

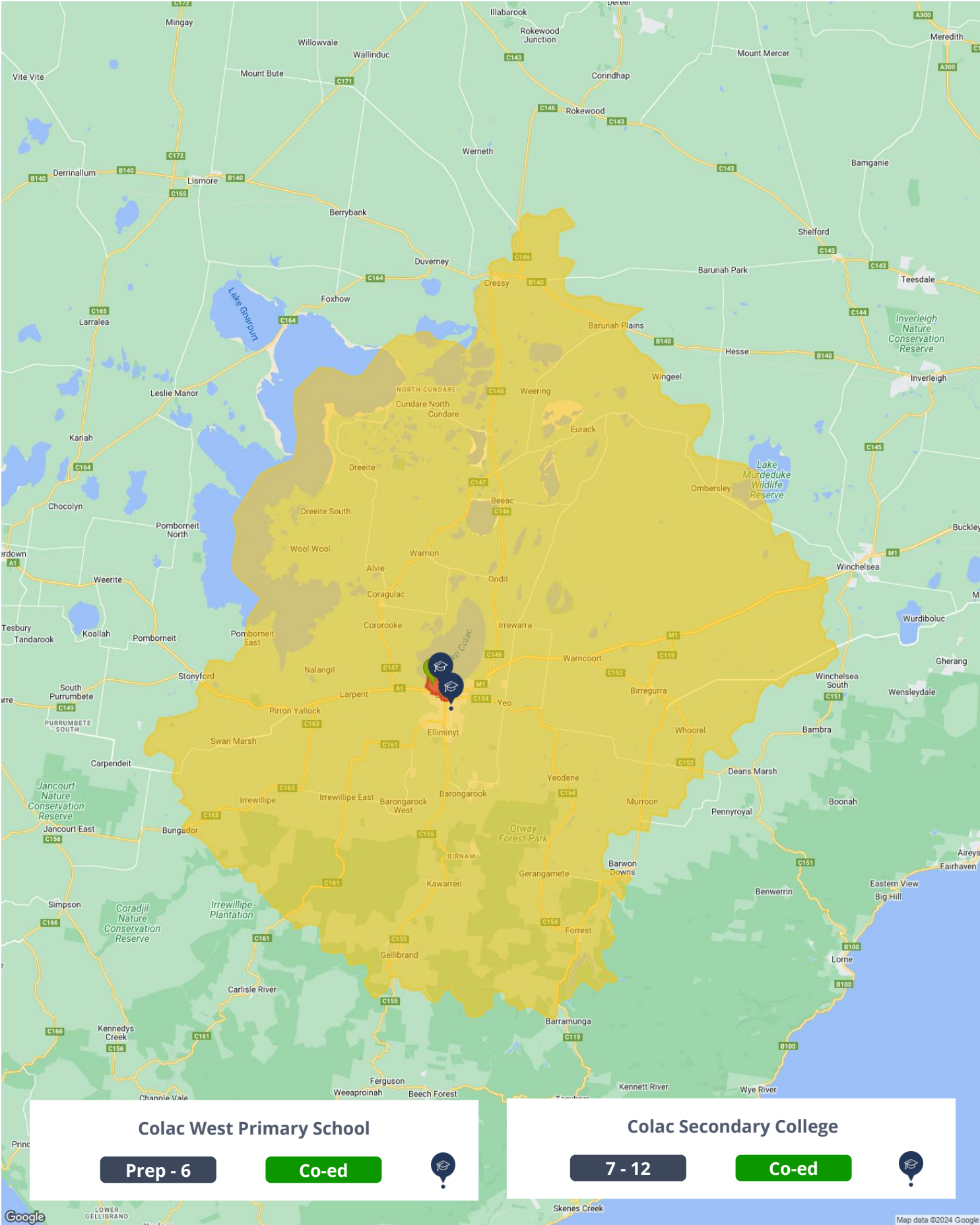


COMPARATIVE MARKET ANALYSIS

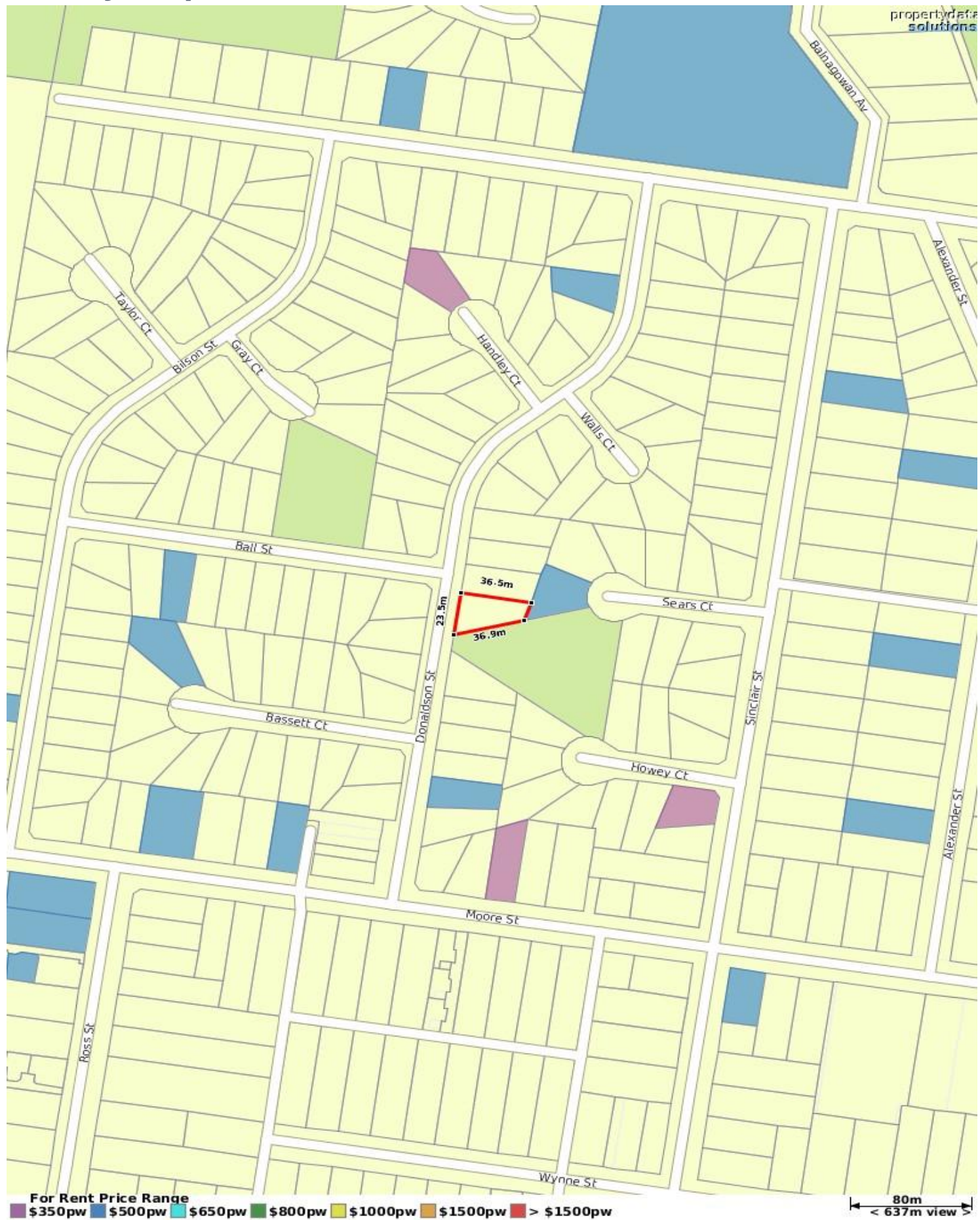
26 DONALDSON STREET, COLAC, VIC 3250

