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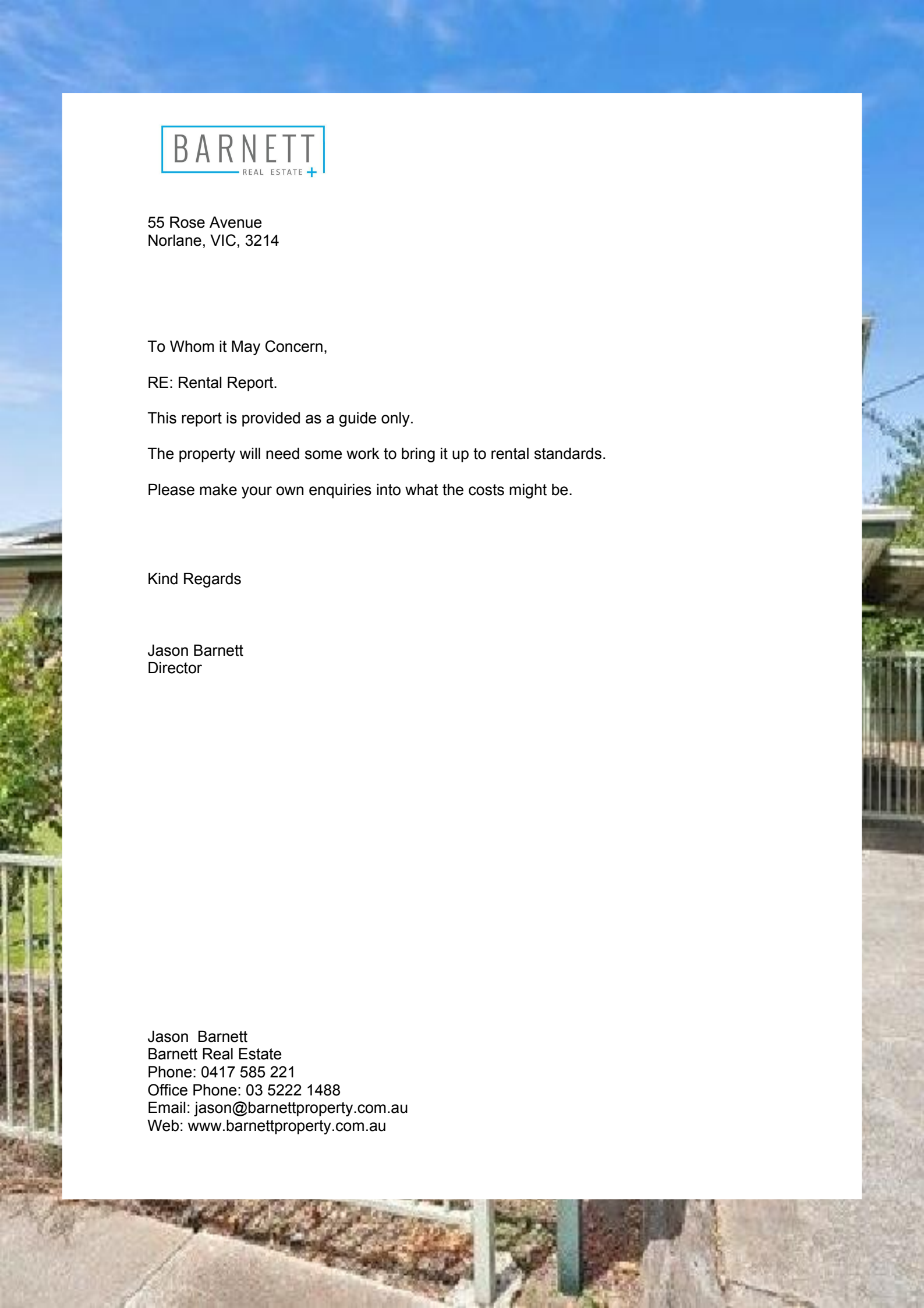


COMPARATIVE MARKET ANALYSIS

55 ROSE AVENUE, NORLANE, VIC 3214

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE





55 Rose Avenue
Norlane, VIC, 3214

To Whom it May Concern,

RE: Rental Report.

This report is provided as a guide only.

The property will need some work to bring it up to rental standards.

Please make your own enquiries into what the costs might be.

