



PROPERTY RENTAL REVIEW

76 HELMS STREET,
NEWCOMB, VIC 3219

MAY 2023



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 of Property Management
0448 273 353
sophiea@reggroup.au

COMPARABLE MARKET ANALYSIS

9

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.

\$381

Median
Weekly Rent

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

37.6

Average Days
on Market

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

1 NEWLAND STREET NEWCOMB VIC 3219



3 1 2 530m² 98m²
Year Built 1960 DOM 53 days
Listing Date 30-Mar-23 Distance 0.56km
Listing Price \$380 per week

20 ANDREW STREET NEWCOMB VIC 3219



3 1 2 616m² 122m²
Year Built 1965 DOM 15 days
Listing Date 21-Feb-23 Distance 0.78km
Listing Price \$360.00

6 JOHNSTON AVENUE NEWCOMB VIC 3219



3 1 2 608m² 93m²
Year Built 1950 DOM 46 days
Listing Date 02-Dec-22 Distance 0.91km
Listing Price \$380

72 HELMS STREET NEWCOMB VIC 3219



3 1 2 836m² 96m²
Year Built 1960 DOM 13 days
Listing Date 16-Mar-23 Distance 0.04km
Listing Price \$400

3 LUNIK COURT WHITTINGTON VIC 3219



3 1 1 725m² 113m²
Year Built 1960 DOM 61 days
Listing Date 16-Jan-23 Distance 1.17km
Listing Price \$385

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

76 HELMS STREET, NEWCOMB, VIC 3219

Property Rental Review



Rental Appraisal

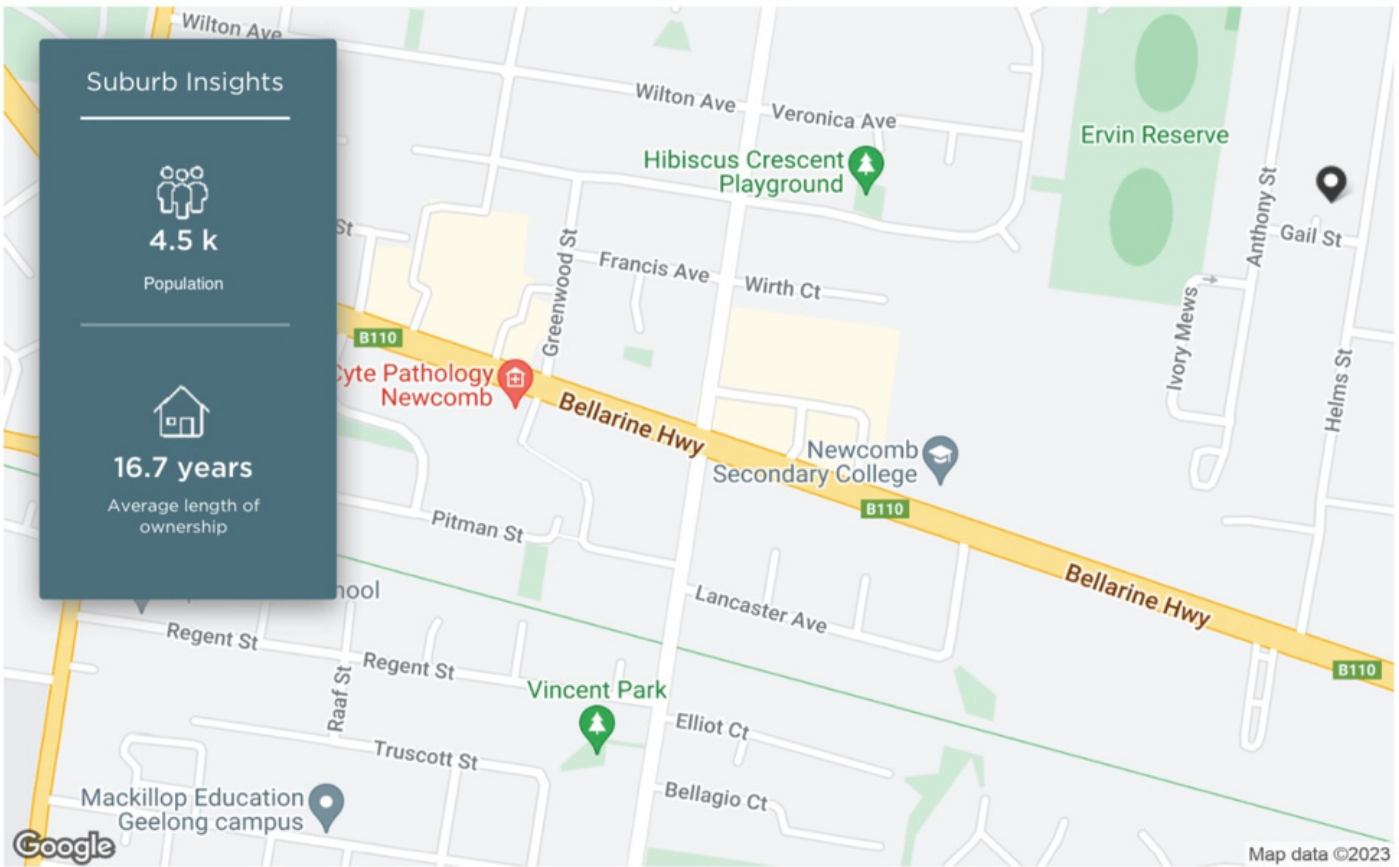
\$380.00 per week / **\$1,651.19** per calendar month