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE

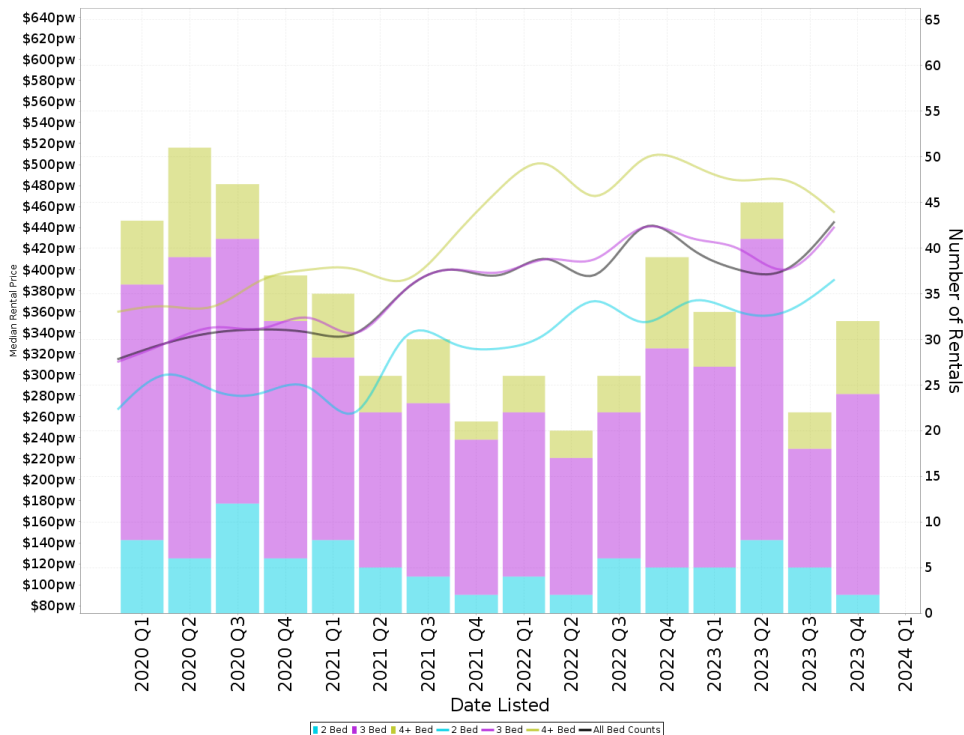
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.5%

