

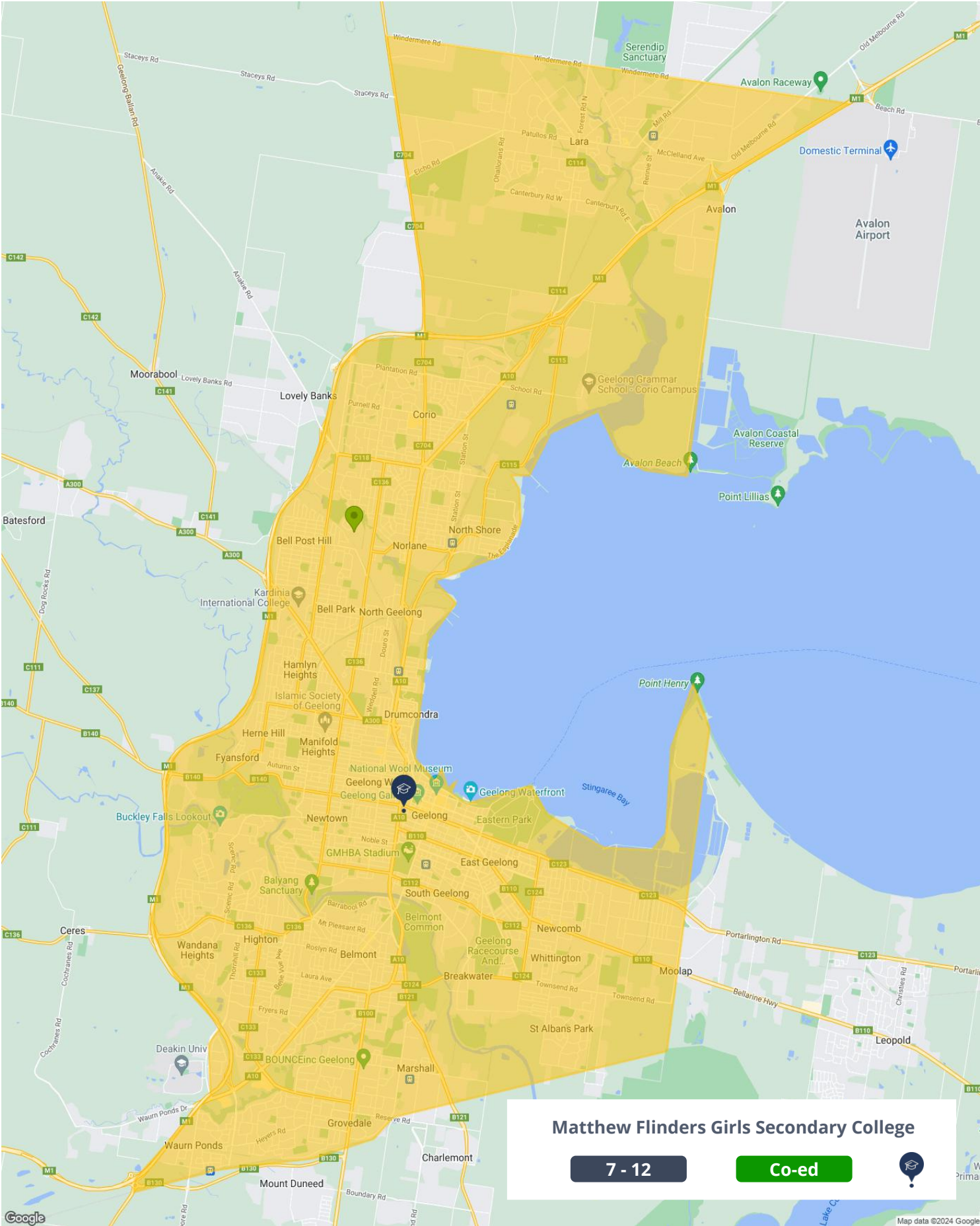


COMPARATIVE MARKET ANALYSIS

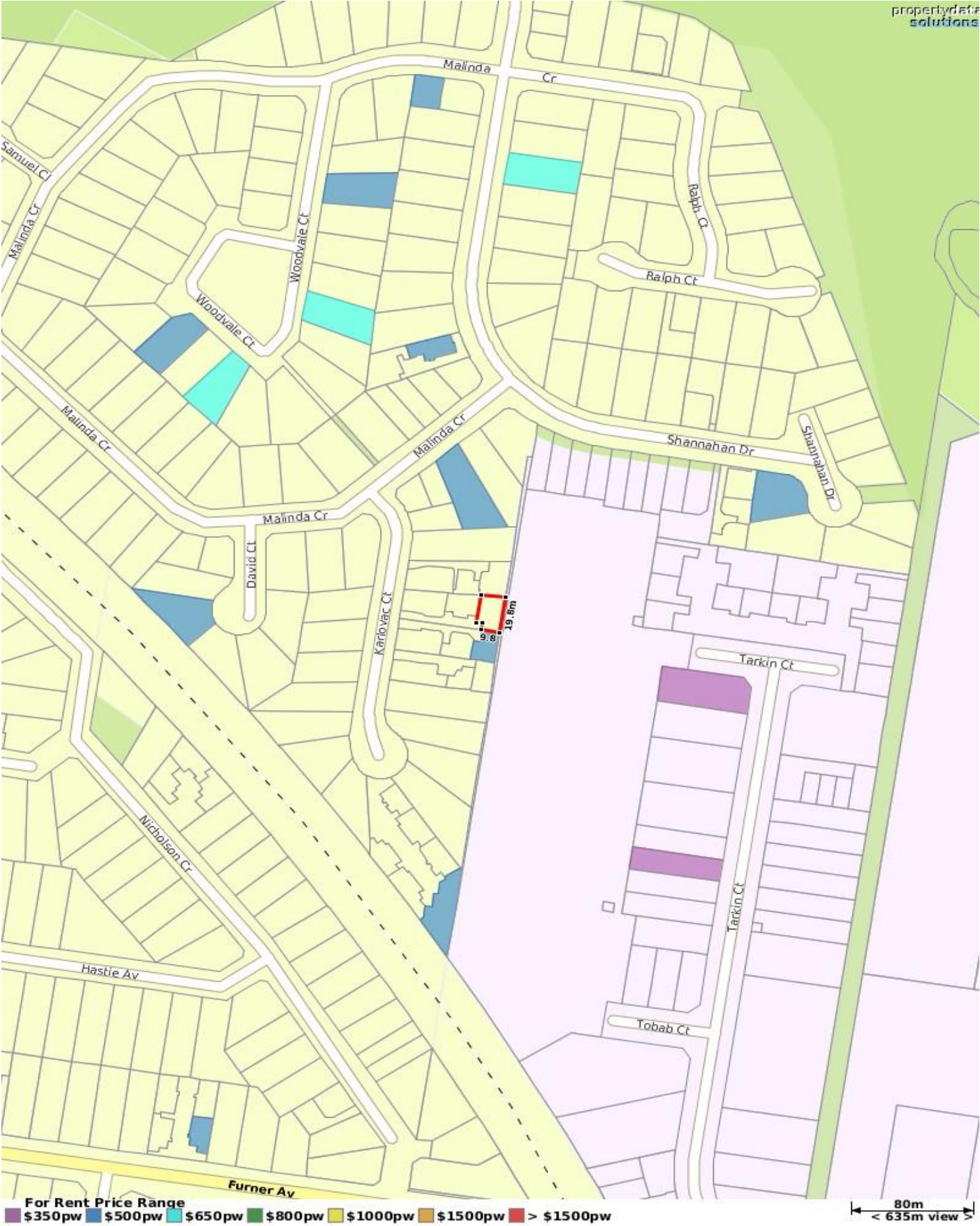
3/4 KARLOVAC COURT, BELL PARK, VIC 3215

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE

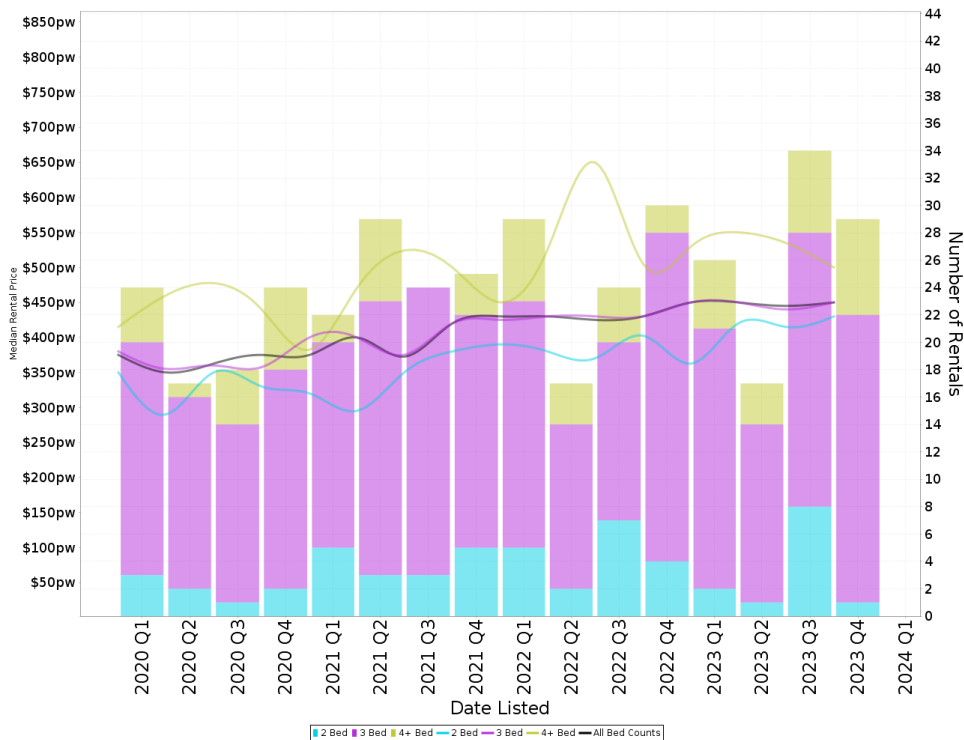
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.7%

Current Median Price: \$610,000
Previous Median Price: \$640,009

Based on 145 registered House sales compared over the last two rolling 12 month periods.

