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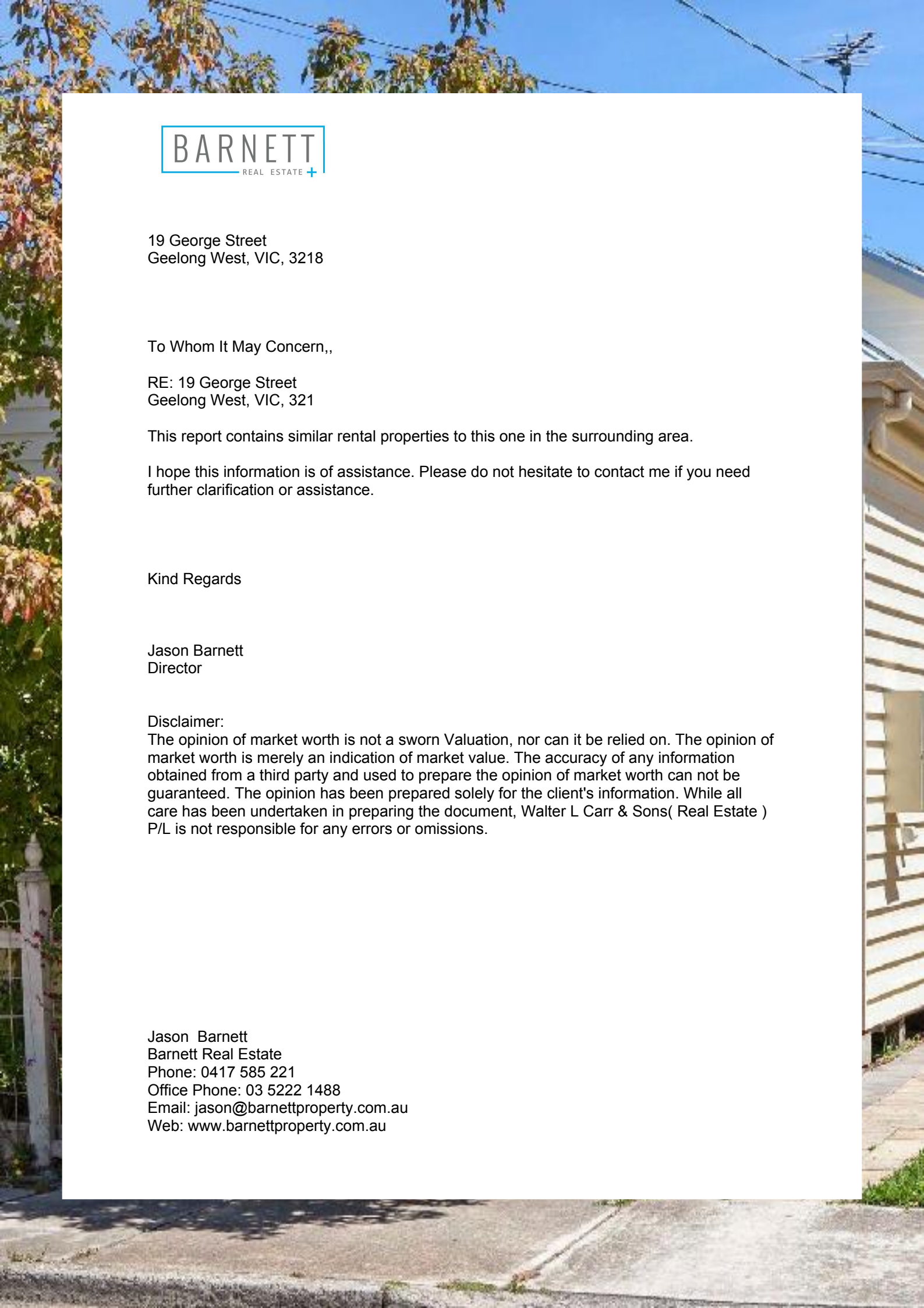


COMPARATIVE MARKET ANALYSIS

19 GEORGE STREET, GEELONG WEST, VIC 3218

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE





19 George Street
Geelong West, VIC, 3218

To Whom It May Concern,,

RE: 19 George Street
Geelong West, VIC, 321

This report contains similar rental properties to this one in the surrounding area.