Kind Regards

Jason Barnett
Director

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

55 ROSE AVENUE, NORLANE, VIC 3214



Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Owner Occupied

Property Details

3 2 3

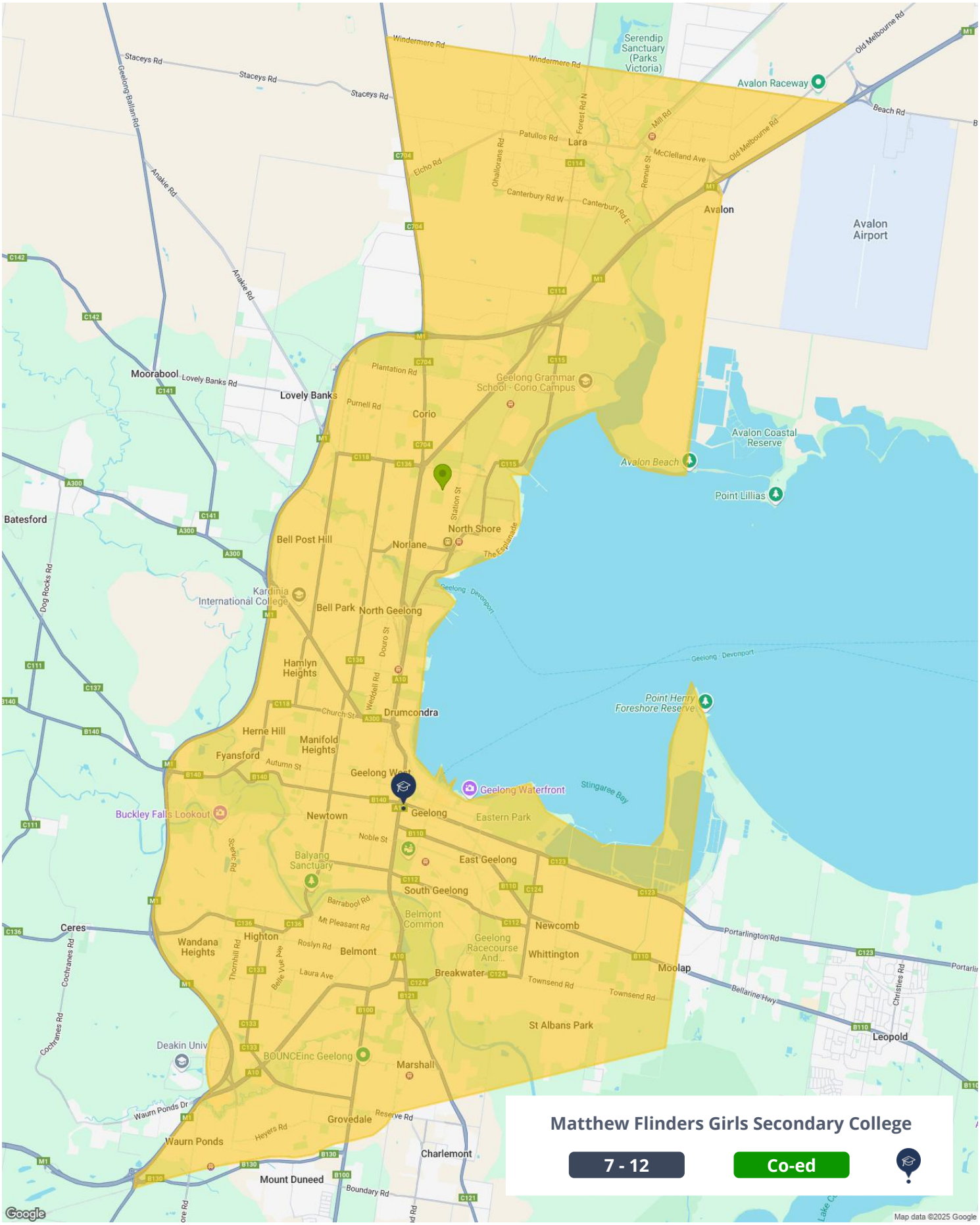
Property Type: House - N/A
RPD: 153//LP53645

Area: 617 m²
Area $/m2: $67
Land Use: DETACHED DWELLING (EXISTING)
Water/Sewerage:
Zoning
Property ID: 15742050 /
Council: GREATER GEELONG CITY
UBD Ref: UBD Ref: 626 G1
Features:

