BARNETT REAL ESTATE



COMPARATIVE MARKET ANALYSIS

21 YOORINGA AVENUE, NORLANE, VIC 3214

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE





Rental Opinion
21 Yooringa Avenue
Norlane, VIC, 3214

To Whom it May Concern,

RE: 21 Yooringa Avenue
Norlane, VIC, 3214

Thank you for your invitation to provide an opinion on the above property.

This opinion is based upon the property being brought up to a rentable standard, as currently it doe not comply with government standard for rental properties.

We have based this opinion on an internal inspection and our extensive local property market knowledge.

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

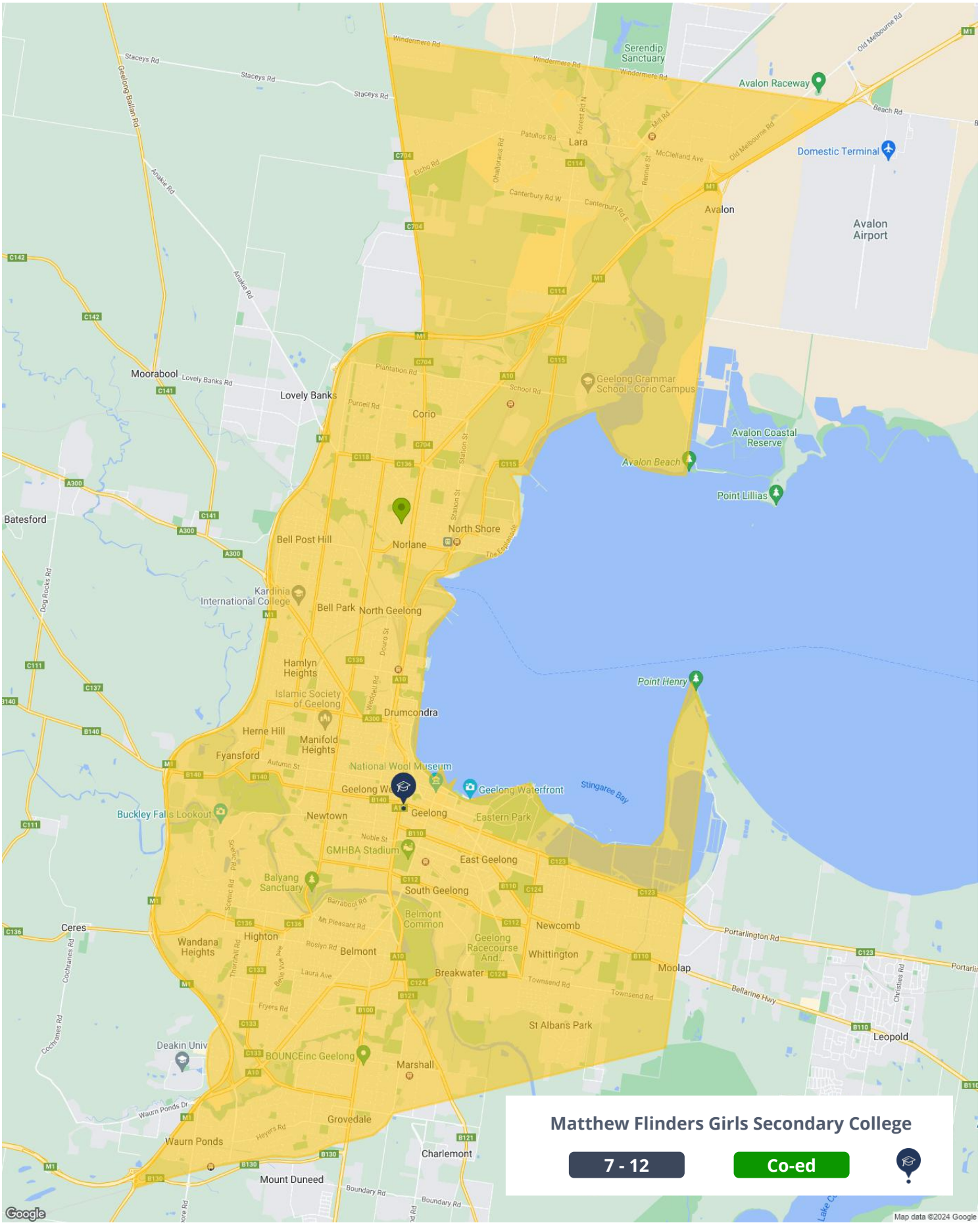
Kind Regards

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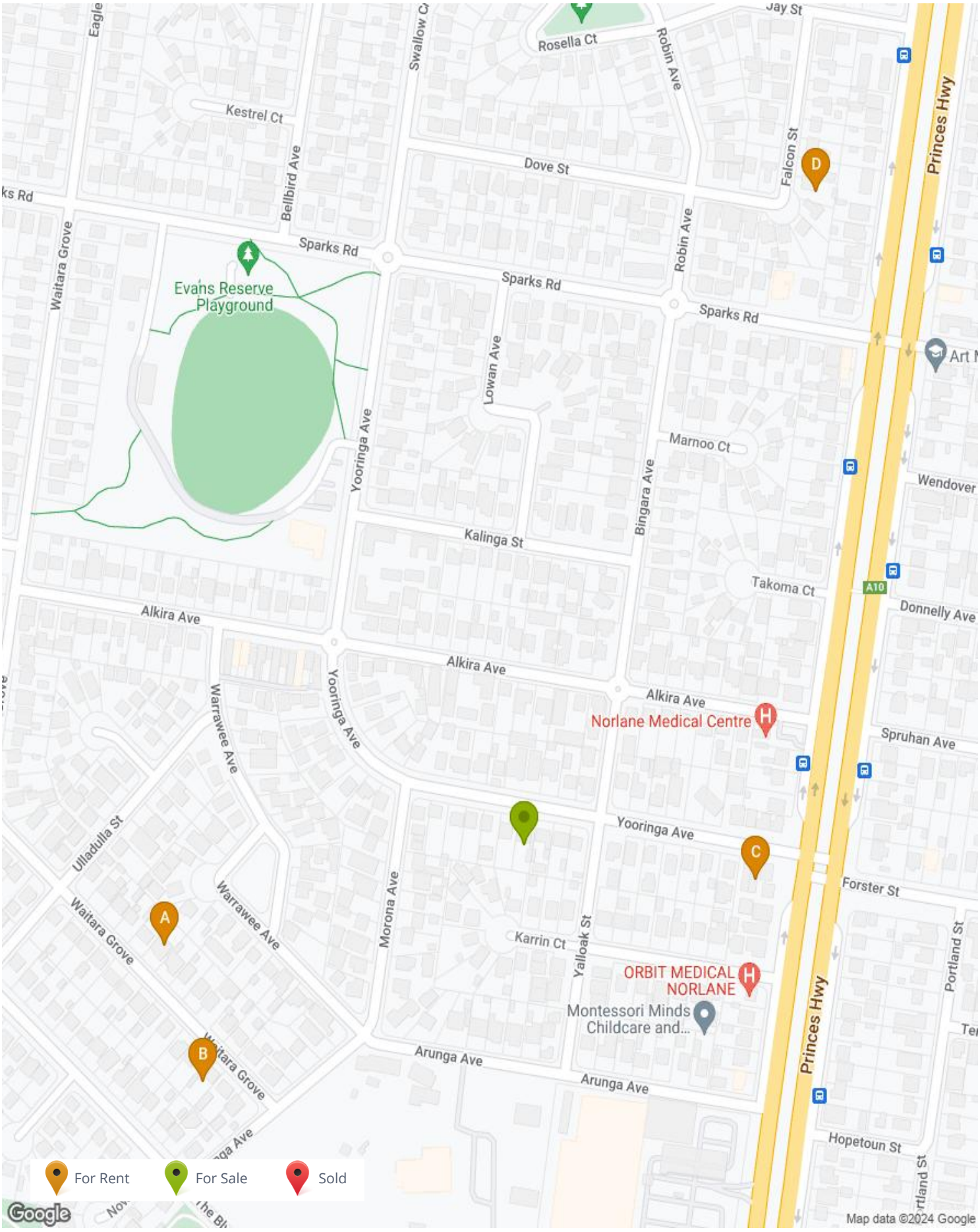
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School Catchment Areas



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Comparable Properties Map



Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $360 and the highest for rent price is $420 with a median rental price of $390. Days listed ranges from 2 to 28 days with the average currently at 19 days for these selected properties.

14 WAITARA GR, NORLANE 3214

UBD Ref: Melbourne - 626 B4 | 3 | 1 | 2



Property Type: House
Area: 640 m²
RPD: 283//LP57793

Features:

Current Rent Price: **$380 Per Week**
First Rent Price: **$380 Per Week**
Month Listed: **June 2024* (Rented)**
Days on **2 Days**

A

1 RD, NORLANE 3214

3 | 1 | 3



Property Type: House
Area:
RPD:

Features: null

