



PROPERTY RENTAL REVIEW

9 TISPA DRIVE, LEOPOLD

JUNE 2023



To whom it may concern,

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 of Property Management
0448 273 353
sophiea@reggroup.au

COMPARABLE MARKET ANALYSIS

9

Available Properties

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

5

Comparable Properties

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

\$490

Median Weekly Rent

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

19.8

Average Days on Market

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

1 117 KENSINGTON ROAD LEOPOLD VIC 3224



4 2 - 490m² 150m²
Year Built 2022 DOM -
Listing Date - Distance 2.59km
Listing Price -

Notes from your agent

This property was listed for rent at \$530 per week on 3/6/23. 4 Bedroom, 2 Bathroom, 2 Car
The home consists of

- Open plan kitchen and dining with family room, dishwasher & gas cooking.
- Second separate living space
- Undercover entertainer's alfresco area
- Double lock up garage
- Ducted heating and split system air conditioning

2 5 ANCHORAGE WAY LEOPOLD VIC 3224



4 2 2 448m² 164m²
Year Built 2015 DOM 21 days
Listing Date 15-May-23 Distance 0.58km
Listing Price \$490 per week

3 41 VOLARE WAY LEOPOLD VIC 3224



4 2 2 425m² 195m²
Year Built 2014 DOM 9 days
Listing Date 27-May-23 Distance 0.96km
Listing Price \$520

4 30 MURNONG STREET LEOPOLD VIC 3224



4 2 2 459m² -
Year Built 2021 DOM 4 days
Listing Date 22-Nov-21 Distance 0.74km
Listing Price \$450

Notes from your agent

Listed on market 1.6.23

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

COMPARABLE MARKET ANALYSIS

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Median
Weekly Rent

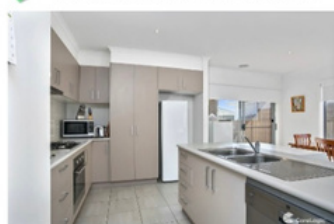
Median rent return value of comparable properties that have been recently listed and leased.



19.8

Average Days
on Market

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

5 19 SANDRIDGE STREET LEOPOLD VIC 3224



 4  2  2  448m²  164m²
 Year Built 2011 DOM 62 days
 Listing Date 04-Apr-23 Distance 0.23km
 Listing Price \$460

