



COMPARATIVE MARKET ANALYSIS

37 RICHARD STREET, NEWCOMB, VIC 3219

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE





Rental Information
37 Richard Street
Newcomb, VIC, 3219

To Whom It May Concern,

RE: 37 Richard Street
Newcomb, VIC, 3219

This report covers rental pricing for three-bedroom properties in Newcomb over the last six months.

This is to guide you on what you might expect once you have completed the repairs/renovations.

This property will need a lot of work to meet rental standards.

Please make your investigations/inquiries about how much work will be done with the appropriate trade professionals.

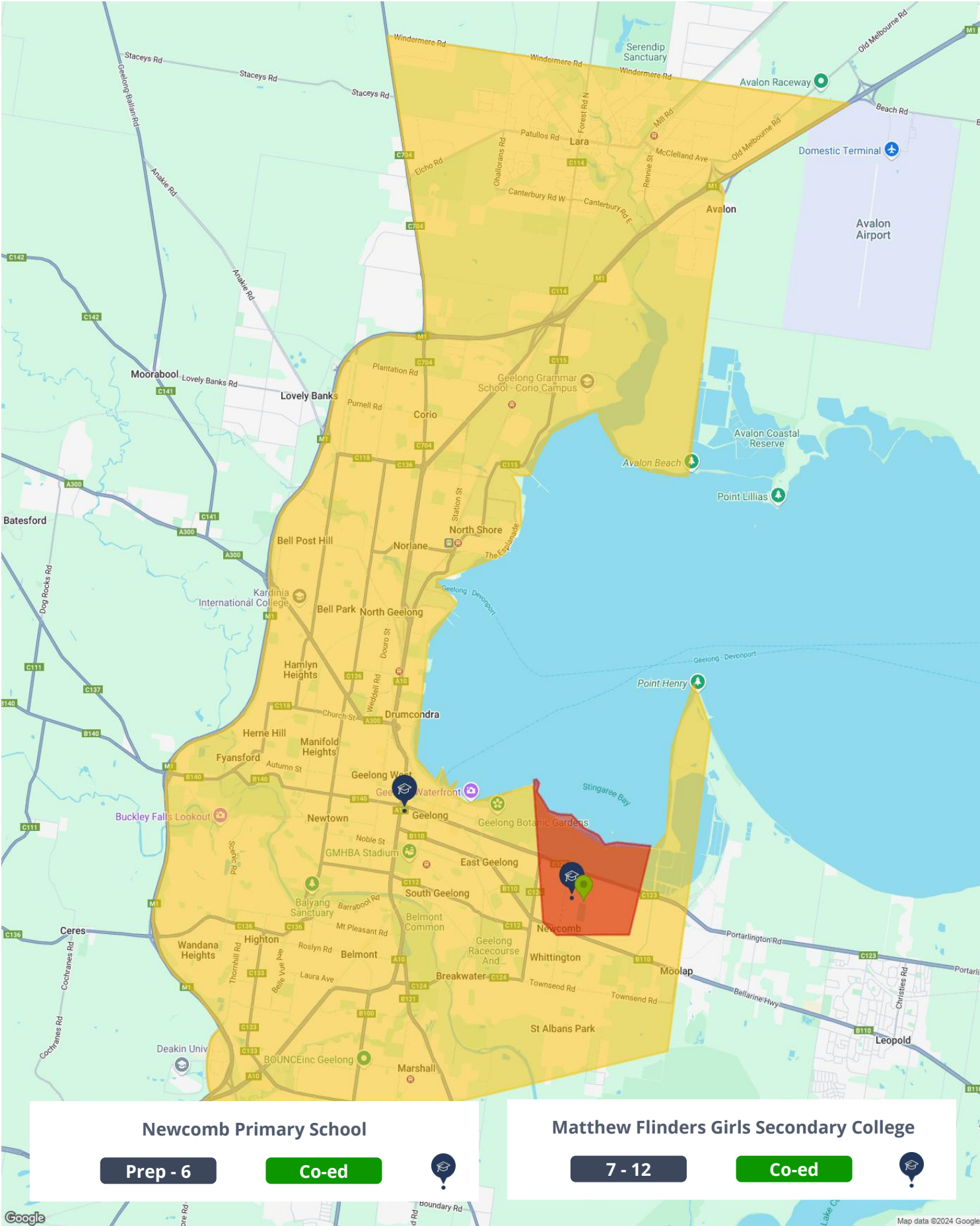
Should you have any questions about the information in this document, don't hesitate to contact me using the details below.