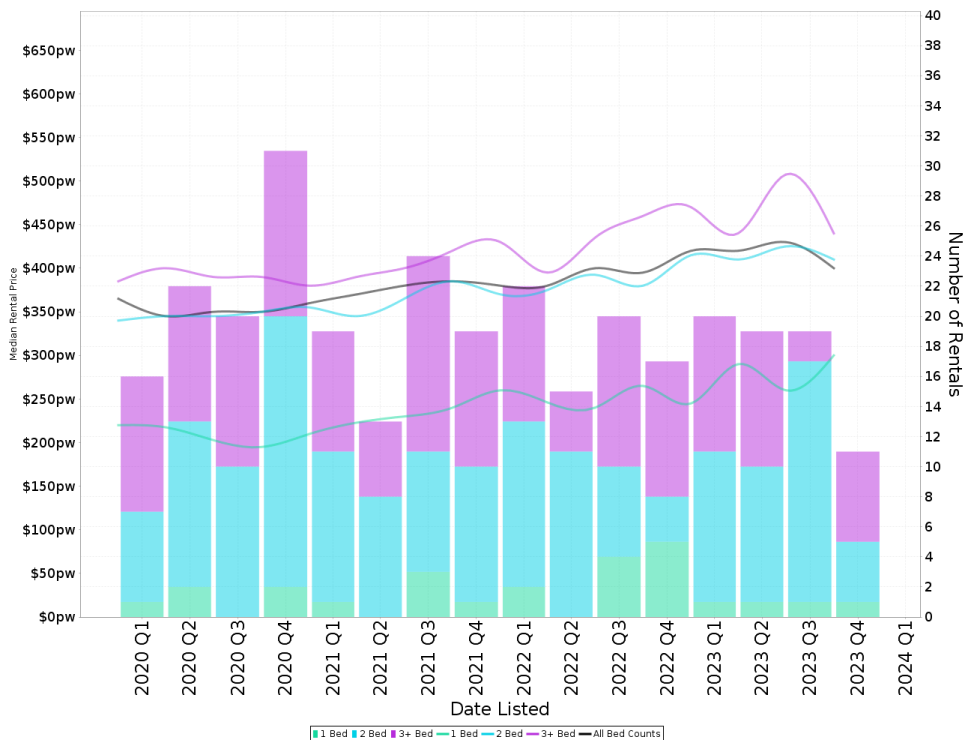
Suburb Rental Yield

+3.8%

Current Median Price: \$610,000
Current Median Rent: \$450

Based on 106 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.3%

Current Median Price: \$526,250
Previous Median Price: \$550,000

Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

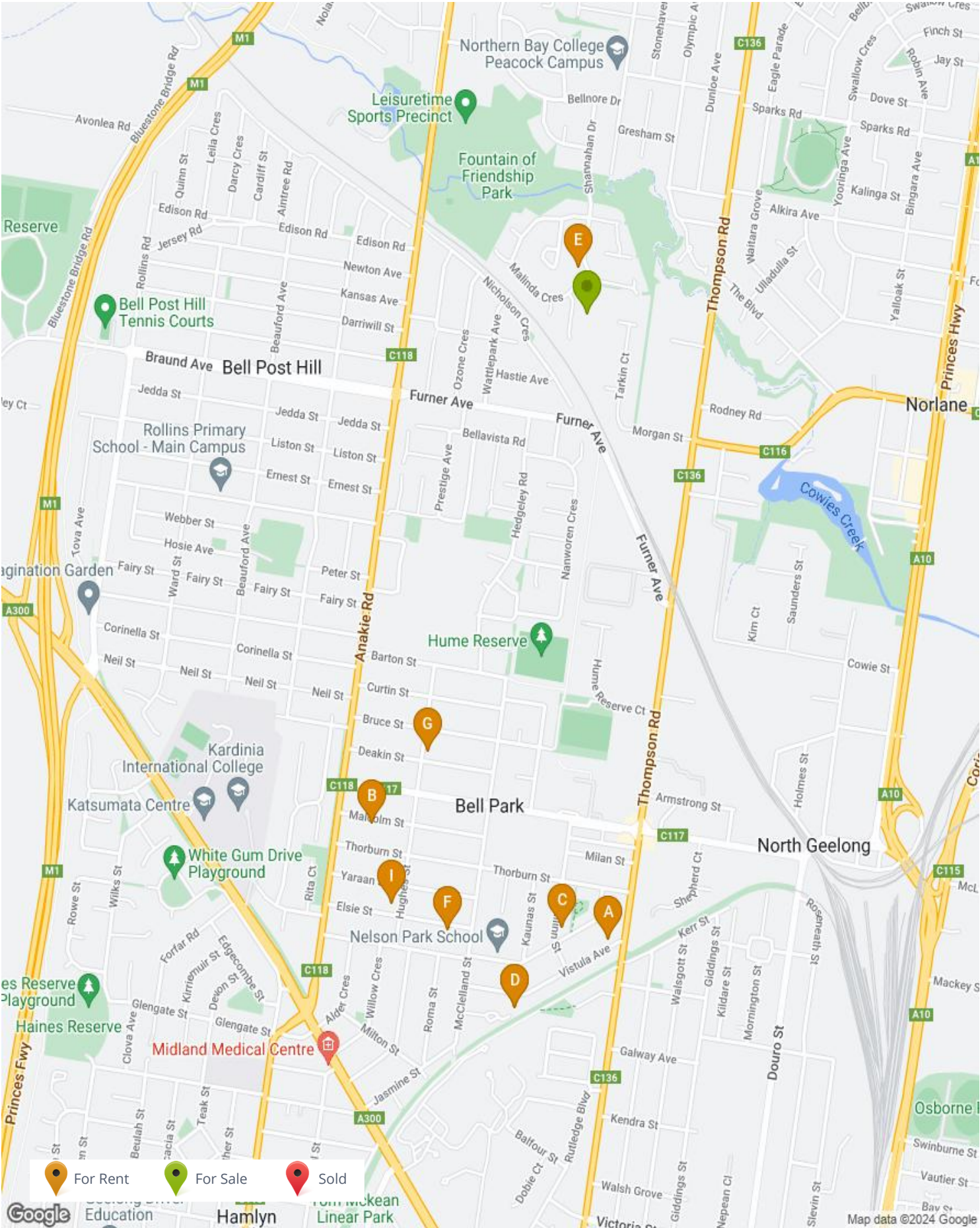
Suburb Rental Yield

+4.2%

Current Median Price: \$526,250
Current Median Rent: \$420

Based on 69 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 9 rental properties selected within the suburb of BELL PARK. The lowest for rent price is \$390 and the highest for rent price is \$450 with a median rental price of \$420. Days listed ranges from 6 to 38 days with the average currently at 18 days for these selected properties.