9 TISPA DRIVE, LEOPOLD

Property Rental Review



Rental Appraisal

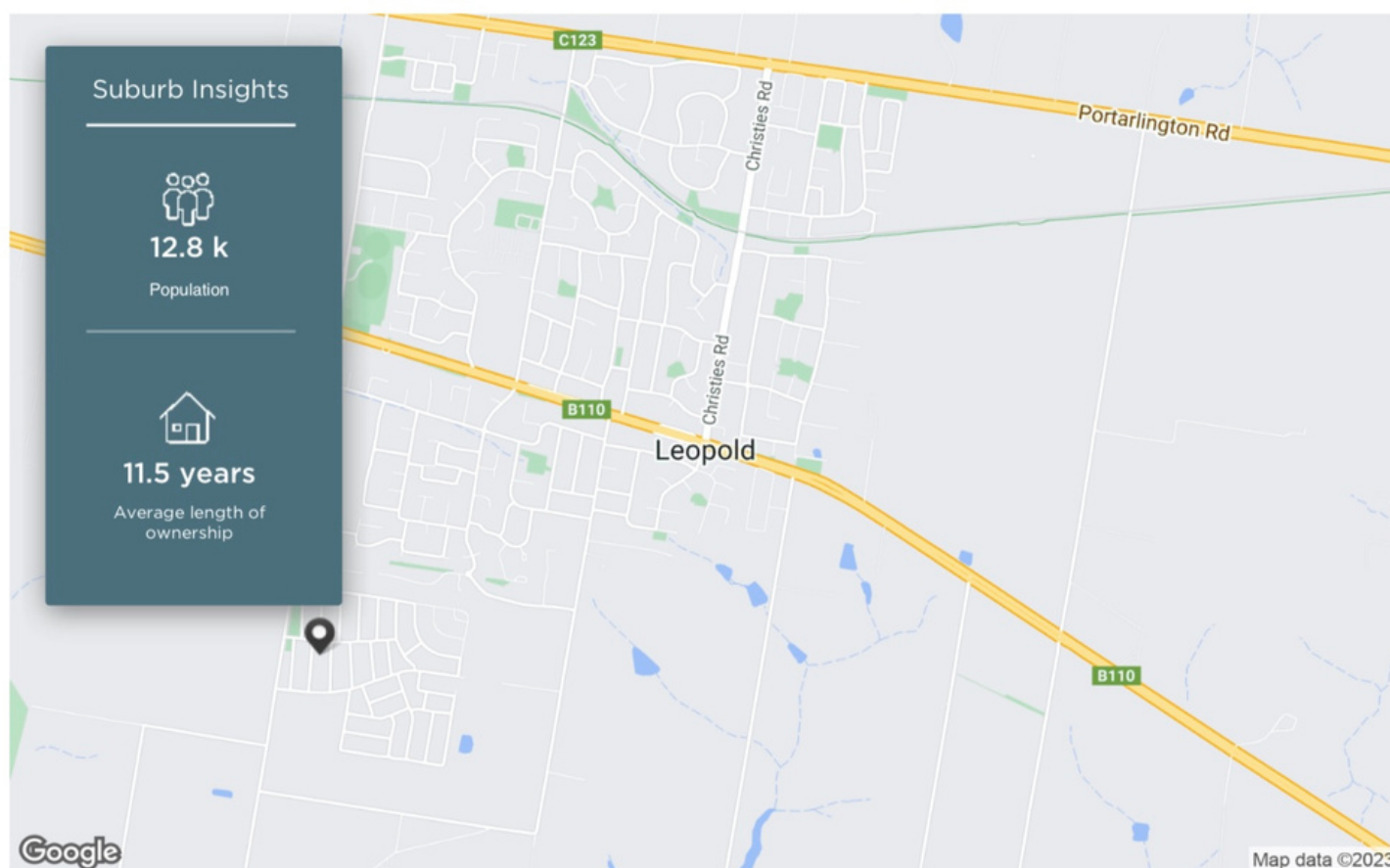
\$490.00 per week / **\$2,129.17** per calendar month

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 **\$480 - \$500 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.