Kind Regards

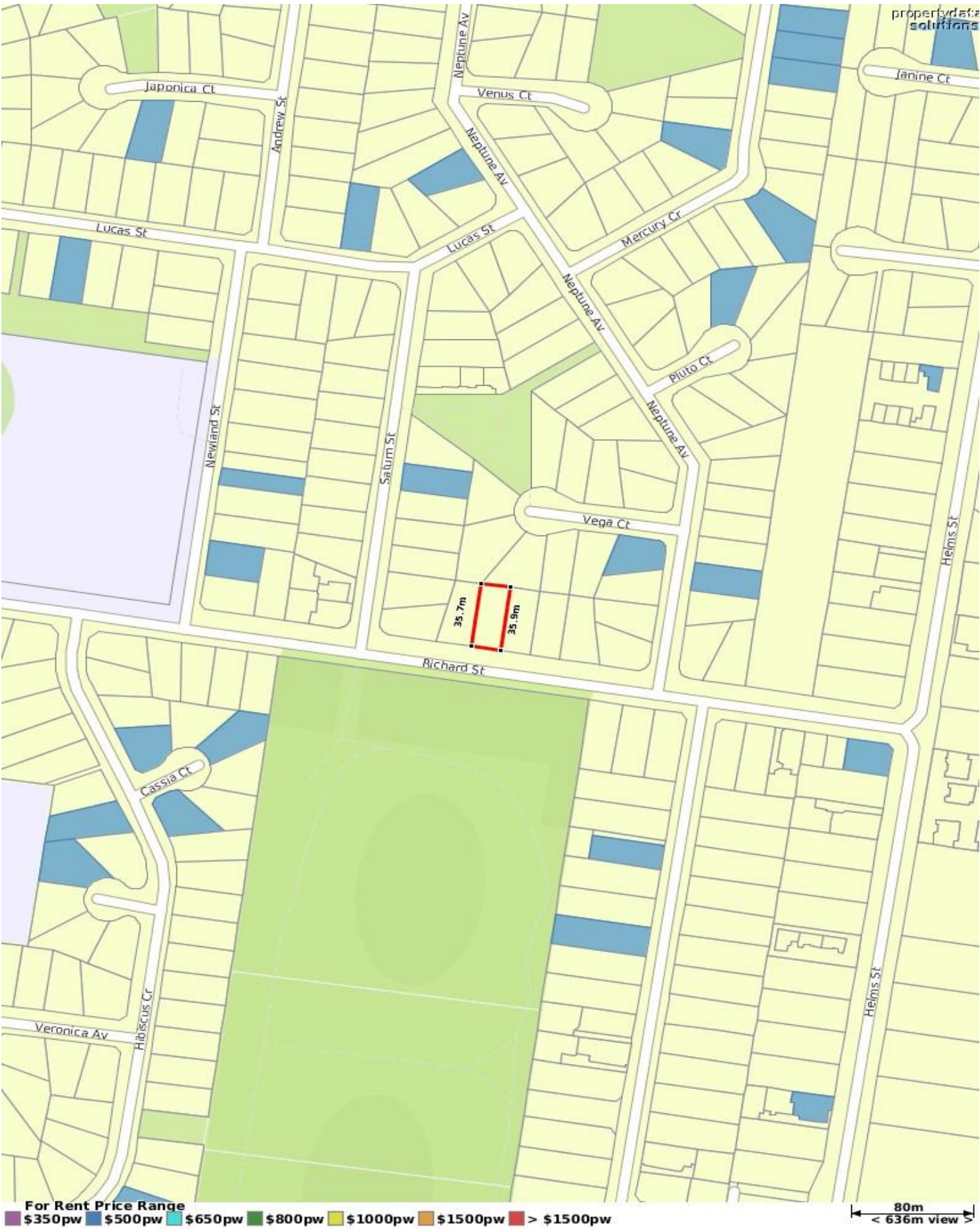
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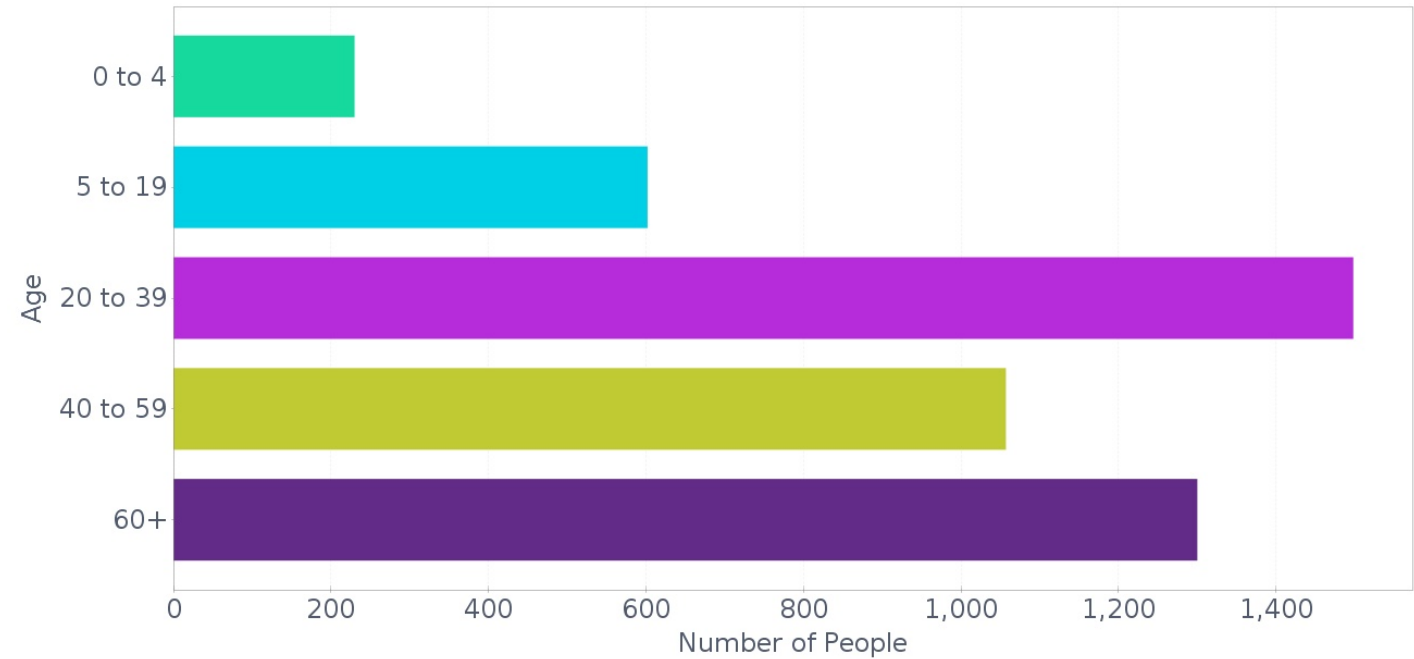
School Catchment Areas