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 **\$370 - \$390 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.

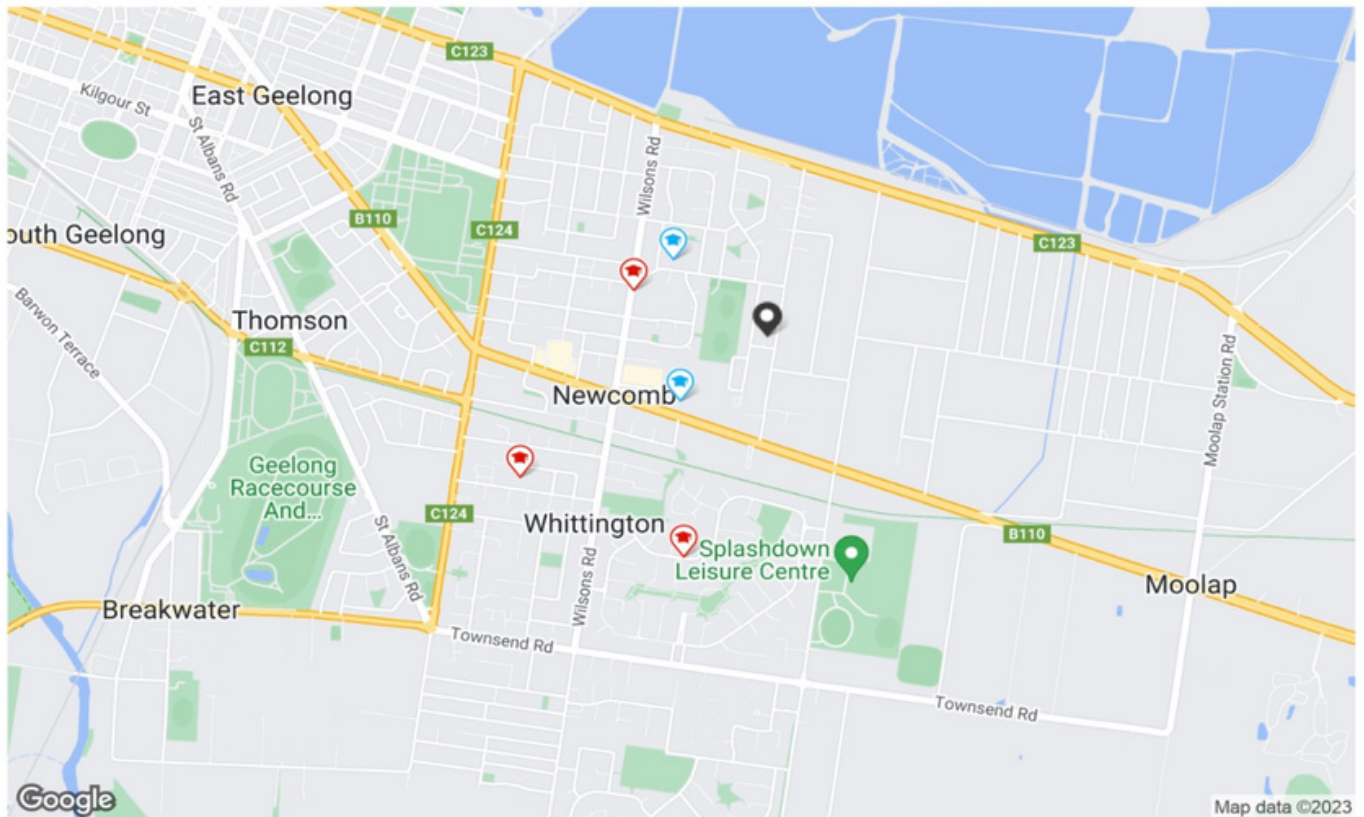
DEMOGRAPHIC








The size of Newcomb is approximately 3.6 square kilometres. It has 5 parks covering nearly 2% of total area. The population of Newcomb in 2011 was 4,519 people. By 2016 the population was 4,490 showing a population decline of 0.6% in the area during that time. The predominant age group in Newcomb is 20-29 years. Households in Newcomb are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Newcomb work in a trades occupation. In 2011, 65.2% of the homes in Newcomb were owner-occupied compared with 59% in 2016. Currently the median sales price of houses in the area is \$600,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.4	Owns Outright	32.9	0-15.6K	4.5	0-9	10.0
Couples with Children	30.7	Purchaser	26.1	15.6-33.8K	24.8	10-19	8.8