I hope this information is of assistance. Please do not hesitate to contact me if you need further clarification or assistance.

Kind Regards

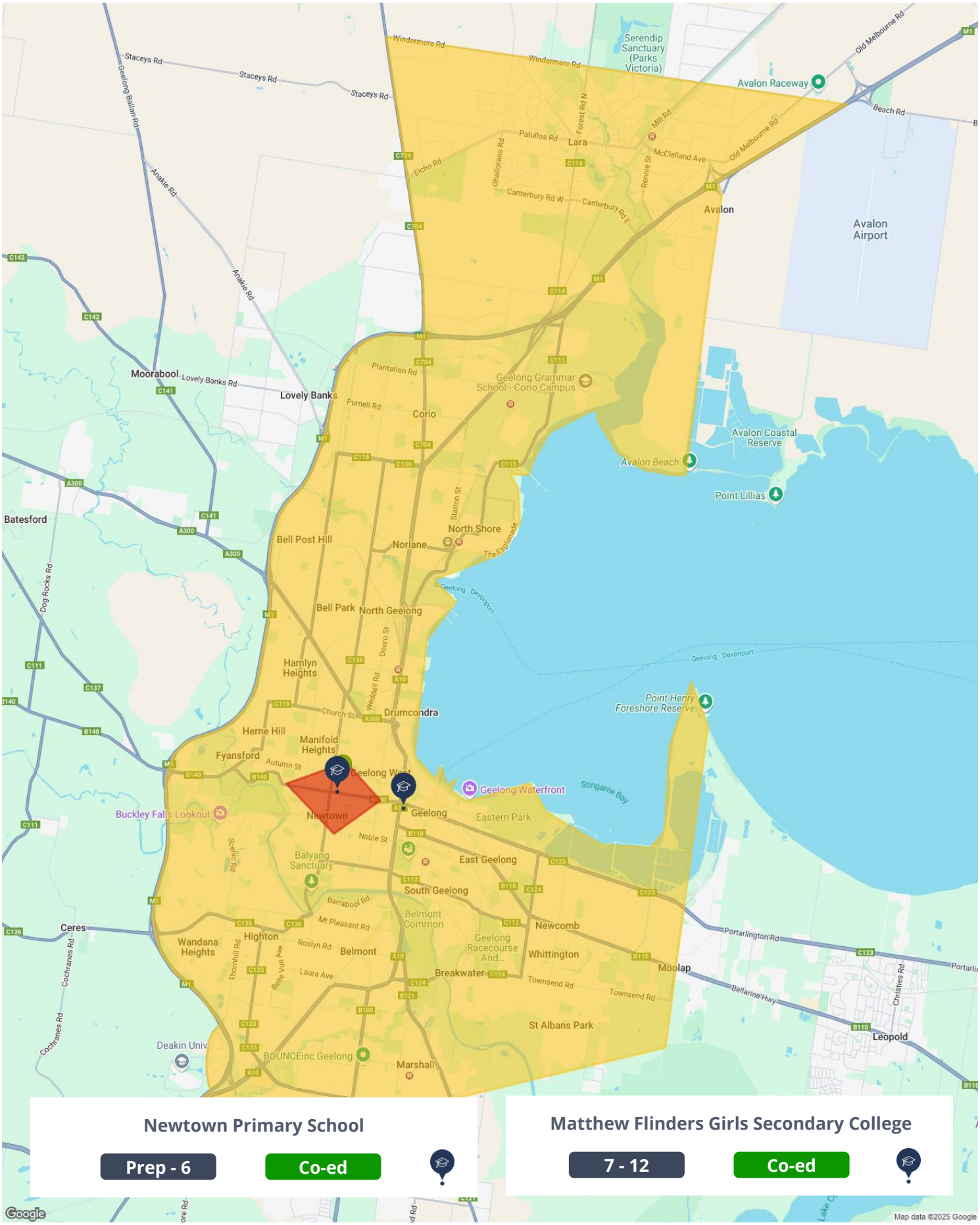
Jason Barnett
Director

Disclaimer:
The opinion of market worth is not a sworn Valuation, nor can it be relied on. The opinion of market worth is merely an indication of market value. The accuracy of any information obtained from a third party and used to prepare the opinion of market worth can not be guaranteed. The opinion has been prepared solely for the client's information. While all care has been undertaken in preparing the document, Walter L Carr & Sons(Real Estate) P/L is not responsible for any errors or omissions.

