



COMPARATIVE MARKET ANALYSIS

9 DEACON COURT, DRYSDALE, VIC 3222

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



9 Deacon Court
Drysdale, VIC, 3222

RE: 9 Deacon Court
Drysdale, VIC, 3222

Please find some attached information for your reference on three bedroom properties that have recently been leased in the area.

This information is not a sworn valuation and can't be relied upon as such.

You should make your own enquiries and seek independent advice.

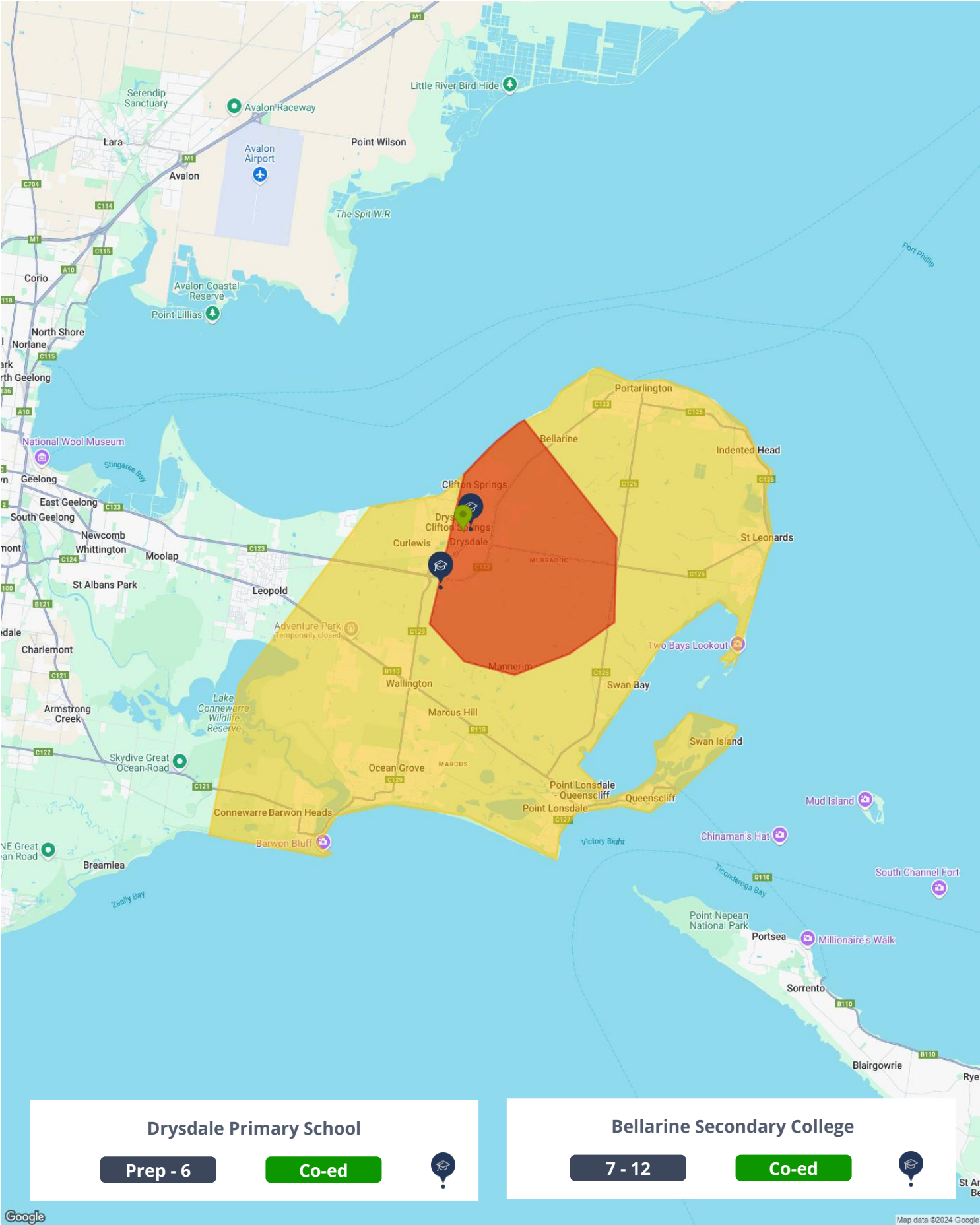
Should you have any questions about the information in this document, don't hesitate to contact me using the details below.