Single Parents	25.4	Renting	37.0	33.8-52K	20.6	20-29	16.0
Other	2.2	Other	0.5	52-78K	17.1	30-39	12.2
		Not Stated	3.1	78-130K	16.1	40-49	10.8
				130-182K	5.5	50-59	12.9
				182K+	1.3	60-69	11.5
						70-79	10.0
						80-89	6.6
						90-99	1.0

LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Newcomb Secondary College 81-109 Bellarine Highway Newcomb VIC 3219	0.47km	Secondary	Mixed	Government	7-12
	Newcomb Park Primary School 7-23 Richard Street Newcomb VIC 3219	0.53km	Primary	Mixed	Government	0-6
	Christ the King School 79-89 Wilsons Road Newcomb VIC 3219	0.6km	Primary	Mixed	Non-Government	0-6
	Whittington Primary School 1-11 Worden Court Whittington VIC 3219	1.09km	Primary	Mixed	Government	0-6
	MacKillop Specialist School 25-33 Oxford Street Whittington VIC 3219	1.25km	Special	Mixed	Non-Government	3-12



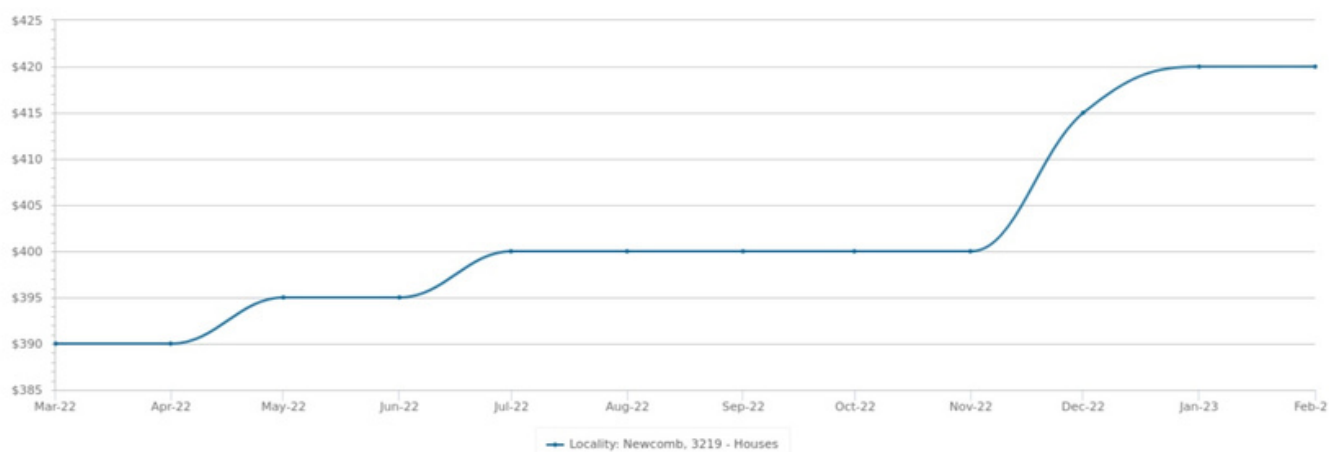
Property is within school catchment area