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School Catchment Areas



Newtown Primary School

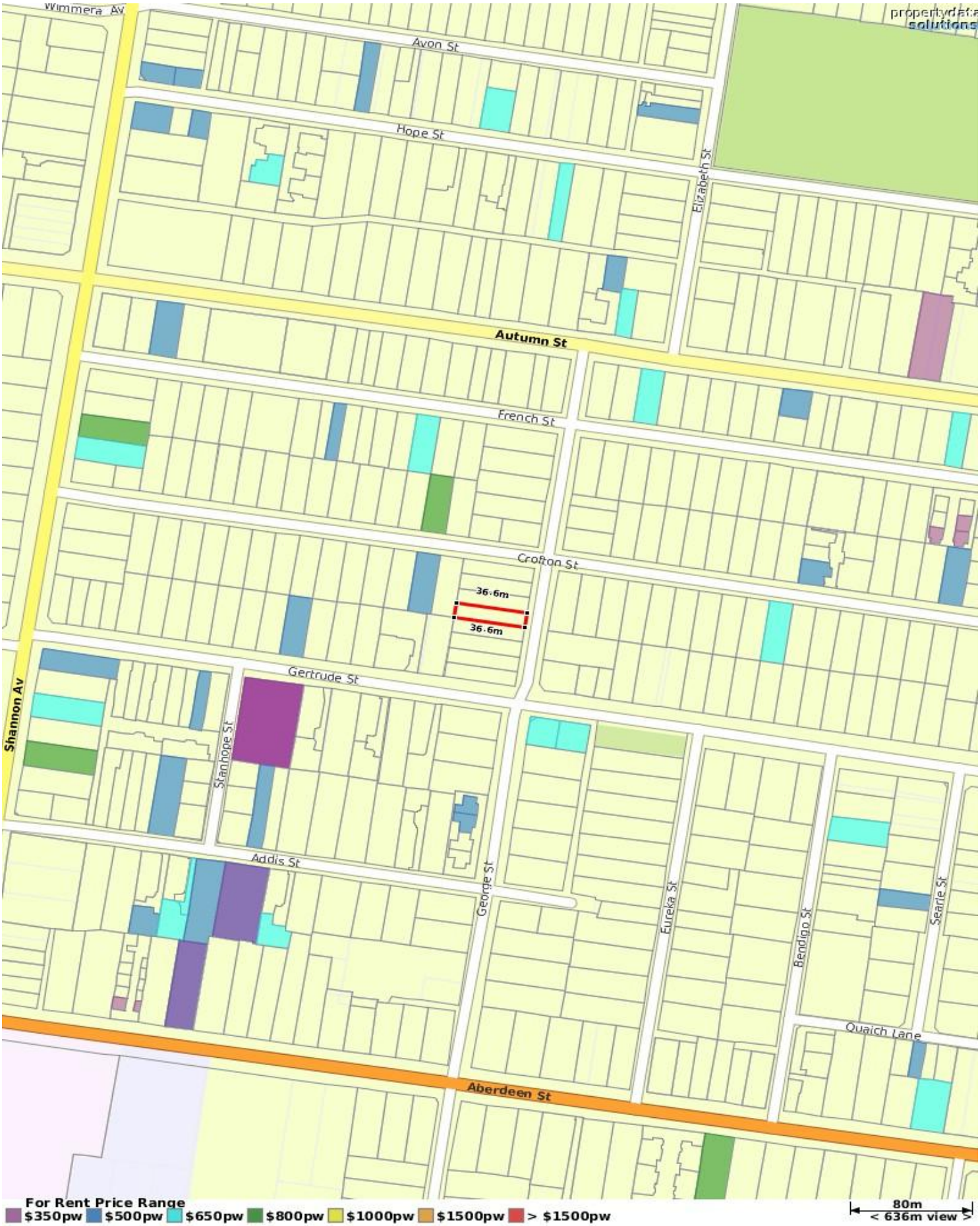
Prep - 6 | Co-ed

Matthew Flinders Girls Secondary College

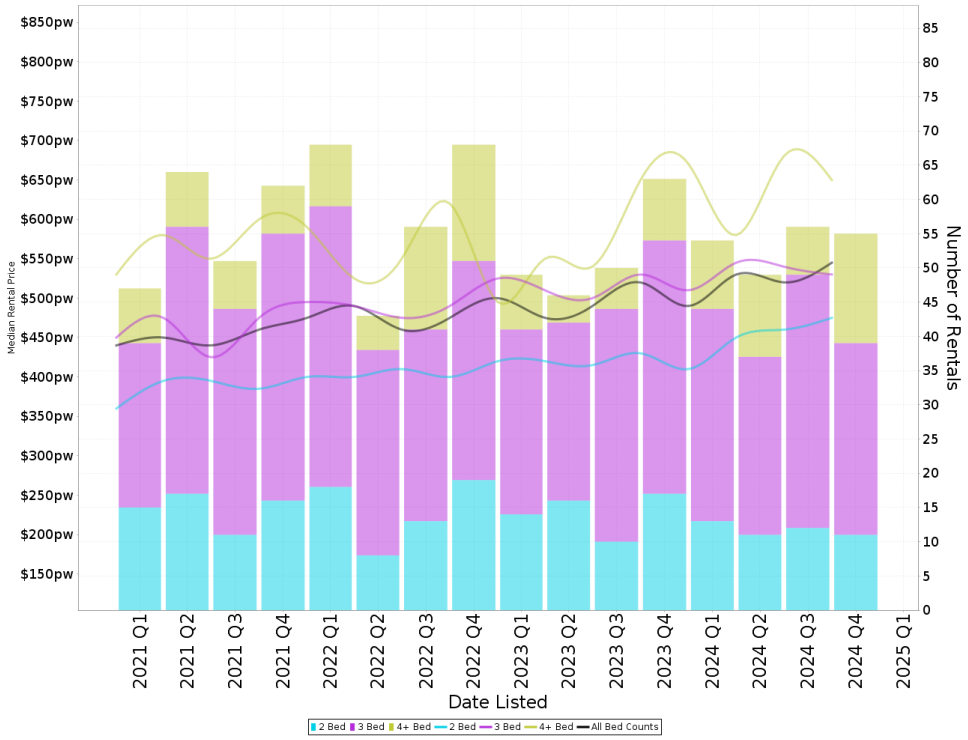
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Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.2%