Current Rent Price: **$390 weekly**
First Rent Price: **$390 weekly**
Month Listed: **June 2024* (Rented)**
Days on **27 Days**

5 WAITARA GR, NORLANE 3214

UBD Ref: Melbourne - 626 B5 | 3 | 1 | 2



Property Type: House
Area: 640 m²
RPD: 375//LP57793

Features: FULLY FENCED, IMPROVEMENTS: WALL / CEILING INSULATION, SEPARATE DINING ROOM, NORTH FACING, GAS, INTERNAL LAUNDRY, ALARM SYSTEM

Current Rent Price: **$395.00**
First Rent Price: **$410.00**
Month Listed: **May 2024* (Rented)**
Days on **19 Days**

B

1B YOORINGA AVE, NORLANE 3214

UBD Ref: Melbourne - 626 D4 | 3 | 1 | 1



Property Type: House
Area: 320 m²
RPD: 2//PS714271

Features: FULLY FENCED, IMPROVEMENTS: ALARM SYSTEM, DISHWASHER, GARDEN / COURTYARD, GAS, FLOORBOARDS, INTERNAL LAUNDRY

Current Rent Price: **$420 pw**
First Rent Price: **$420 pw**
Month Listed: **April 2024* (Rented)**
Days on **21 Days**

C

12 FALCON ST, NORLANE 3214

UBD Ref: Melbourne - 626 D2 | 3 | 1 | 2



Property Type: House
Area: 642 m²
RPD: 16//LP54866

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, FLOORBOARDS, SECURE PARKING, GAS

Current Rent Price: **$360 per week**
First Rent Price: **$390 per week**
Month Listed: **March 2024* (Rented)**
Days on **28 Days**

D

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21 YOORINGA AVENUE, NORLANE, VIC 3214



Appraisal Price

This market analysis has been prepared on 08/07/2024 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:

$370pw to $390pw

Contact your agent for further information:



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