Kind Regards

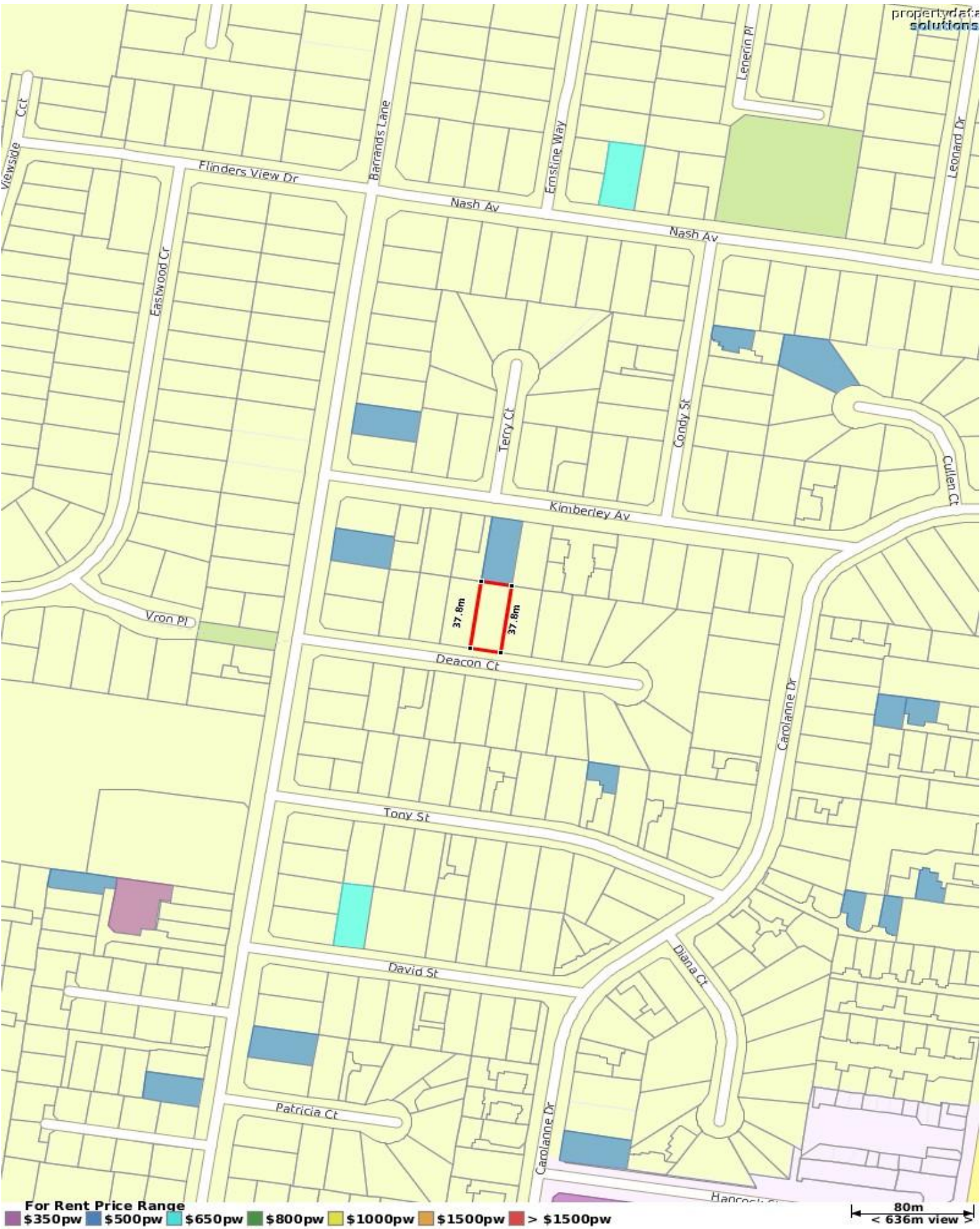
Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