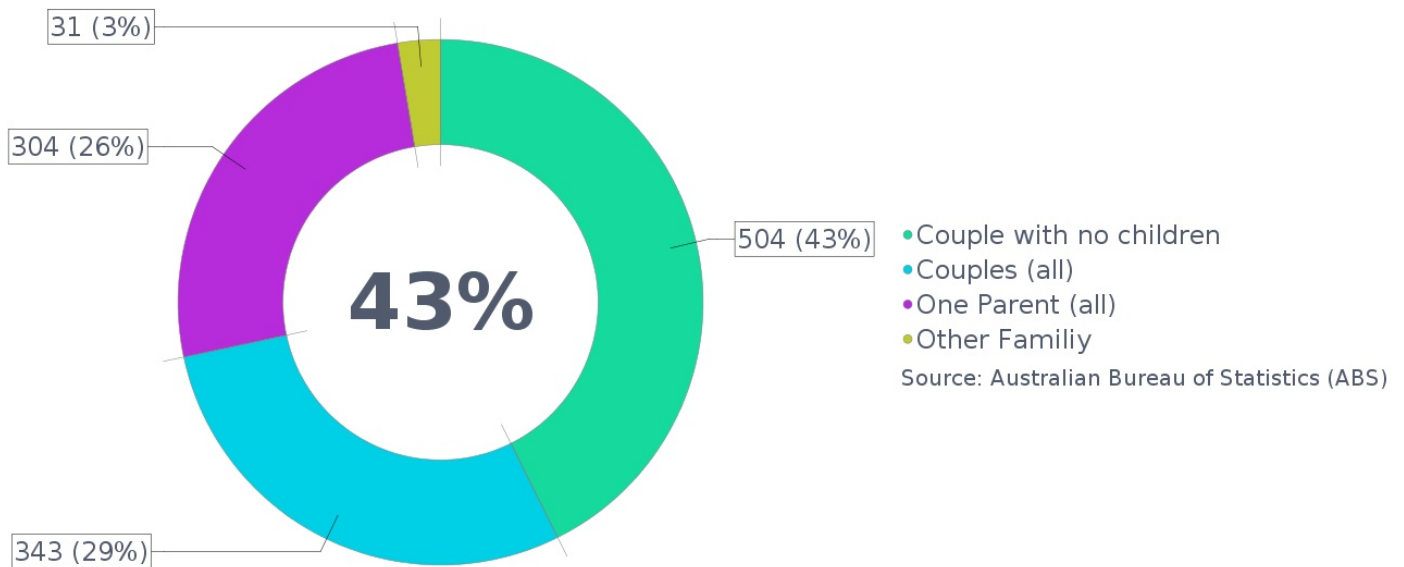
Nearby Properties For Rent



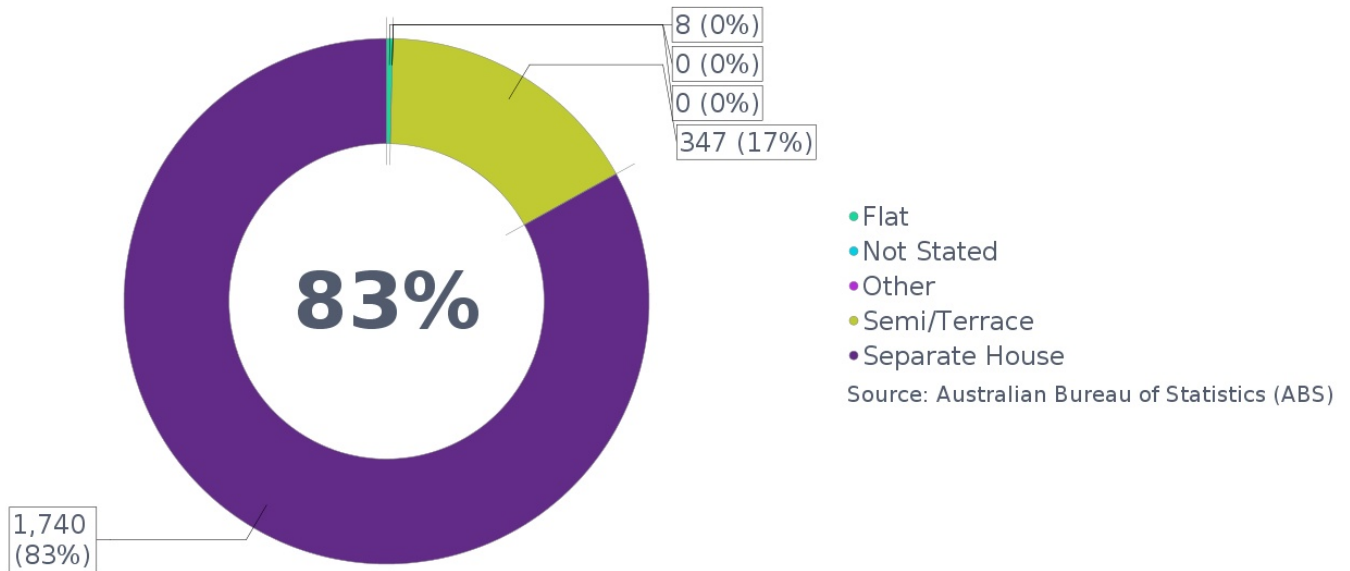
Age of Population (2021)



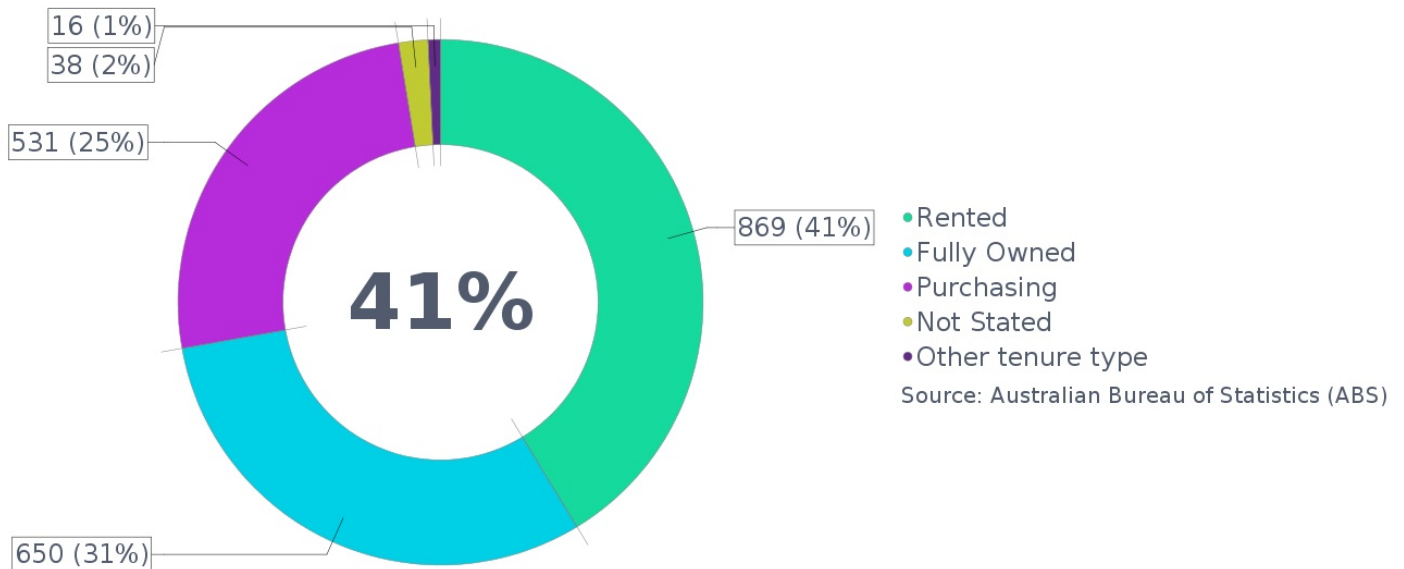
Family Composition (2021)