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School Catchment Areas

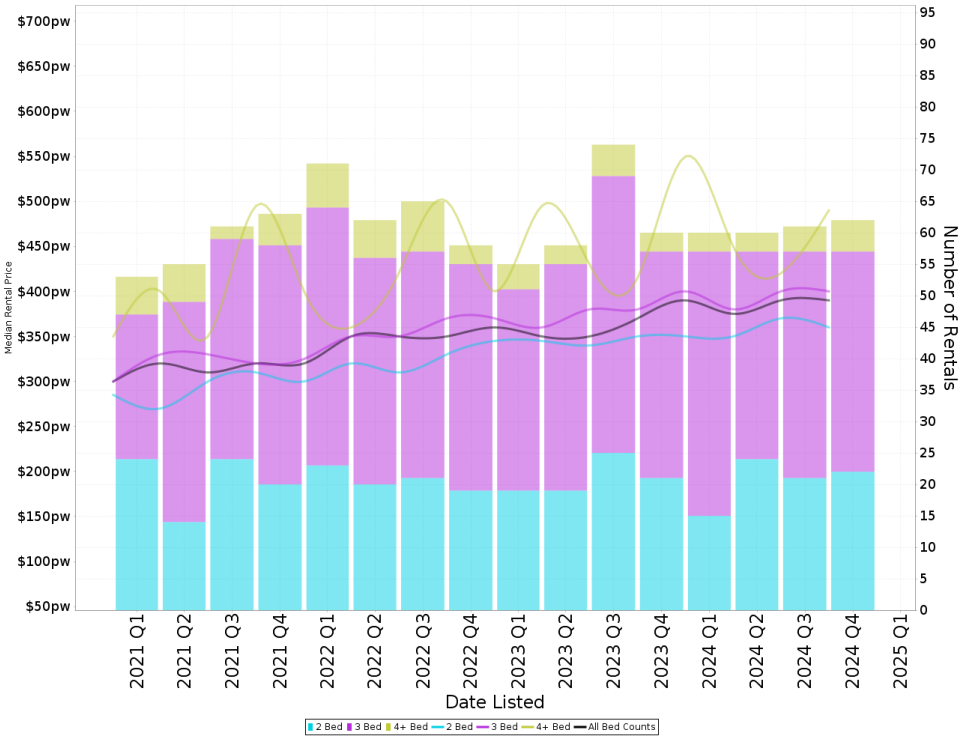


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Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.4%

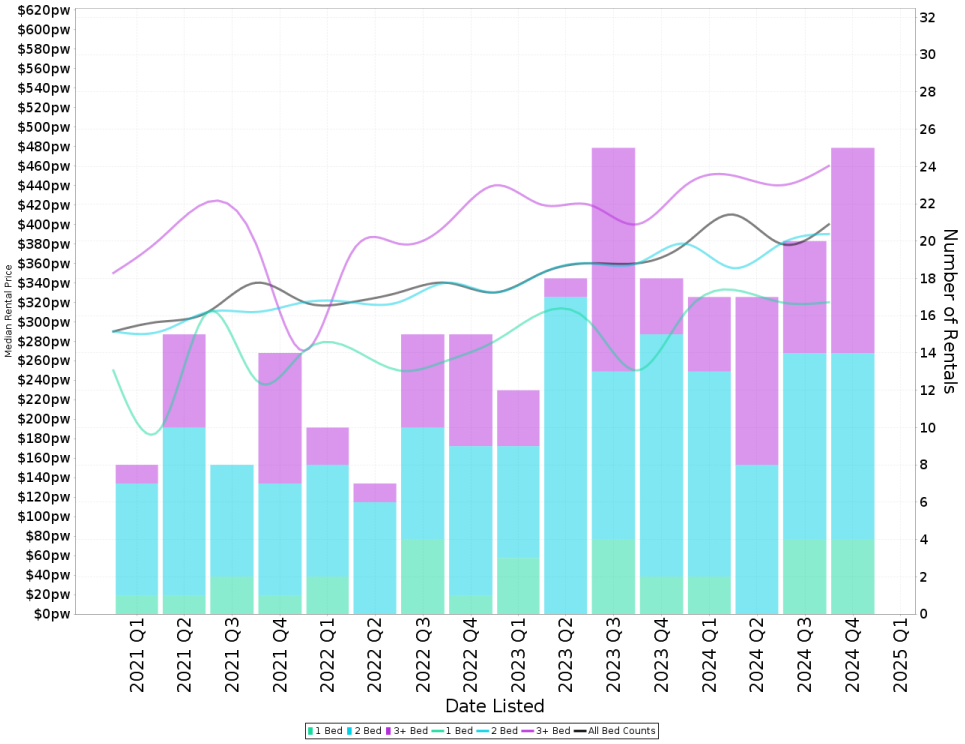
Current Median Price: $460,000
Previous Median Price: $453,750
Based on 262 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $460,000
Current Median Rent: $385
Based on 243 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.5%

Current Median Price: $387,500
Previous Median Price: $410,000
Based on 61 registered Unit sales compared over the last two rolling 12 month periods.