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

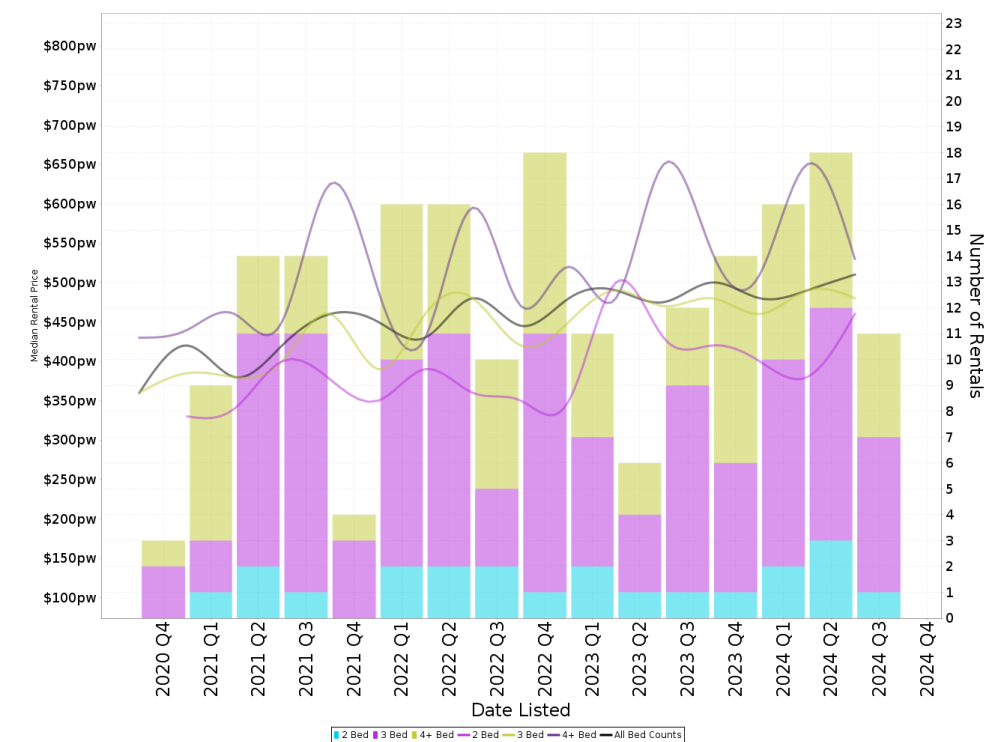
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.5%