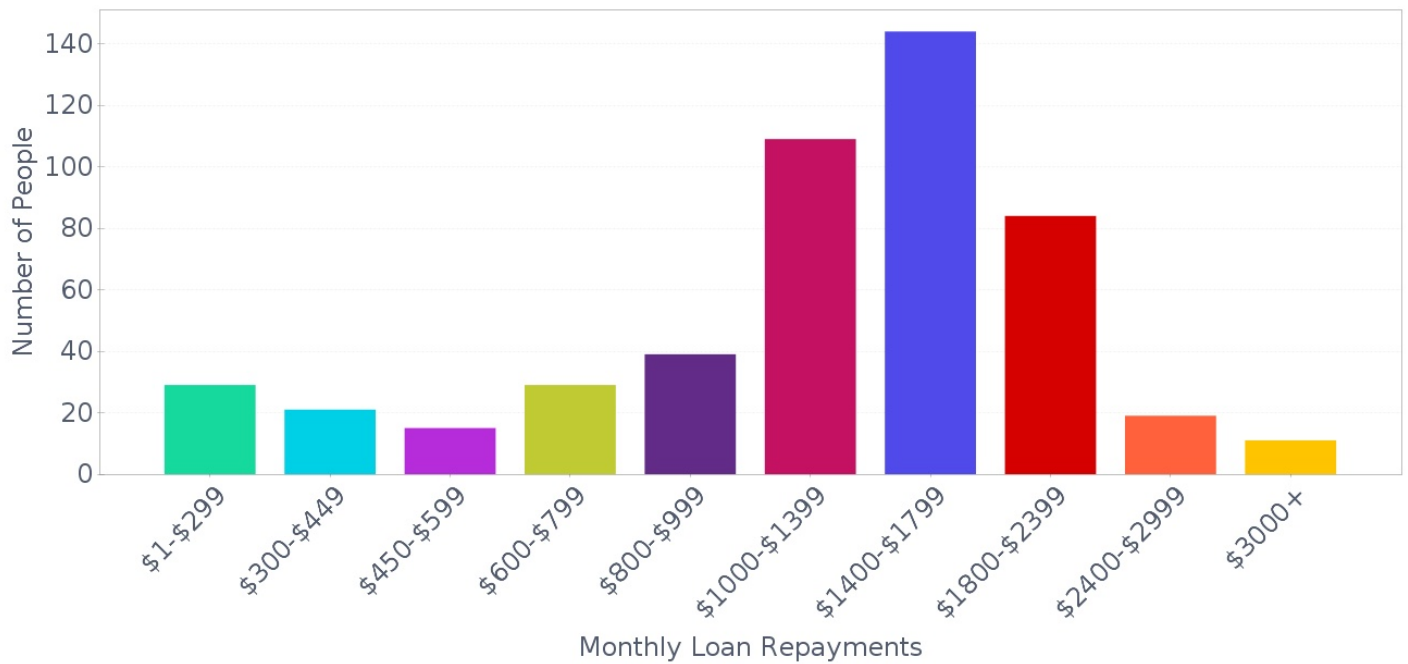
Dwelling Structure (2021)



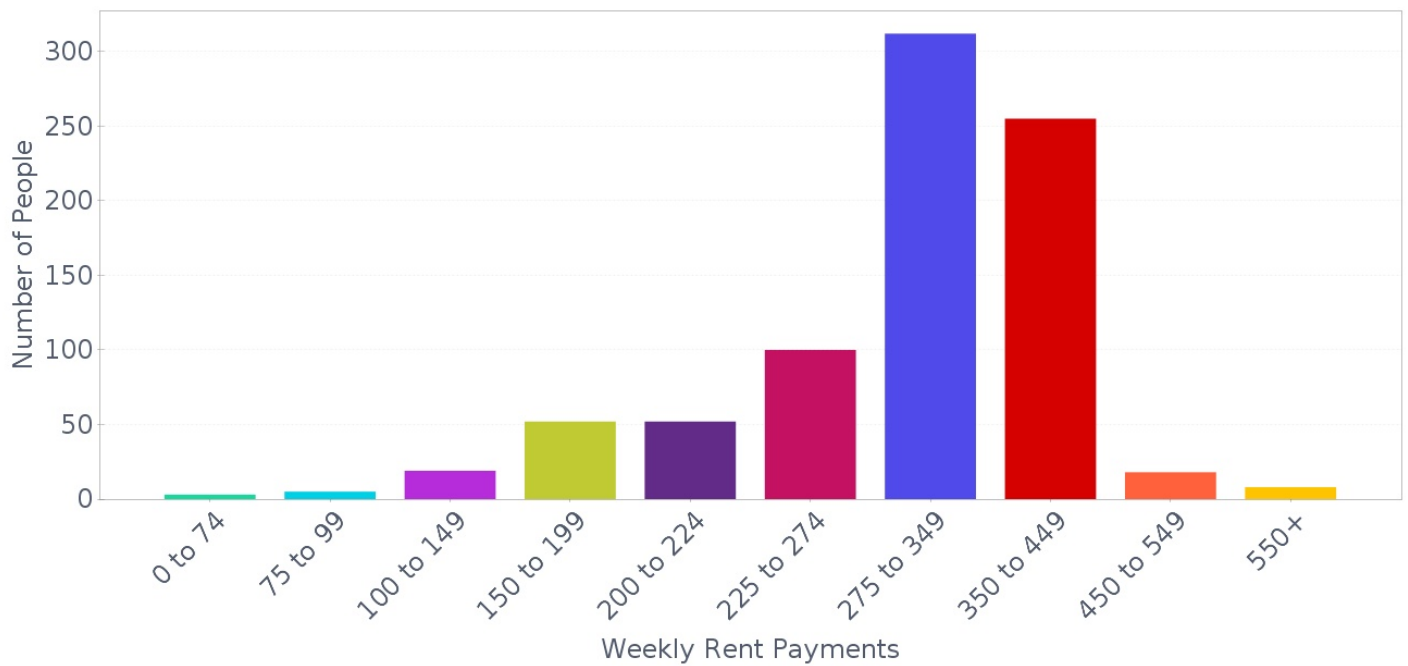
Home Ownership (2021)