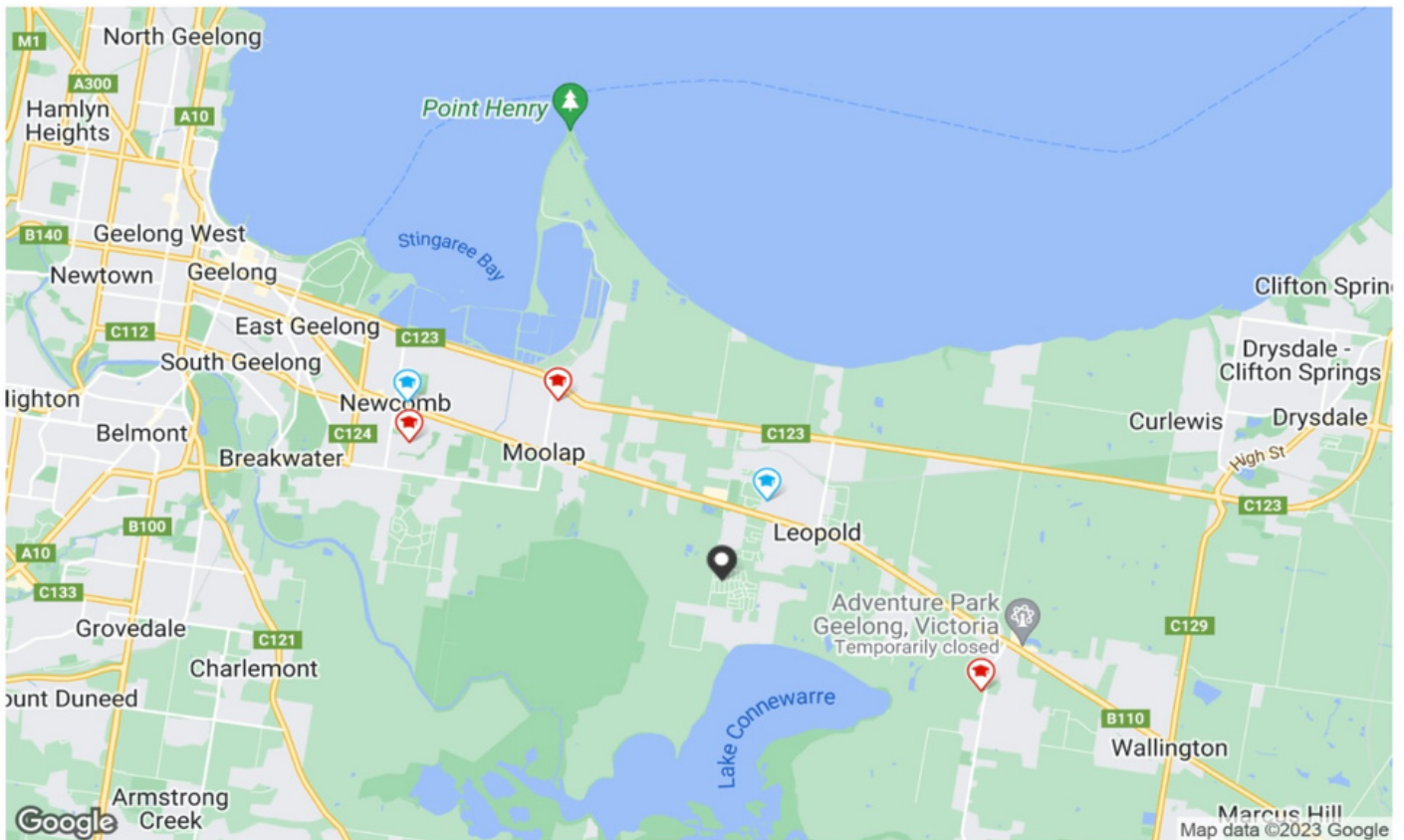
DEMOGRAPHIC








The size of Leopold is approximately 26.9 square kilometres. It has 17 parks covering nearly 2.7% of total area. The population of Leopold in 2011 was 10,111 people. By 2016 the population was 12,810 showing a population growth of 26.7% in the area during that time. The predominant age group in Leopold is 0-9 years. Households in Leopold are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Leopold work in a trades occupation. In 2011, 83.1% of the homes in Leopold were owner-occupied compared with 79% in 2016. Currently the median sales price of houses in the area is \$705,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.1	Owns Outright	34.5	0-15.6K	3.3	0-9	13.5
Couples with Children	44.9	Purchaser	44.5	15.6-33.8K	14.1	10-19	12.6
Single Parents	15.4	Renting	17.9	33.8-52K	15.5	20-29	12.2
Other	0.9	Other	1.1	52-78K	17.1	30-39	12.4
		Not Stated	2.0	78-130K	25.9	40-49	12.7
				130-182K	10.2	50-59	12.0
				182K+	4.8	60-69	11.6
						70-79	8.1
						80-89	4.1
						90-99	0.6

LOCAL SCHOOLS



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Leopold Primary School 1-29 Kensington Road Leopold VIC 3224	1.69km	Primary	Mixed	Government	0-6
	Moolap Primary School 22-30 Wills Crescent Moolap VIC 3224	4.22km	Primary	Mixed	Government	0-6
	Wallington Primary School 608-610 Wallington Road Wallington VIC 3222	4.98km	Primary	Mixed	Government	0-6
	Whittington Primary School 1-11 Worden Court Whittington VIC 3219	5.82km	Primary	Mixed	Government	0-6
	Newcomb Secondary College 81-109 Bellarine Highway Newcomb VIC 3219	6.17km	Secondary	Mixed	Government	7-12