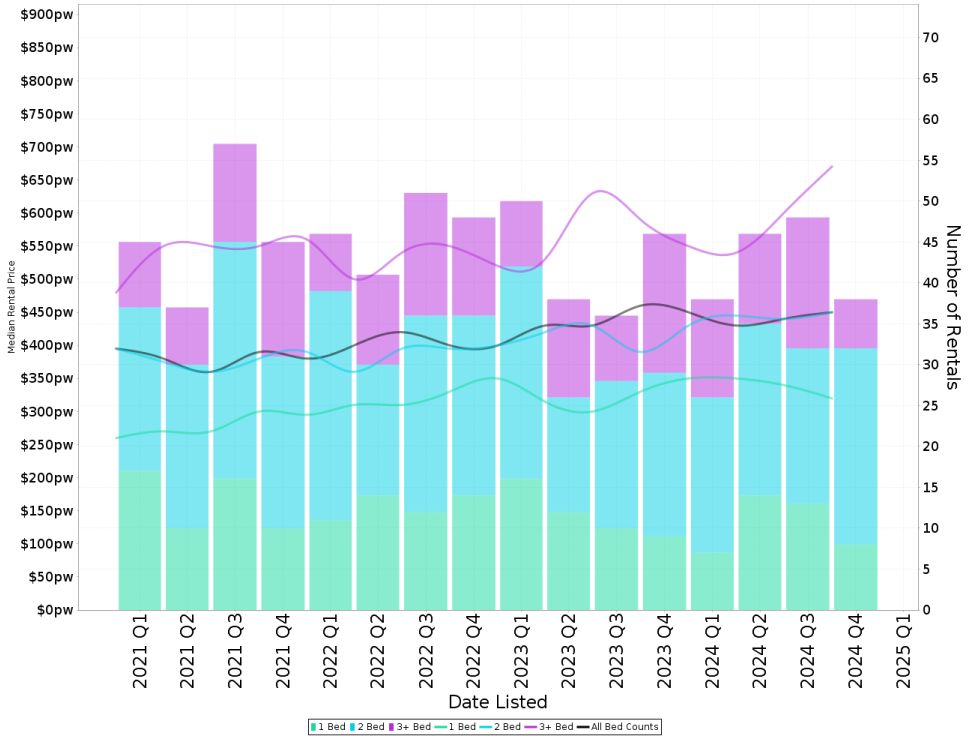
Current Median Price: $854,000
Previous Median Price: $920,000
Based on 229 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: $854,000
Current Median Rent: $525
Based on 214 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.5%