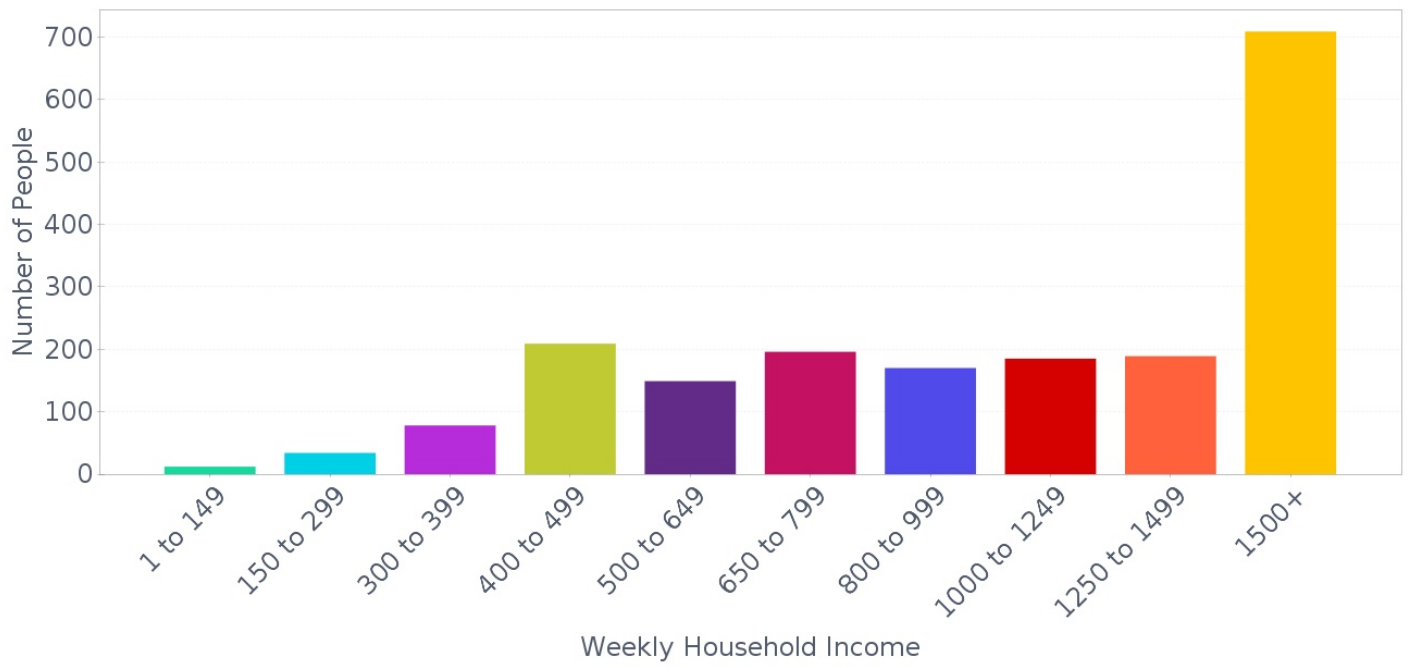
Home Loan Repayments - Monthly (2021)



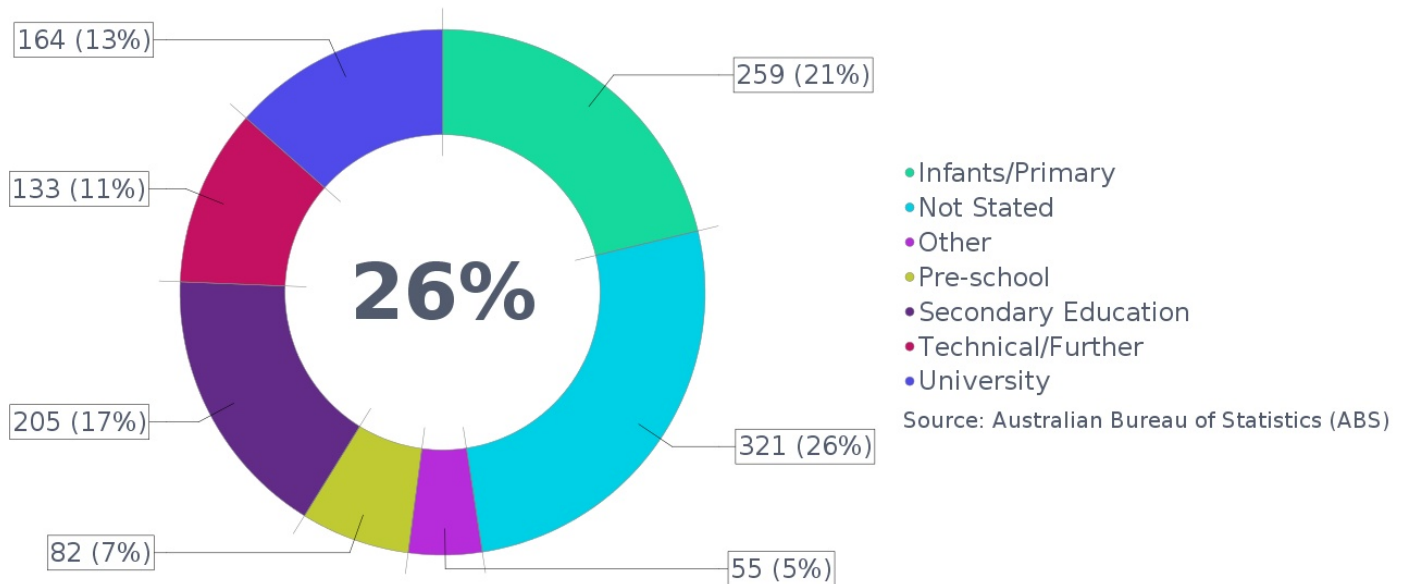
Rent Payments - Weekly (2021)



