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REAL ESTATE



COMPARATIVE MARKET ANALYSIS

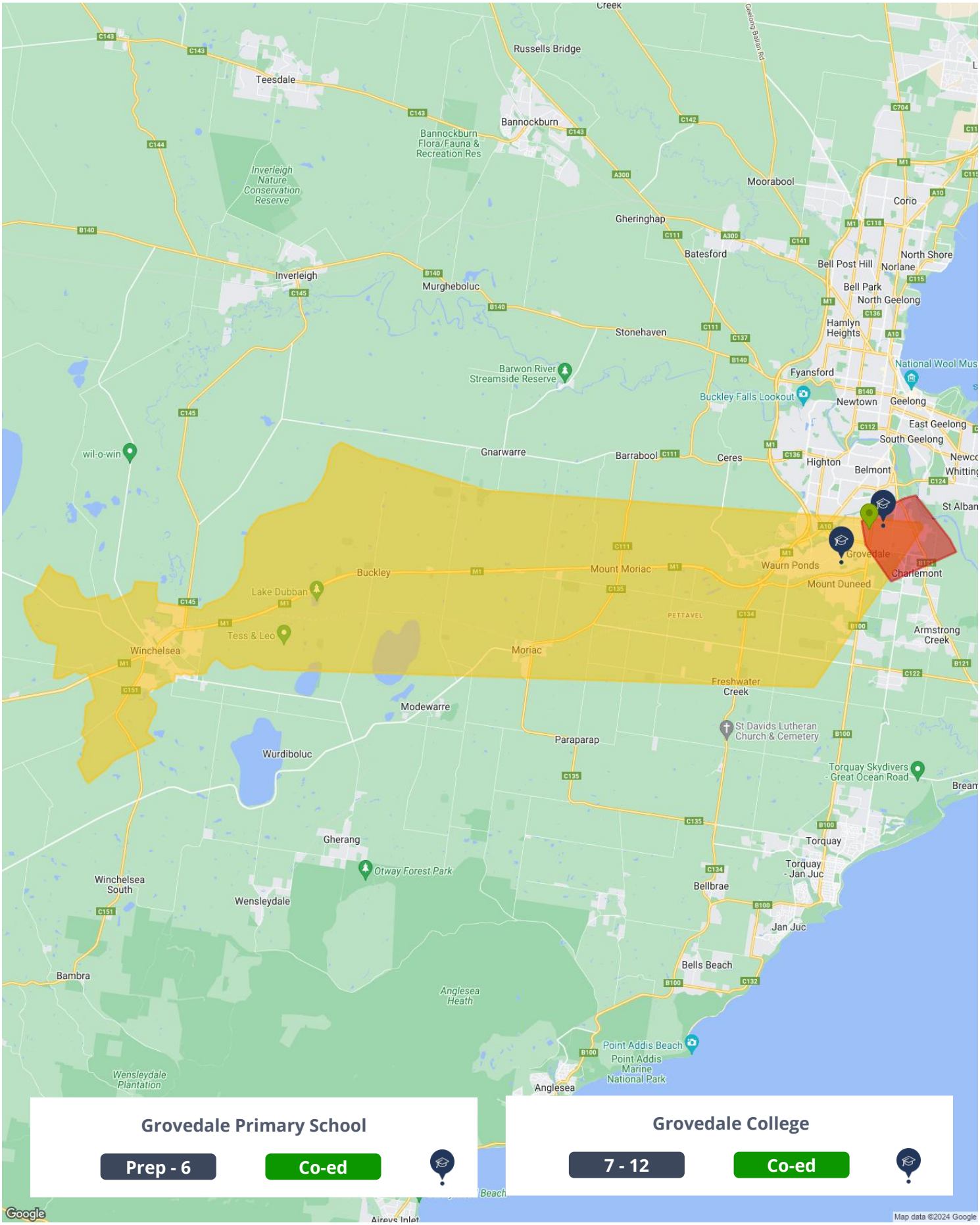
4/7 ISABELLA STREET, GROVEDALE, VIC 3216