Property is outside school catchment area

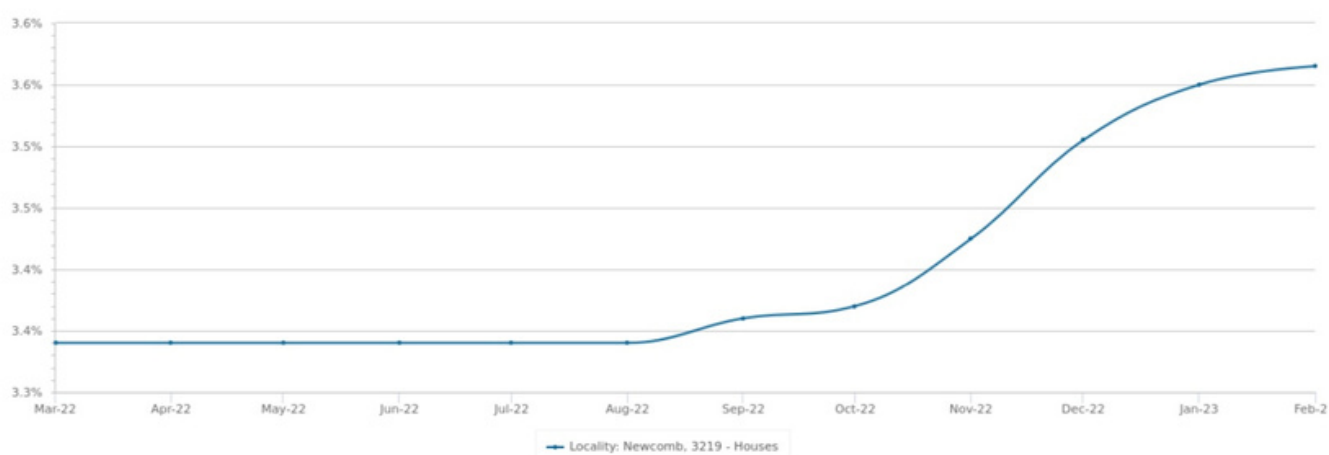
RECENT MARKET TRENDS

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

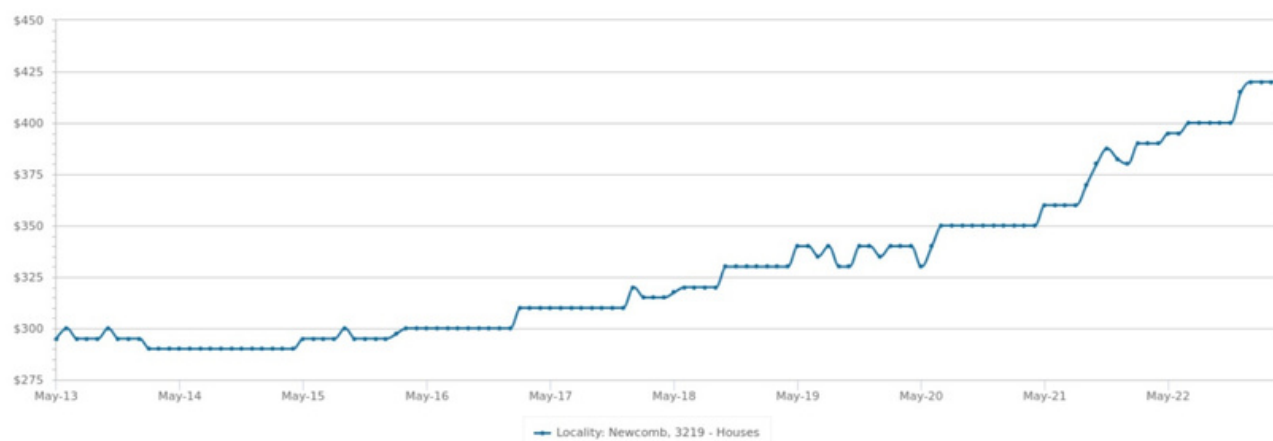


Statistics are calculated at the end of the displayed month

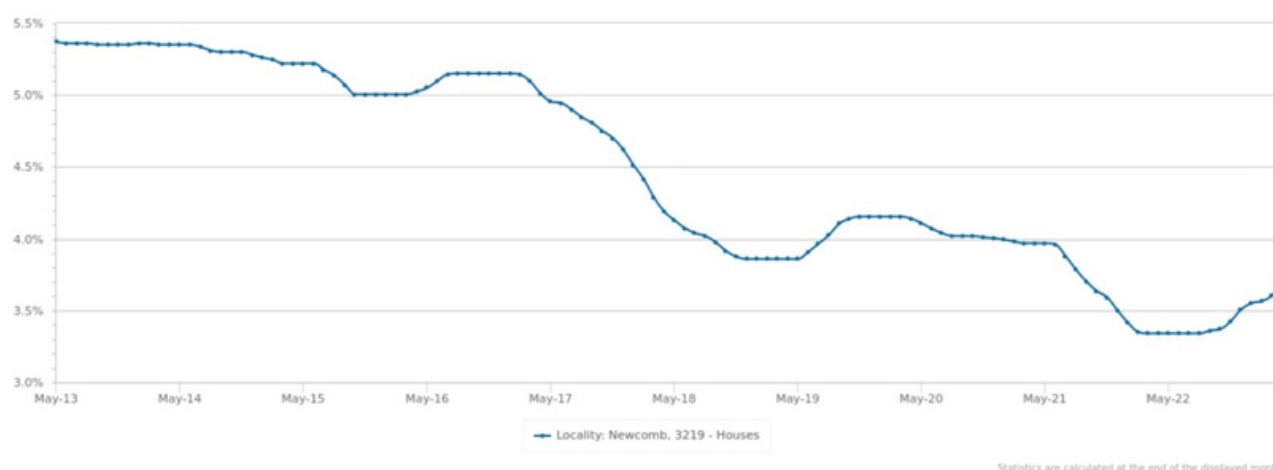
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2023	\$420	0.0%	3.6%	101
Jan 2023	\$420	1.2% ▲	3.5%	101
Dec 2022	\$415	3.8% ▲	3.5%	103
Nov 2022	\$400	0.0%	3.4%	102
Oct 2022	\$400	0.0%	3.4%	107
Sep 2022	\$400	0.0%	3.4%	109
Aug 2022	\$400	0.0%	3.3%	105
Jul 2022	\$400	1.3% ▲	3.3%	113
Jun 2022	\$395	0.0%	3.3%	114
May 2022	\$395	1.3% ▲	3.3%	118
Apr 2022	\$390	0.0%	3.3%	121
Mar 2022	\$390	0.0%	3.3%	123

LONG TERM MARKET TRENDS

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2023	\$420	7.7% ▲	3.7%	101
2022	\$390	11.4% ▲	3.3%	121
2021	\$350	2.9% ▲	4%	100
2020	\$340	3.0% ▲	4.1%	134
2019	\$330	4.8% ▲	3.9%	132
2018	\$315	1.6% ▲	4.2%	158
2017	\$310	3.3% ▲	5%	157
2016	\$300	3.4% ▲	5%	146
2015	\$290	0.0%	5.2%	150
2014	\$290	-3.3% ▼	5.3%	142

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

Your Local Property Manager

Sophie Anapliotis

Director of Property Management
0448 273 353 / sophiea@reggroup.au

"Investing in property is a personal journey.

Each Landlord has their own investing style, financial and lifestyle goals, so a personalised **strategic management plan** is how we approach Property Management for our clients."

- Sophie Anapliotis



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