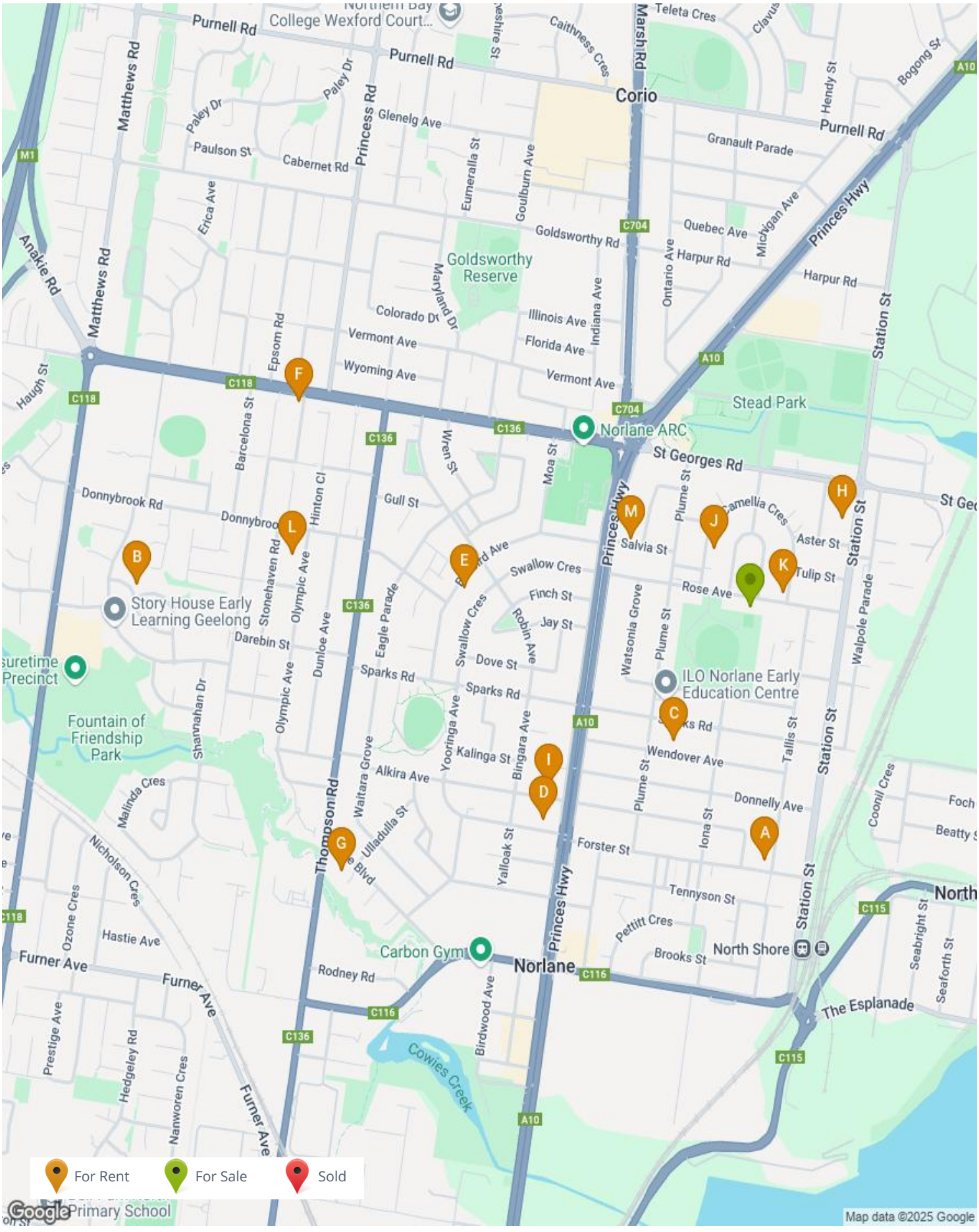
Suburb Rental Yield

+5.4%

Current Median Price: $387,500
Current Median Rent: $400
Based on 79 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



Nearby Comparable Rental Properties

There are 13 rental properties selected within the suburb of NORLANE. The lowest for rent price is $380 and the highest for rent price is $480 with a median rental price of $430. Days listed ranges from 4 to 94 days with the average currently at 29 days for these selected properties.