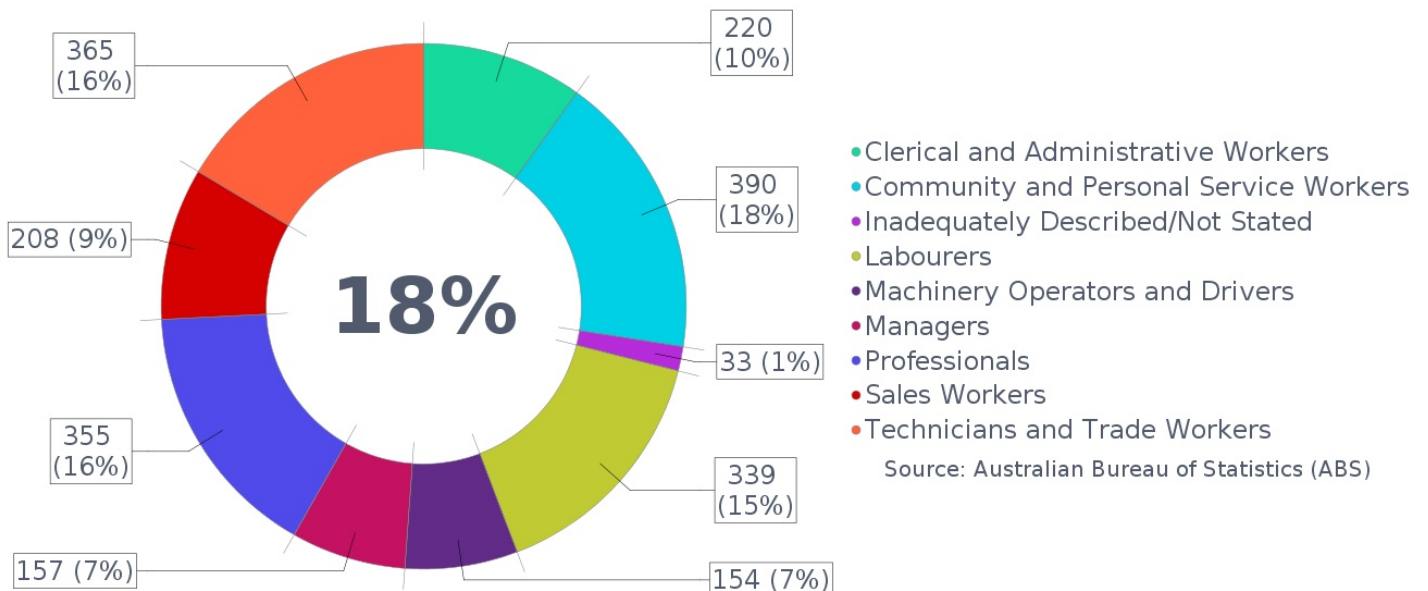
Household Income - Weekly (2021)



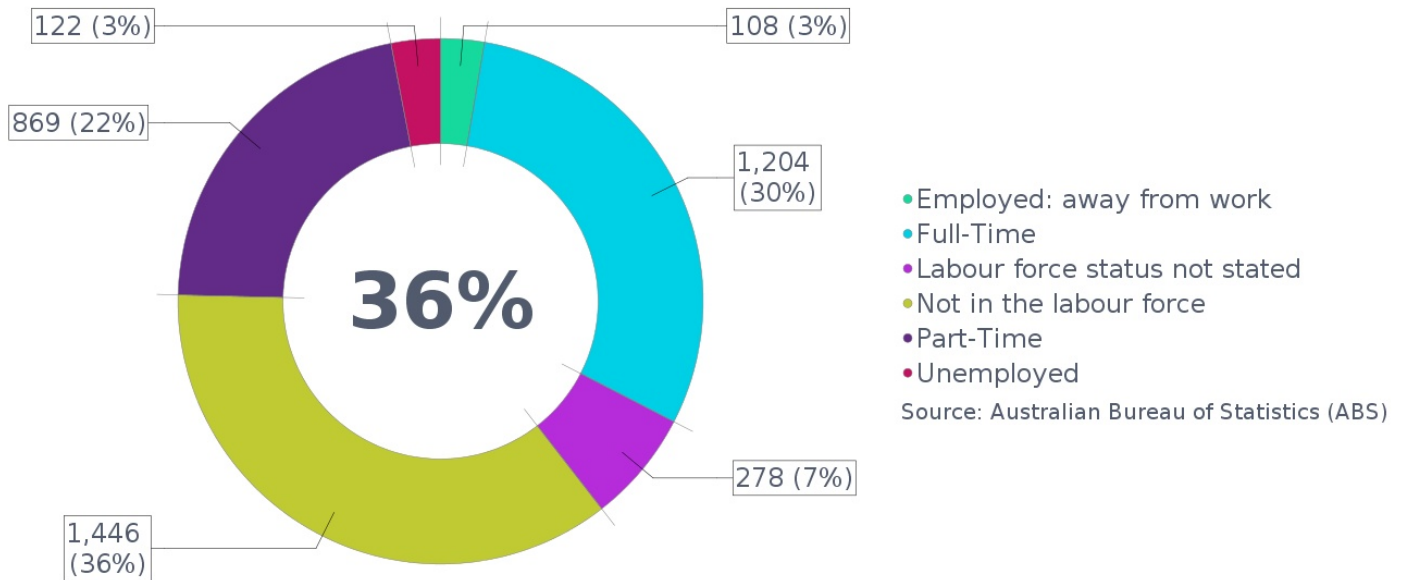
Non-School Qualification: Level of Education (2021)



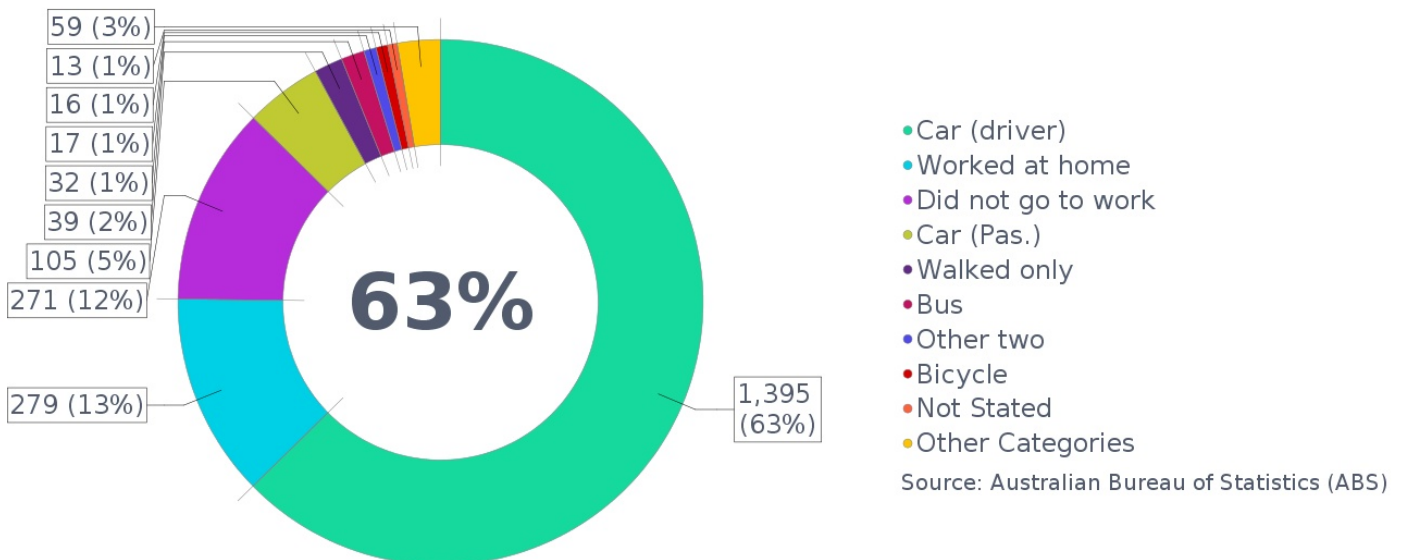
Occupation (2021)