Current Median Price: \$750,000
Previous Median Price: \$746,000

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

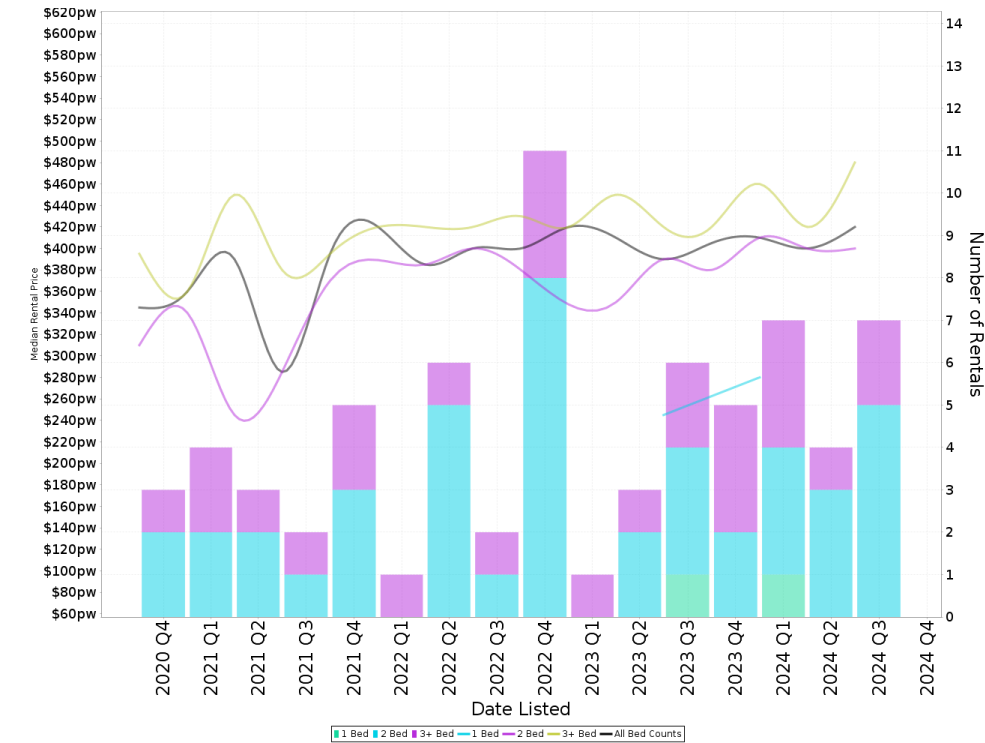
Suburb Rental Yield

+3.4%

Current Median Price: \$750,000
Current Median Rent: \$495

Based on 59 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.8%

Current Median Price: \$550,000
Previous Median Price: \$510,000

Based on 54 registered Unit sales compared over the last two rolling 12 month periods.