BELL PARK 3215  Property Type: Unit Area: 129 m² RPD: CM1//PS848437 Features:	UBD Ref: Melbourne - 625 R12 2 1 1 Current Rent Price: \$440 per week First Rent Price: \$440 per week Month Listed: February 2024 Days on Market: 7 Days A
1/35 MALCOLM ST, BELL PARK 3215  Property Type: Unit Area: 261 m² RPD: 1//PS603703 Features:	UBD Ref: Melbourne - 625 N11 2 1 1 Current Rent Price: \$420 per week First Rent Price: \$420 per week Month Listed: January 2024 Days on Market: 15 Days B
1/4 TALLINN ST, BELL PARK 3215  Property Type: Unit Area: 292 m² RPD: 1//PS440183 Features:	UBD Ref: Melbourne - 625 Q12 2 1 1 Current Rent Price: \$420.00 First Rent Price: \$420.00 Month Listed: January 2024* (Rented) Days on Market: 13 Days C
8/51 VISTULA AVE, BELL PARK 3215  Property Type: Unit Area: 2,311 m² RPD: 2//PS713545 Features:	UBD Ref: Melbourne - 625 Q13 2 1 1 Current Rent Price: Under Offer! First Rent Price: \$400 pw Month Listed: January 2024* (Rented) Days on Market: 7 Days D
1/32 SHANNAHAN DR, BELL PARK 3215  Property Type: Unit Area: 233 m² RPD: 1//PS336962 Features:	UBD Ref: Melbourne - 625 Q4 2 1 1 Current Rent Price: \$390 pw First Rent Price: \$390 pw Month Listed: January 2024* (Rented) Days on Market: 31 Days E

4/3-5 ELSIE ST, BELL PARK 3215

UBD Ref: Melbourne - 625 P12

 2  1  1



Property Type: Unit
Area: 243 m²
RPD: 2//PS448130

Features:

Current Rent Price: **\$410 Per Week**
First Rent Price: **\$410 Per Week**
Month Listed: **January 2024* (Rented)**
Days on Market: **9 Days**



60A HUGHES ST, BELL PARK 3215

UBD Ref: Melbourne - 625 N10

 2  2  1



Property Type: Unit
Area: 192 m²
RPD: 2//PS914513

Features:

Current Rent Price: **\$450 pw**
First Rent Price: **\$450 pw**
Month Listed: **December 2023* (Rented)**
Days on Market: **6 Days**



3/51 VISTULA AVE, BELL PARK 3215

UBD Ref: Melbourne - 625 Q13

 2  1  1



Property Type: Unit
Area: 2,311 m²
RPD: 2//PS713545

Features:

Current Rent Price: **Under Offer!**
First Rent Price: **\$400 pw**
Month Listed: **December 2023* (Rented)**
Days on Market: **36 Days**



2/13 HUGHES ST, BELL PARK 3215

UBD Ref: Melbourne - 625 N12

 2  2  1



Property Type: Unit
Area: 152 m²
RPD: 2//PS832995

Features: IMPROVEMENTS: COURTYARD, DISHWASHER

Current Rent Price: **\$420 per week**
First Rent Price: **\$420 per week**
Month Listed: **December 2023* (Rented)**
Days on Market: **38 Days**



3/4 KARLOVAC COURT, BELL PARK, VIC 3215



Appraisal Price

This market analysis has been prepared on 14/02/2024 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 \$430pw

Contact your agent for further information:



Agent Name: Jason Barnett
Mobile: 0417 585 221
Office: Barnett Real Estate
Office Phone: 03 5222 1488
Email: jason@barnettproperty.com.au
Website: www.barnettproperty.com.au