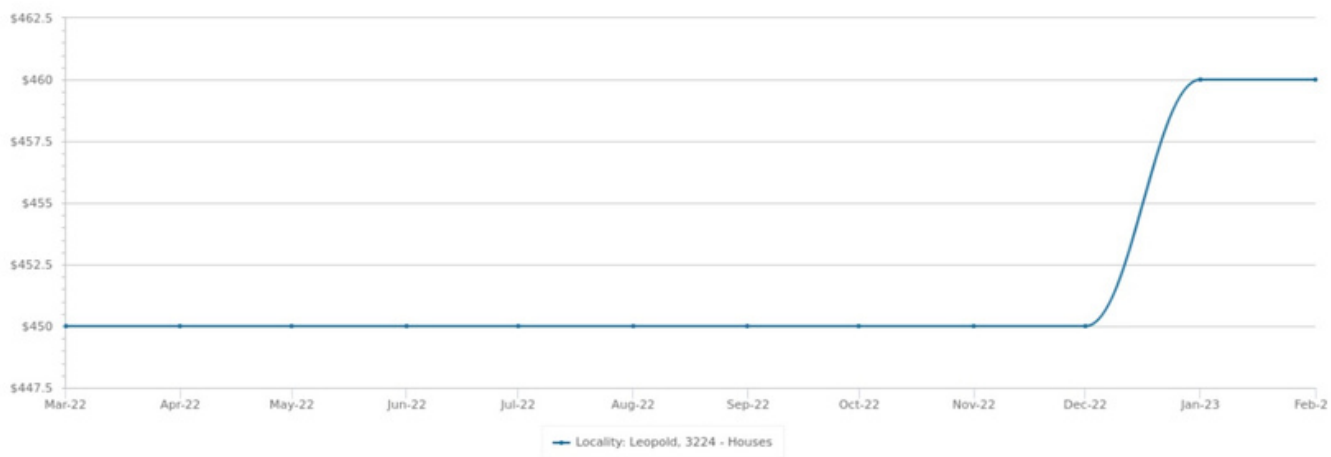
Property is within school catchment area