Current Median Price: \$472,500
Previous Median Price: \$500,000

Based on 313 registered House sales compared over the last two rolling 12 month periods.

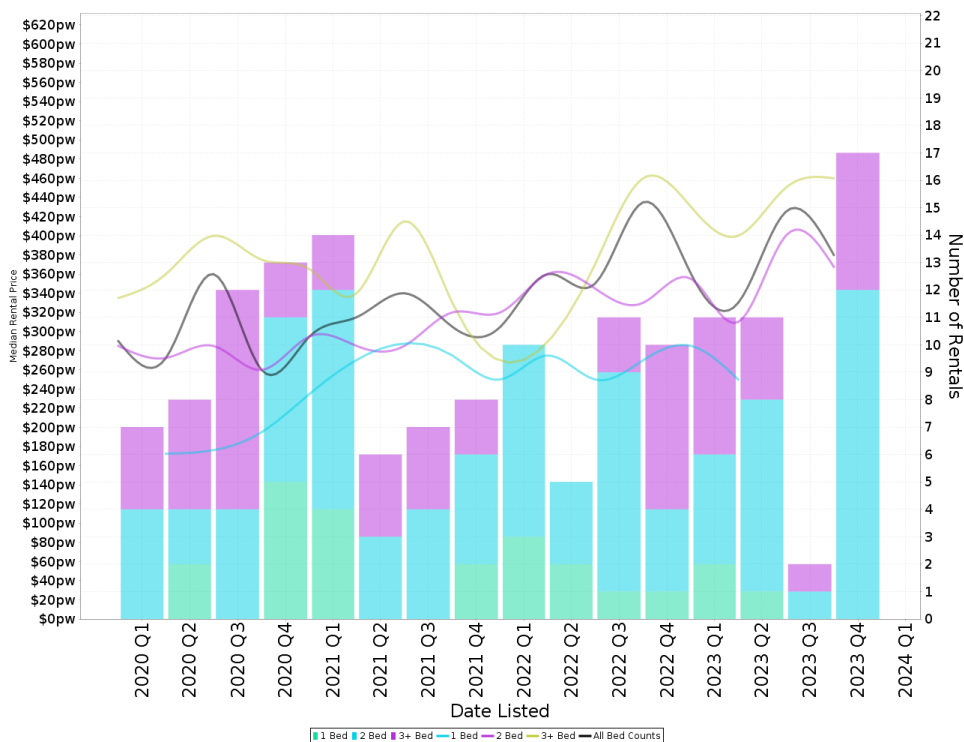
Suburb Rental Yield

+4.6%

Current Median Price: \$472,500
Current Median Rent: \$420

Based on 132 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.5%

Current Median Price: \$425,250
Previous Median Price: \$385,000

Based on 49 registered Unit sales compared over the last two rolling 12 month periods.