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



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School Catchment Areas



Grovedale Primary School

Prep - 6 | Co-ed

Grovedale College

7 - 12 | Co-ed

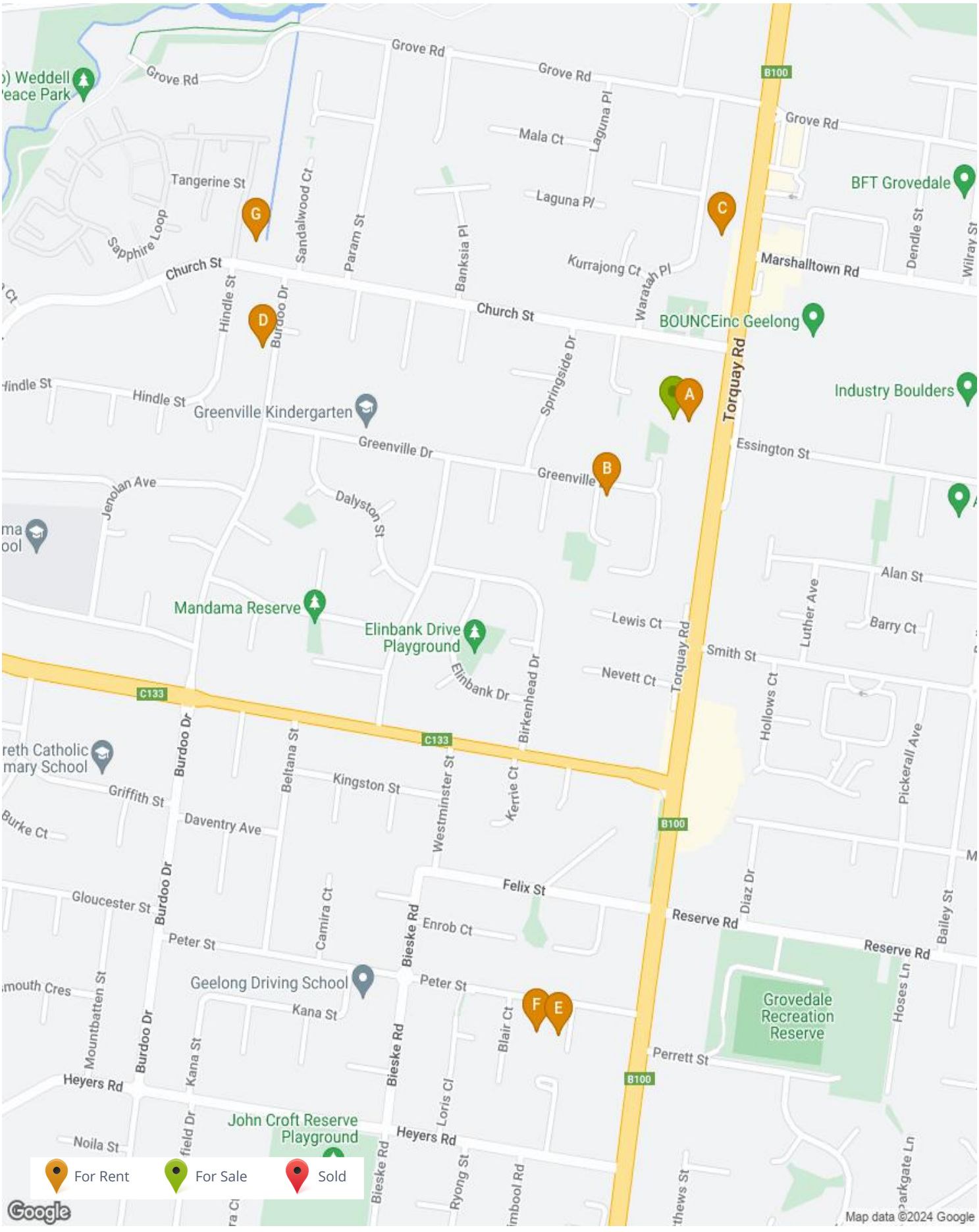
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Nearby Properties For Rent



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Comparable Properties Map



Nearby Comparable Rental Properties

There are 7 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is $350 and the highest for rent price is $430 with a median rental price of $420. Days listed ranges from 9 to 65 days with the average currently at 25 days for these selected properties.

7/7 ISABELLA ST, GROVEDALE 3216

UBD Ref: Melbourne - 648 A10 | 2 | 1 | 1



Property Type: Unit
Area: 169 m²
RPD: 7//PS633319

Features:

Current Rent Price: **$420 per week**
First Rent Price: **$420 per week**
Month Listed: **April 2024* (Rented)**
Days on Market: **16 Days**

A

2/1 CARBERY CRT, GROVEDALE 3216

UBD Ref: Melbourne - 647 R10 | 2 | 1 | 1



Property Type: Unit
Area: 326 m²
RPD: 2//PS328311

Features:

Current Rent Price: **$420 per week**
First Rent Price: **$420 per week**
Month Listed: **April 2024* (Rented)**
Days on Market: **65 Days**

B

4/157-161 TORQUAY RD, GROVEDALE 3216

UBD Ref: Melbourne - 648 A9 | 2 | 1 | 1



Property Type: Unit
Area: 198 m²
RPD: 4//SP26049

Features: AIR CONDITIONED, IMPROVEMENTS: COURTYARD

Current Rent Price: **$350.00 per week**
First Rent Price: **$350.00 per week**
Month Listed: **March 2024* (Rented)**
Days on Market: **14 Days**

C

1/30 BURDOO DR, GROVEDALE 3216

UBD Ref: Melbourne - 647 P9 | 2 | 1 | 1



Property Type: Unit
Area: 206 m²
RPD: 1//PS327033

Features:

Current Rent Price: **LEASED**
First Rent Price: **$410**
Month Listed: **April 2024* (Rented)**
Days on Market: **21 Days**

D

26/5 PETER ST, GROVEDALE 3216

UBD Ref: Melbourne - 647 R14 | 2 | 1 | 1



Property Type: Unit
Area: 96 m²
RPD: 26//PS624607

Features:

Current Rent Price: **$400.00 pw**
First Rent Price: **$420.00 pw**
Month Listed: **April 2024* (Rented)**
Days on Market: **9 Days**

E

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19/5 PETER ST, GROVEDALE 3216

UBD Ref: Melbourne - 647 R14 | 2 | 1 | 1



Property Type: Unit
Area: 96 m²
RPD: 19//PS624607

Features:

Current Rent Price: **$420.00**
First Rent Price: **$420.00**
Month Listed: **April 2024* (Rented)**
Days on Market: **27 Days**

F

2/82 CHURCH ST, GROVEDALE 3216

UBD Ref: Melbourne - 647 P9 | 2 | 1 | 1



Property Type: Unit
Area: 181 m²
RPD: 2//SP35474

Features:

Current Rent Price: **$430 pw**
First Rent Price: **$430 pw**
Month Listed: **February 2024* (Rented)**
Days on Market:

G

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4/7 ISABELLA STREET, GROVEDALE, VIC 3216



Appraisal Price

This market analysis has been prepared on 23/07/2024 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:

$380pw to $410pw

Contact your agent for further information:



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