68 FORSTER ST, NORLANE 3214

UBD Ref: Melbourne - 626 G4 | 3 | 1 | 2



Property Type: House
Area: 702 m²
RPD: 236//LP59055

Current Rent Price: **$400.00 per week**
First Rent Price: **$400.00 per week**
Month Listed: **February 2025**
Days on Market: **4 Days**

Features: STOREYS: 1, CLOSE TO TRANSPORT, FULLY FENCED

A

7 WATERFORD AVE, NORLANE 3214

UBD Ref: Melbourne - 625 Q1 | 3 | 1 | 1



Property Type: House
Area: 760 m²
RPD: 140//LP119686

Current Rent Price: **$470 pw**
First Rent Price: **$470 pw**
Month Listed: **January 2025**
Days on Market: **10 Days**

Features:

B

2/20 WENDOVER AVE, NORLANE 3214

UBD Ref: Melbourne - 626 F3 | 3 | 2 | 1



Property Type: House
Area: 239 m²
RPD: 2//PS749828

Current Rent Price: **$470**
First Rent Price: **$470**
Month Listed: **January 2025**
Days on Market: **16 Days**

Features:

C

8B YOORINGA AVE, NORLANE 3214

UBD Ref: Melbourne - 626 D4 | 3 | 2 | 2



Property Type: House
Area: 444 m² (177 m²)
RPD: 2//PS714270

Current Rent Price: **$480**
First Rent Price: **$480**
Month Listed: **January 2025* (Rented)**
Days on Market: **9 Days**

Features:

D

45 BELLBIRD AVE, NORLANE 3214

UBD Ref: Melbourne - 626 C1 | 3 | 1 | 1



Property Type: House
Area: 557 m²
RPD: 152//LP54867

Current Rent Price: **$385 weekly**
First Rent Price: **$385 weekly**
Month Listed: **January 2025**
Days on Market: **24 Days**

Features:

E

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113 COX RD, NORLANE 3214

UBD Ref: Melbourne - 618 A19 | 3 | 2 | 2



Property Type: House
Area: 611 m²
RPD: 56//LP12214

Current Rent Price: **$430 weekly**
First Rent Price: **$430 weekly**
Month Listed: **January 2025* (Rented)**
Days on Market: **16 Days**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, GARDEN

F

6 KAGOOLA CRT, NORLANE 3214

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



Property Type: House
Area: 912 m²
RPD: 487//LP57791

Current Rent Price: **$380 per week**
First Rent Price: **$380 per week**
Month Listed: **January 2025**
Days on Market: **26 Days**

Features:

G

2/135 STATION ST, NORLANE 3214

UBD Ref: Melbourne - 618 H20 | 3 | 2 | 1



Property Type: House
Area: 178 m²
RPD: 2//PS837016

Current Rent Price: **$480 per week**
First Rent Price: **$480 per week**
Month Listed: **November 2024* (Rented)**
Days on Market: **63 Days**

Features:

H

2C ALKIRA AVE, NORLANE 3214

UBD Ref: Melbourne - 626 D3 | 3 | 2 | 2



Property Type: House
Area:
RPD: 2//PS831432

Current Rent Price: **$460.00**
First Rent Price: **$460.00**
Month Listed: **November 2024* (Rented)**
Days on Market: **48 Days**

Features:

I

12A CAMELLIA CRES, NORLANE 3214

UBD Ref: Melbourne - 618 G20 | 3 | 2 | 1



Property Type: House
Area: 325 m²
RPD: 2//PS708186

Current Rent Price: **$430 per week**
First Rent Price: **$430 per week**
Month Listed: **November 2024* (Rented)**
Days on Market: **16 Days**

Features: STUDY, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: COURTYARD, DISHWASHER, SECURE PARKING

J

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74 ROSE AVE, NORLANE 3214

UBD Ref: Melbourne - 626 G1 | 3 | 2 | 1



Property Type: House
Area: 720 m²
RPD: 304//LP51398

Features:

Current Rent Price: **$420 weekly**
First Rent Price: **$420 weekly**
Month Listed: **October 2024* (Rented)**
Days on Market: **19 Days**

K

2/59 OLYMPIC AVE, NORLANE 3214

UBD Ref: Melbourne - 626 A1 | 3 | 2 | 2



Property Type: House
Area: 260 m²
RPD: 2//PS818196

Features:

Current Rent Price: **$460 per week**
First Rent Price: **$460 per week**
Month Listed: **August 2024* (Rented)**
Days on Market: **94 Days**

L

6 SALVIA ST, NORLANE 3214

UBD Ref: Melbourne - 618 E20 | 3 | 2 | 1



Property Type: House
Area: 275 m²
RPD: 2//PS701700

Current Rent Price: **$420.00**
First Rent Price: **$420.00**
Month Listed: **August 2024* (Rented)**
Days on Market: **32 Days**

Features: BRICK AND TILE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: COURTYARD, GARDEN / COURTYARD, CLOSE TO SHOPS,

M

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55 ROSE AVENUE, NORLANE, VIC 3214



Appraisal Price

This market analysis has been prepared on 07/02/2025 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:

$410pw 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