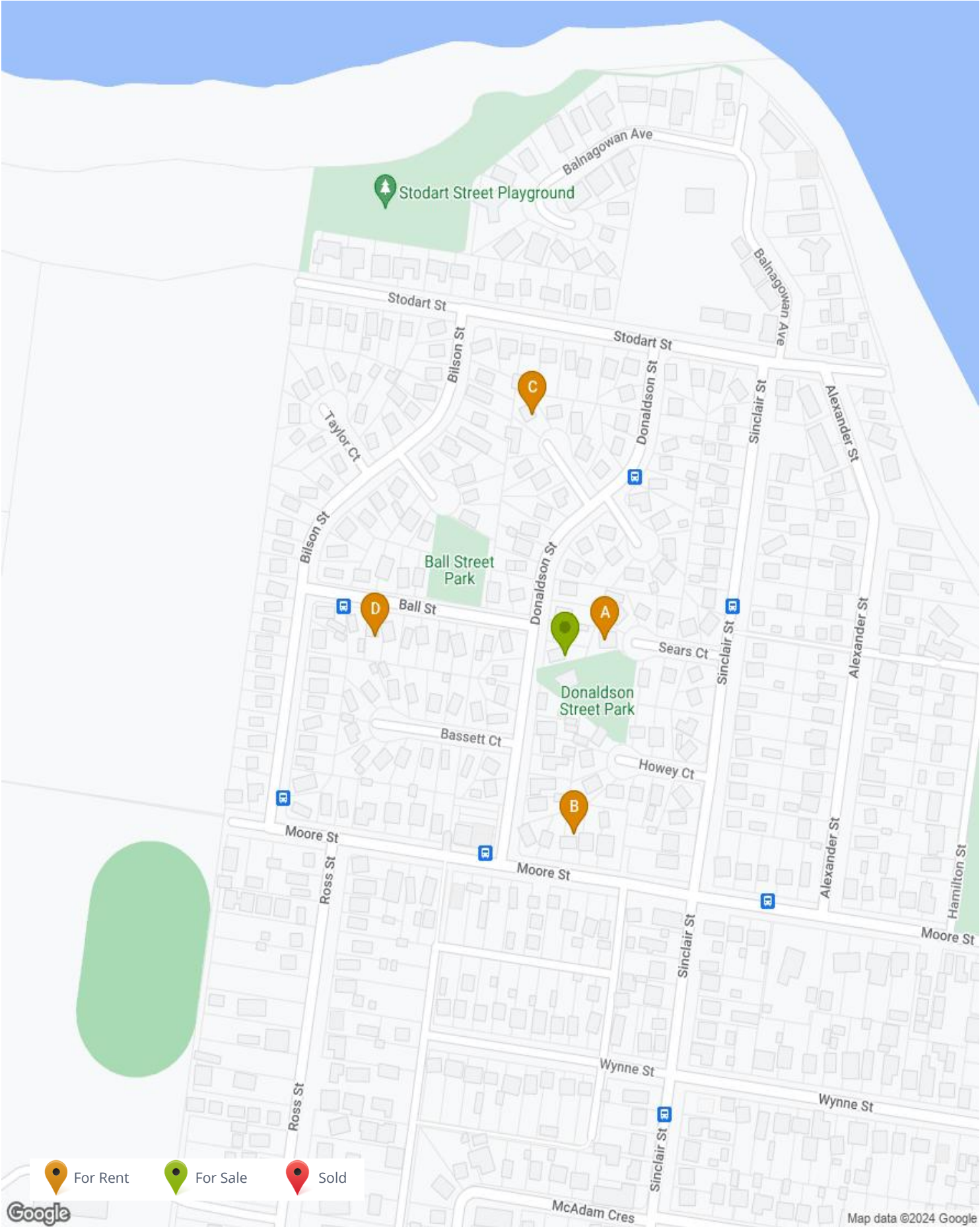
Suburb Rental Yield

+4.5%

Current Median Price: \$425,250
Current Median Rent: \$370

Based on 41 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$350 and the highest for rent price is \$395 with a median rental price of \$355. Days listed ranges from 15 to 89 days with the average currently at 53 days for these selected properties.

5 SEARS CRT, COLAC 3250  Property Type: House Area: 652 m² RPD: 32//LP80848 Features: IMPROVEMENTS: DISHWASHER Current Rent Price: LEASE PENDING First Rent Price: \$395 Month Listed: November 2023* (Rented) Days on Market: 66 Days A	3 1 1
73 MOORE ST, COLAC 3250  Property Type: House Area: 680 m² RPD: 11//LP80848 Features: AIR CONDITIONED, FULLY FENCED Current Rent Price: LEASE PENDING First Rent Price: \$350 Month Listed: November 2023* (Rented) Days on Market: 15 Days B	3 1 1
4 HANDLEY CRT, COLAC 3250  Property Type: House Area: 677 m² RPD: 79//LP80848 Features: Current Rent Price: Lease pending First Rent Price: \$350 per week Month Listed: October 2023* (Rented) Days on Market: 89 Days C	3 1 2
14 BALL ST, COLAC 3250  Property Type: House Area: 604 m² RPD: 124//LP92820 Features: Current Rent Price: Lease Pending First Rent Price: \$360 Month Listed: July 2023* (Rented) Days on Market: 42 Days D	3 1 2

26 DONALDSON STREET, COLAC, VIC 3250



Appraisal Price

This market analysis has been prepared on 12/01/2024 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:

\$330pw to \$360pw

Contact your agent for further information:



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