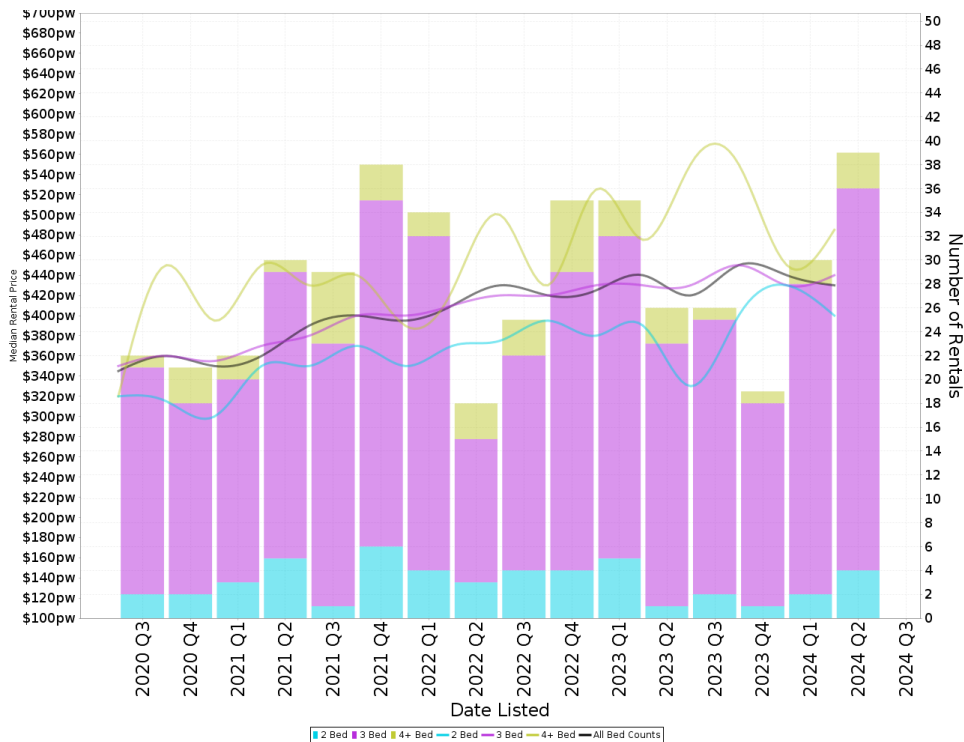
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.1%

Current Median Price: \$574,500
Previous Median Price: \$575,000

Based on 149 registered House sales compared over the last two rolling 12 month periods.

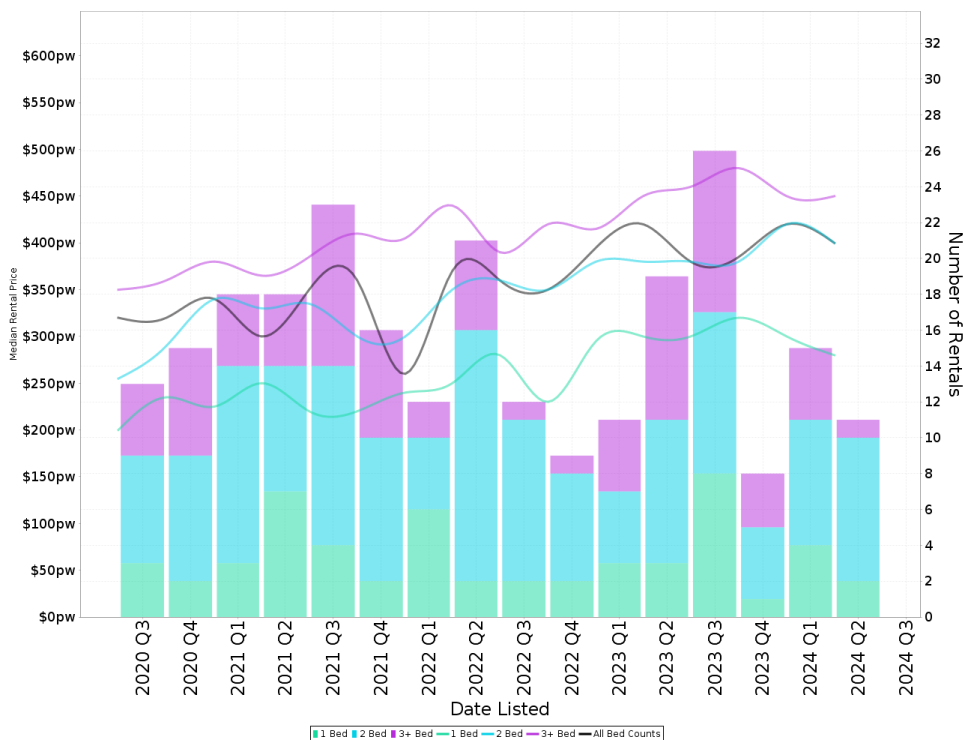
Suburb Rental Yield

+4.0%

Current Median Price: \$574,500
Current Median Rent: \$440

Based on 114 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.0%

Current Median Price: \$475,000
Previous Median Price: \$500,000

Based on 69 registered Unit sales compared over the last two rolling 12 month periods.