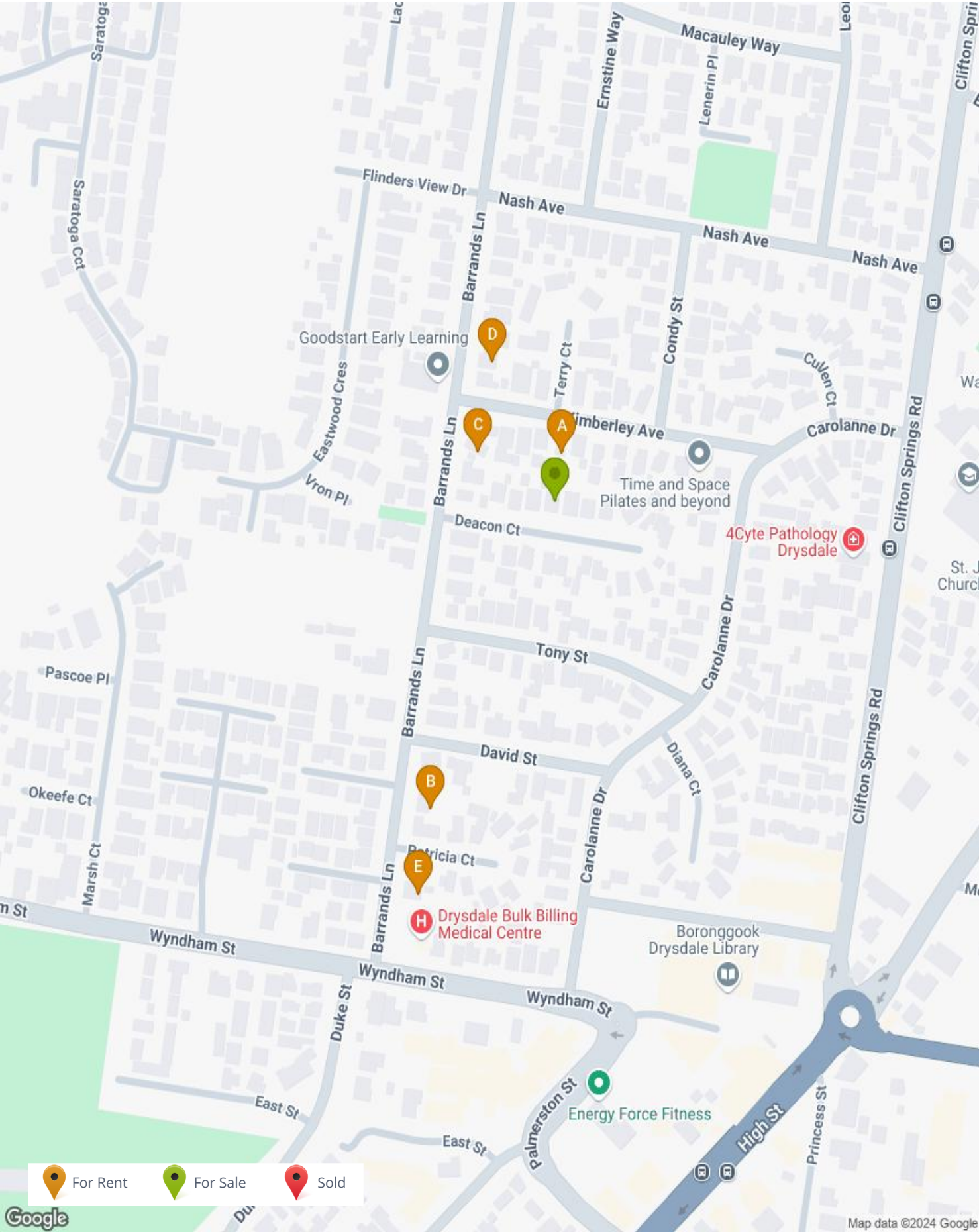
Suburb Rental Yield

+3.9%

Current Median Price: \$550,000
Current Median Rent: \$410

Based on 23 registered Unit rentals compared over the last 12 months.

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 \$400 and the highest for rent price is \$480 with a median rental price of \$440. Days listed ranges from 3 to 19 days with the average currently at 12 days for these selected properties.

10 KIMBERLEY AVE, DRYSDALE 3222  Property Type: House Area: 580 m² RPD: 182//LP116947 Features: Current Rent Price: \$440.00 First Rent Price: \$440.00 Month Listed: October 2024 Days on Market: 9 Days A	UBD Ref: Melbourne - 640 R15 3 1 2
123 BARRANDS LANE, DRYSDALE 3222  Property Type: House Area: 600 m² RPD: 22//LP94879 Features: Current Rent Price: \$480 weekly First Rent Price: \$480 weekly Month Listed: August 2024* (Rented) Days on Market: 19 Days B	UBD Ref: Melbourne - 640 R16 3 1 2
97 BARRANDS LANE, DRYSDALE 3222  Property Type: House Area: 557 m² RPD: 177//LP116947 Features: WALL TYPE: BRICK, ROOF TYPE: TILED, STOREYS: 1, LOWSET, BRICK AND TILE, MAIN ROOMS: 2 Current Rent Price: \$480.00 per week First Rent Price: \$480.00 per week Month Listed: June 2024* (Rented) Days on Market: 14 Days C	UBD Ref: Melbourne - 640 R15 3 1 2
91 BARRANDS LANE, DRYSDALE 3222  Property Type: House Area: 572 m² RPD: 149//LP116947 Features: Current Rent Price: \$440 per week First Rent Price: \$440 per week Month Listed: June 2024* (Rented) Days on Market: 18 Days D	UBD Ref: Melbourne - 640 R14 3 1 2
129 BARRANDS LANE, DRYSDALE 3222  Property Type: House Area: 600 m² RPD: 10//LP94879 Features: Current Rent Price: \$400 pw First Rent Price: \$400 pw Month Listed: May 2024* (Rented) Days on Market: 3 Days E	UBD Ref: Melbourne - 640 Q16 3 1 1

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Appraisal Price

This market analysis has been prepared on 08/11/2024 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:

\$420pw to \$450pw

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