Property is outside school catchment area

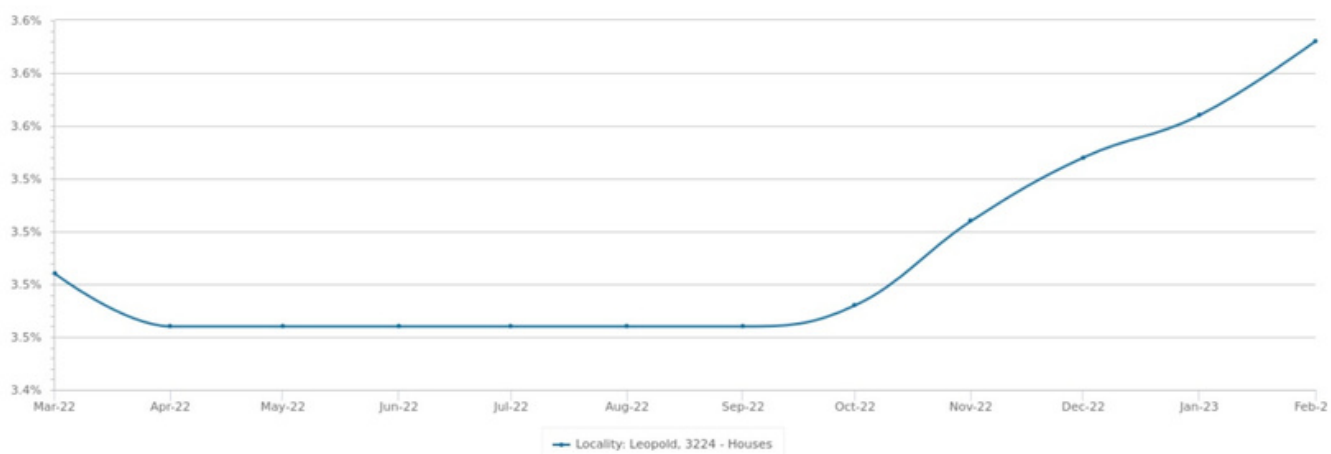
RECENT MARKET TRENDS

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

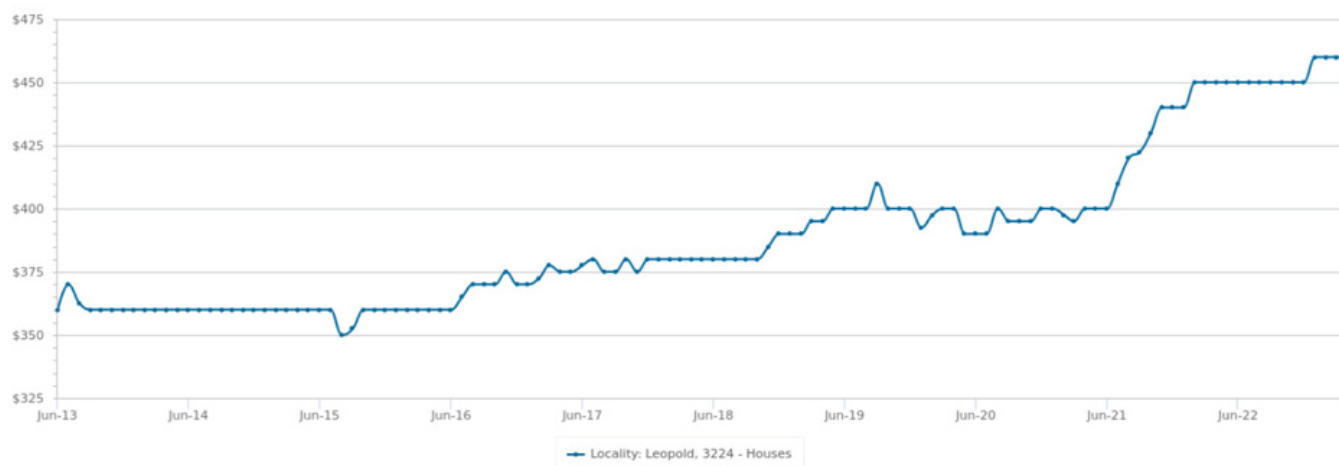


Statistics are calculated at the end of the displayed month

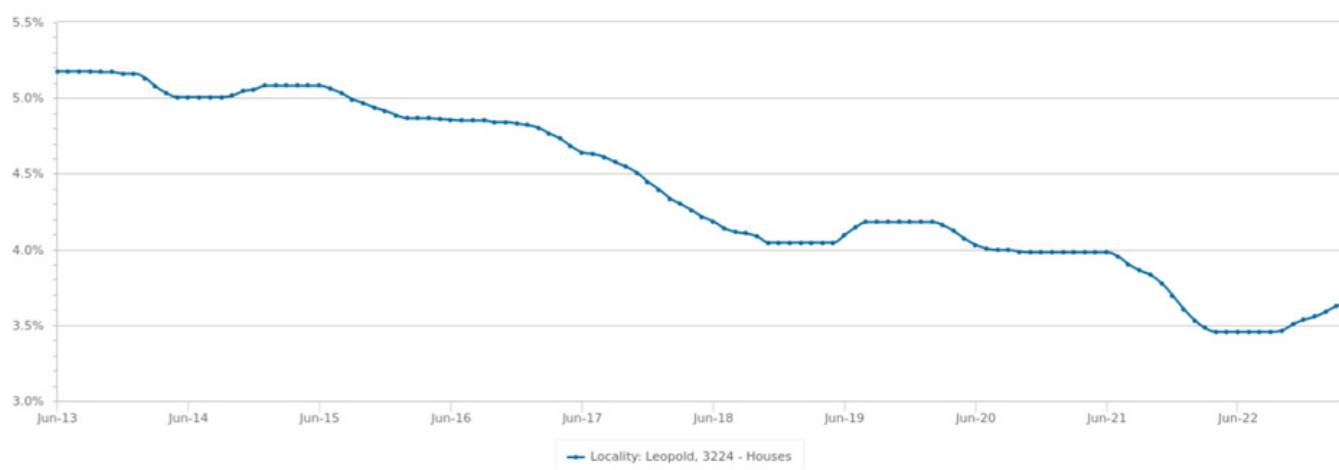
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2023	\$460	0.0%	3.6%	147
Jan 2023	\$460	2.2% ▲	3.6%	140
Dec 2022	\$450	0.0%	3.5%	141
Nov 2022	\$450	0.0%	3.5%	145
Oct 2022	\$450	0.0%	3.5%	146
Sep 2022	\$450	0.0%	3.5%	152
Aug 2022	\$450	0.0%	3.5%	155
Jul 2022	\$450	0.0%	3.5%	152
Jun 2022	\$450	0.0%	3.5%	148
May 2022	\$450	0.0%	3.5%	148
Apr 2022	\$450	0.0%	3.5%	147
Mar 2022	\$450	0.0%	3.5%	146

LONG TERM MARKET TRENDS

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2023	\$460	2.2% ▲	3.6%	152
2022	\$450	12.5% ▲	3.5%	147
2021	\$400	0.0%	4%	161
2020	\$400	1.3% ▲	4.1%	181
2019	\$395	3.9% ▲	4%	196
2018	\$380	1.3% ▲	4.3%	214
2017	\$375	4.2% ▲	4.7%	228
2016	\$360	0.0%	4.9%	249
2015	\$360	0.0%	5.1%	274
2014	\$360	-	5%	268

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