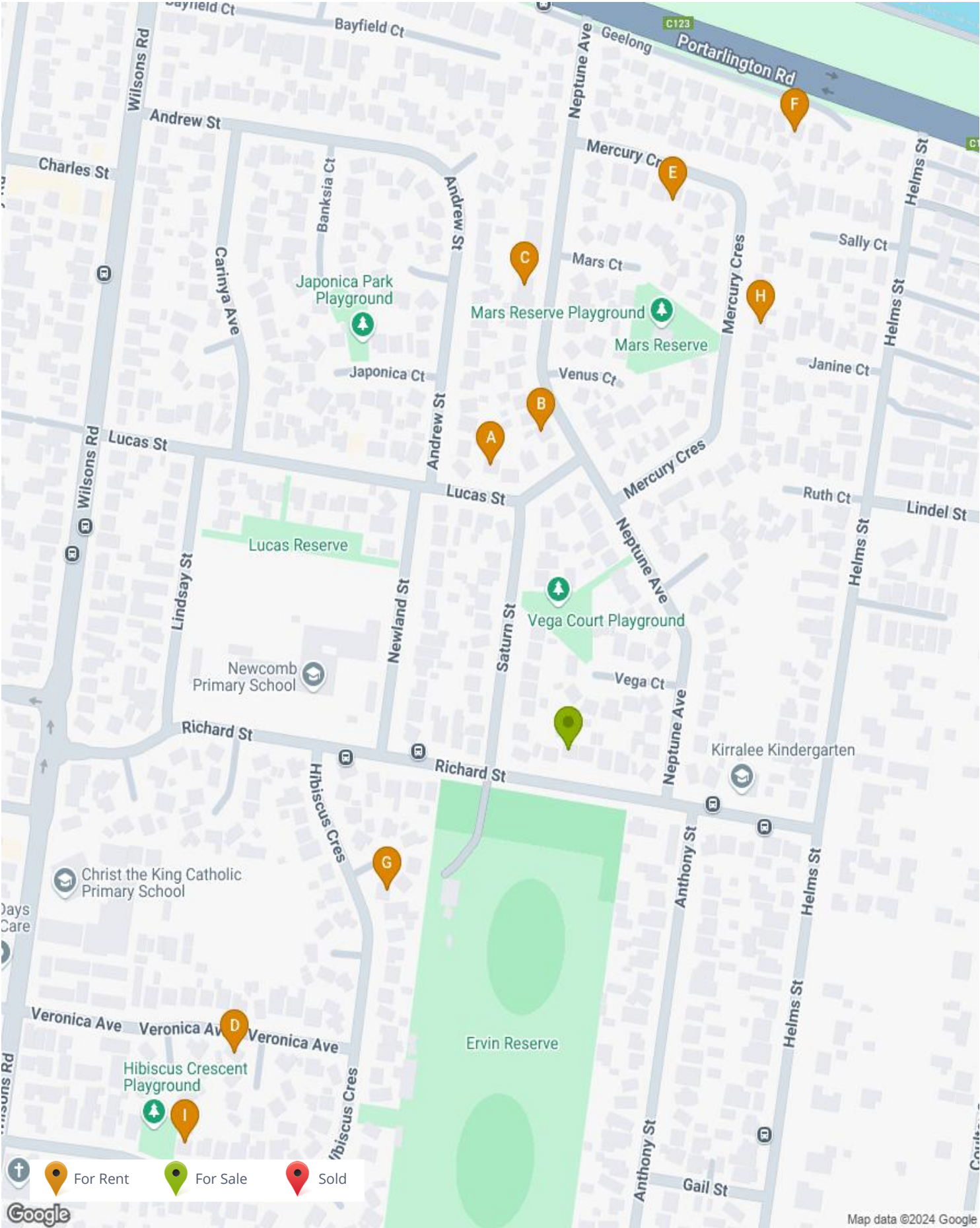
Suburb Rental Yield

+4.4%

Current Median Price: \$475,000
Current Median Rent: \$400

Based on 60 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$395 and the highest for rent price is \$470 with a median rental price of \$420. Days listed ranges from 12 to 90 days with the average currently at 38 days for these selected properties.

29 LUCAS ST, NEWCOMB 3219  Property Type: House Area: 557 m² RPD: 26//LP67165 Features:	UBD Ref: Melbourne - 637 D14 3 1 2 Current Rent Price: \$420.00 First Rent Price: \$420.00 Month Listed: August 2024* (Rented) Days on 14 Days A
42 NEPTUNE AVE, NEWCOMB 3219  Property Type: House Area: 534 m² (11 m²) RPD: 22//LP67165 Features:	UBD Ref: Melbourne - 637 D14 3 1 2 Current Rent Price: \$430.00 per week First Rent Price: \$430.00 per week Month Listed: July 2024* (Rented) Days on 64 Days B
26 NEPTUNE AVE, NEWCOMB 3219  Property Type: House Area: 535 m² RPD: 14//LP67165 Features:	UBD Ref: Melbourne - 637 D13 3 1 1 Current Rent Price: \$470.00 First Rent Price: \$470.00 Month Listed: August 2024 Days on 50 Days C
18 VERONICA AVE, NEWCOMB 3219  Property Type: House Area: 570 m² RPD: 206//LP67962 Features:	UBD Ref: Melbourne - 637 C16 3 1 2 Current Rent Price: \$420 First Rent Price: \$420 Month Listed: July 2024* (Rented) Days on 12 Days D
10 MERCURY CRES, NEWCOMB 3219  Property Type: House Area: 543 m² (102 m²) RPD: 175//LP67165 Features:	UBD Ref: Melbourne - 637 D13 3 1 1 Current Rent Price: \$460.00 First Rent Price: \$460.00 Month Listed: August 2024 Days on 32 Days E

126 PORTARLINGTON RD, NEWCOMB 3219

UBD Ref: Melbourne - 637 E13  3  1  1



Property Type: House
Area: 541 m²
RPD: 137//LP67165

Features:

Current Rent Price: **\$400.00**
First Rent Price: **\$400.00**
Month Listed: **August 2024**
Days on **28 Days**



9 HIBISCUS CRES, NEWCOMB 3219

UBD Ref: Melbourne - 637 C15  3  1  1



Property Type: House
Area: 536 m²
RPD: 157//LP67961

Features:

Current Rent Price: *****APPLICATIONS CLOSED -**
First Rent Price: **\$410**
Month Listed: **May 2024* (Rented)**
Days on **27 Days**



33 MERCURY CRES, NEWCOMB 3219

UBD Ref: Melbourne - 637 E13  3  1  1



Property Type: House
Area: 534 m²
RPD: 107//LP67165

Features:

Current Rent Price: ***** APPLICATIONS CLOSED**
First Rent Price: **\$410**
Month Listed: **May 2024* (Rented)**
Days on **90 Days**



42 HIBISCUS CRES, NEWCOMB 3219

UBD Ref: Melbourne - 637 C16  3  1  2



Property Type: House
Area: 536 m²
RPD: 188//LP67963

Features:

Current Rent Price: **\$395.00**
First Rent Price: **\$395.00**
Month Listed: **May 2024* (Rented)**
Days on **27 Days**



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Appraisal Price

This market analysis has been prepared on 23/09/2024 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$400pw to \$440pw

Contact your agent for further information:



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Website: www.barnettproperty.com.au