Current Median Price: $490,000
Previous Median Price: $580,000
Based on 92 registered Unit sales compared over the last two rolling 12 month periods.

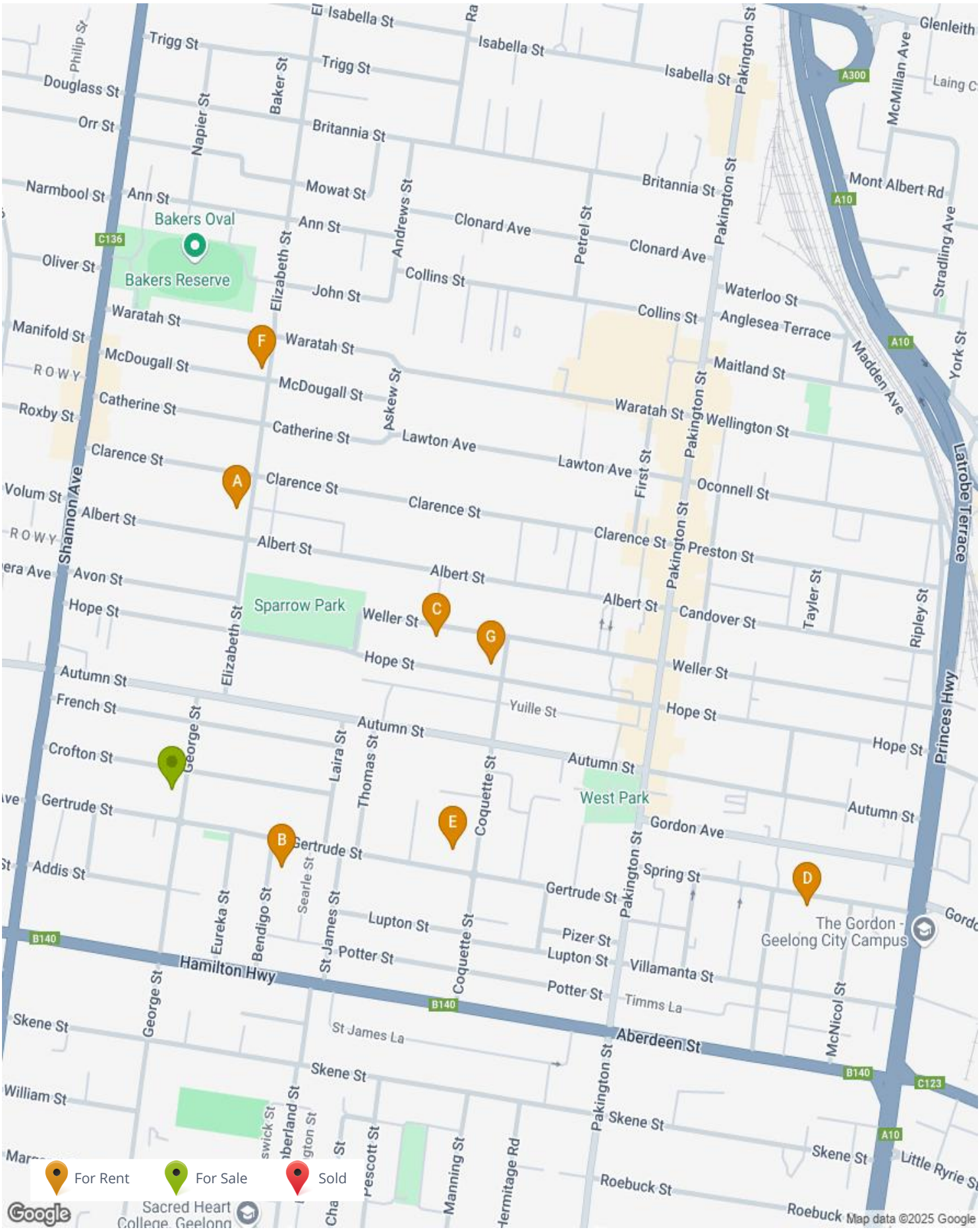
Suburb Rental Yield

+4.7%

Current Median Price: $490,000
Current Median Rent: $445
Based on 170 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



