12
	<b>Tate Street Primary School Geelong</b> 1B Tate Street Thomson VIC 3219	1.17km	Primary	Mixed	Government	0-6
	<b>SEDA College (Victoria) - Multi Geelong</b>	1.18km	Secondary	Mixed	Non-Government	0-0



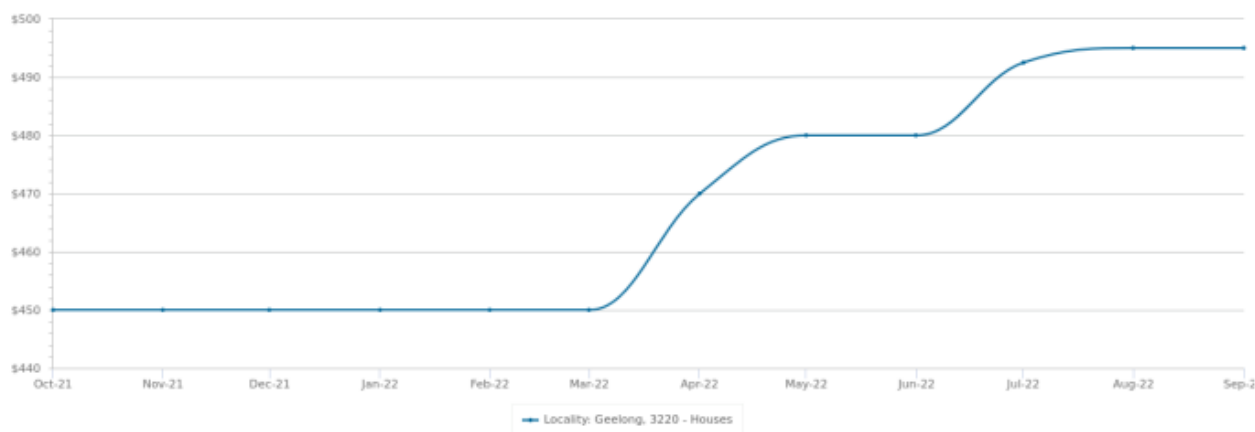
Property is within school catchment area



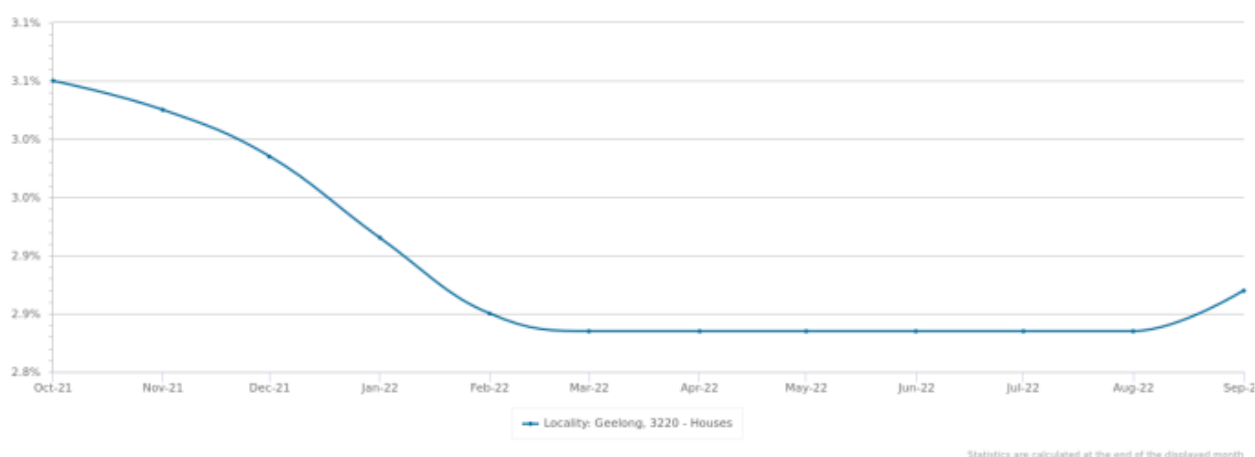
Property is outside school catchment area

# RECENT MARKET TRENDS

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



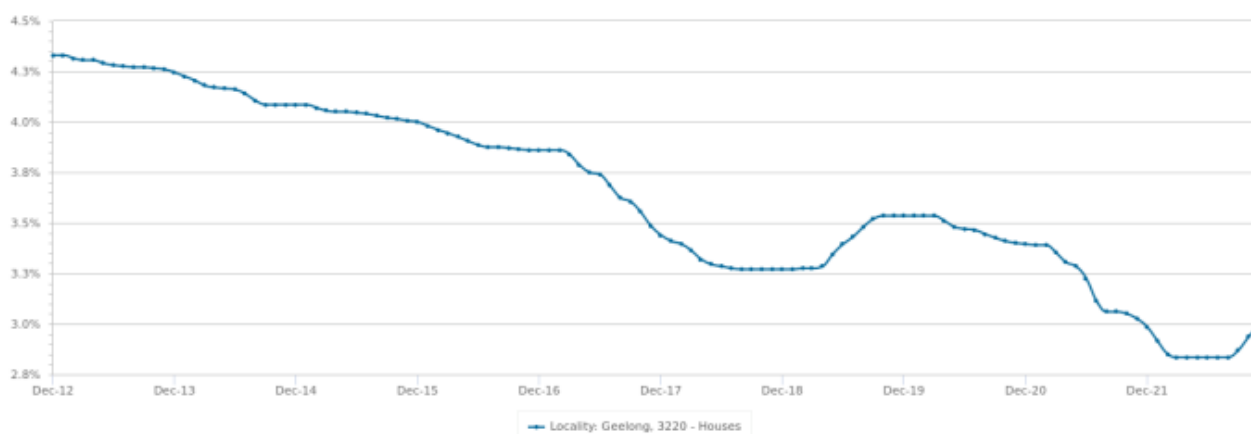
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2022	\$495	0.0%	2.9%	125
Aug 2022	\$495	0.5% ▲	2.8%	122
Jul 2022	\$492	2.6% ▲	2.8%	122
Jun 2022	\$480	0.0%	2.8%	127
May 2022	\$480	2.1% ▲	2.8%	129
Apr 2022	\$470	4.4% ▲	2.8%	128
Mar 2022	\$450	0.0%	2.8%	130
Feb 2022	\$450	0.0%	2.9%	130
Jan 2022	\$450	0.0%	2.9%	130
Dec 2021	\$450	0.0%	3%	123
Nov 2021	\$450	0.0%	3%	126
Oct 2021	\$450	2.3% ▲	3%	127

# LONG TERM MARKET TRENDS

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2022	\$495	10.0% ▲	3%	125
2021	\$450	4.7% ▲	3%	126
2020	\$430	7.5% ▲	3.4%	144
2019	\$400	-8.0% ▼	3.5%	139
2018	\$435	11.5% ▲	3.3%	134
2017	\$390	2.6% ▲	3.5%	174
2016	\$380	8.6% ▲	3.9%	183
2015	\$350	0.0%	4%	180
2014	\$350	-1.4% ▼	4.1%	171
2013	\$355	1.4% ▲	4.3%	161



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