Nearby Comparable Rental Properties

There are 7 rental properties selected within the suburb of GEELONG WEST. The lowest for rent price is $530 and the highest for rent price is $620 with a median rental price of $580. Days listed ranges from 8 to 36 days with the average currently at 21 days for these selected properties.

33 ELIZABETH ST, GEELONG WEST 3218

UBD Ref: Melbourne - 635 R4 | 3 | 2 | 2



Property Type: House
Area: 451 m²
RPD: 1//TP957485

Features:

Current Rent Price: **$530**
First Rent Price: **$530**
Month Listed: **December 2024* (Rented)**
Days on Market: **19 Days**

A

20 BENDIGO ST, GEELONG WEST 3218

UBD Ref: Melbourne - 635 R6 | 3 | 2 | 2



Property Type: House
Area: 417 m²
RPD: 1//LP25570

Features: IMPROVEMENTS: FLOORBOARDS, SECURE PARKING

Current Rent Price: **$620**
First Rent Price: **$620**
Month Listed: **December 2024* (Rented)**
Days on Market: **36 Days**

B

123 WELLER ST, GEELONG WEST 3218

UBD Ref: Melbourne - 601 A8 | 3 | 2 | 1



Property Type: House
Area: 224 m²
RPD: 2//PS738729

Features: DECK, STUDY, IMPROVEMENTS: DISHWASHER, FLOORBOARDS

Current Rent Price: **$590.00 per week**
First Rent Price: **$590.00 per week**
Month Listed: **February 2025**
Days on Market: **8 Days**

C

29 SPRING ST, GEELONG WEST 3218

UBD Ref: Melbourne - 601 G12 | 3 | 2 | 1



Property Type: House
Area: 136 m²
RPD: 26//PS505396

Features: DECK, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: GAS, INTERNAL LAUNDRY, COURTYARD, DISHWASHER, GARDEN / COURTYARD, FLOORBOARDS

Current Rent Price: **$570**
First Rent Price: **$570**
Month Listed: **January 2025* (Rented)**
Days on Market: **12 Days**

D

42 GERTRUDE ST, GEELONG WEST 3218

UBD Ref: Melbourne - 601 B11 | 3 | 2 | 1



Property Type: House
Area: 521 m²
RPD: 1//TP21579

Features:

Current Rent Price: **$540.00**
First Rent Price: **$540.00**
Month Listed: **January 2025* (Rented)**
Days on Market: **17 Days**

E

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63 ELIZABETH ST, GEELONG WEST 3218

UBD Ref: Melbourne - 635 R3 | 3 | 2 | 2



Property Type: House
Area: 244 m²
RPD: 1//PS738751

Current Rent Price: **$580 per week**
First Rent Price: **$580 per week**
Month Listed: **December 2024* (Rented)**
Days on Market: **36 Days**

Features: DECK, BUILT IN ROBES, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: ALARM SYSTEM, DISHWASHER, SECURE PARKING, GAS, INTERNAL LAUNDRY, CLOSE TO

F

118 HOPE ST, GEELONG WEST 3218

UBD Ref: Melbourne - 601 B9 | 3 | 2 | 1



Property Type: House
Area: 267 m²
RPD: 1//TP871236

Current Rent Price: **$580.00**
First Rent Price: **$580.00**
Month Listed: **November 2024* (Rented)**
Days on Market: **23 Days**

Features:

G

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19 GEORGE STREET, GEELONG WEST, VIC 3218



Appraisal Price

This market analysis has been prepared on 14/02/2025 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:

$540pw to $590pw

Contact your agent for further information:



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Website:	www.barnettproperty.com.au