



122 HARVEY STREET ANGLESEA VIC 3230

Prepared on 3rd November 2023

Rosemary Presti

Great Ocean Road Real Estate - Anglesea

91 Great Ocean Road

Anglesea 3230

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Permanent Rental Appraisal
122 Harvey Street
Anglesea VIC 3230

3rd November 2023

Thank you for the opportunity to appraise your potential rental property.

In my opinion as a Property Manager, I believe you would achieve a weekly rent of \$6230-\$650 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. Ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including – dishwasher, dryer, microwave, vacuum maid, etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply and demand)

We pride ourselves on our professional service offered. We are extremely thorough with our process of tenant selection, and believe that all properties should be presented in a “5 star” condition to attract a “5 star” tenant.

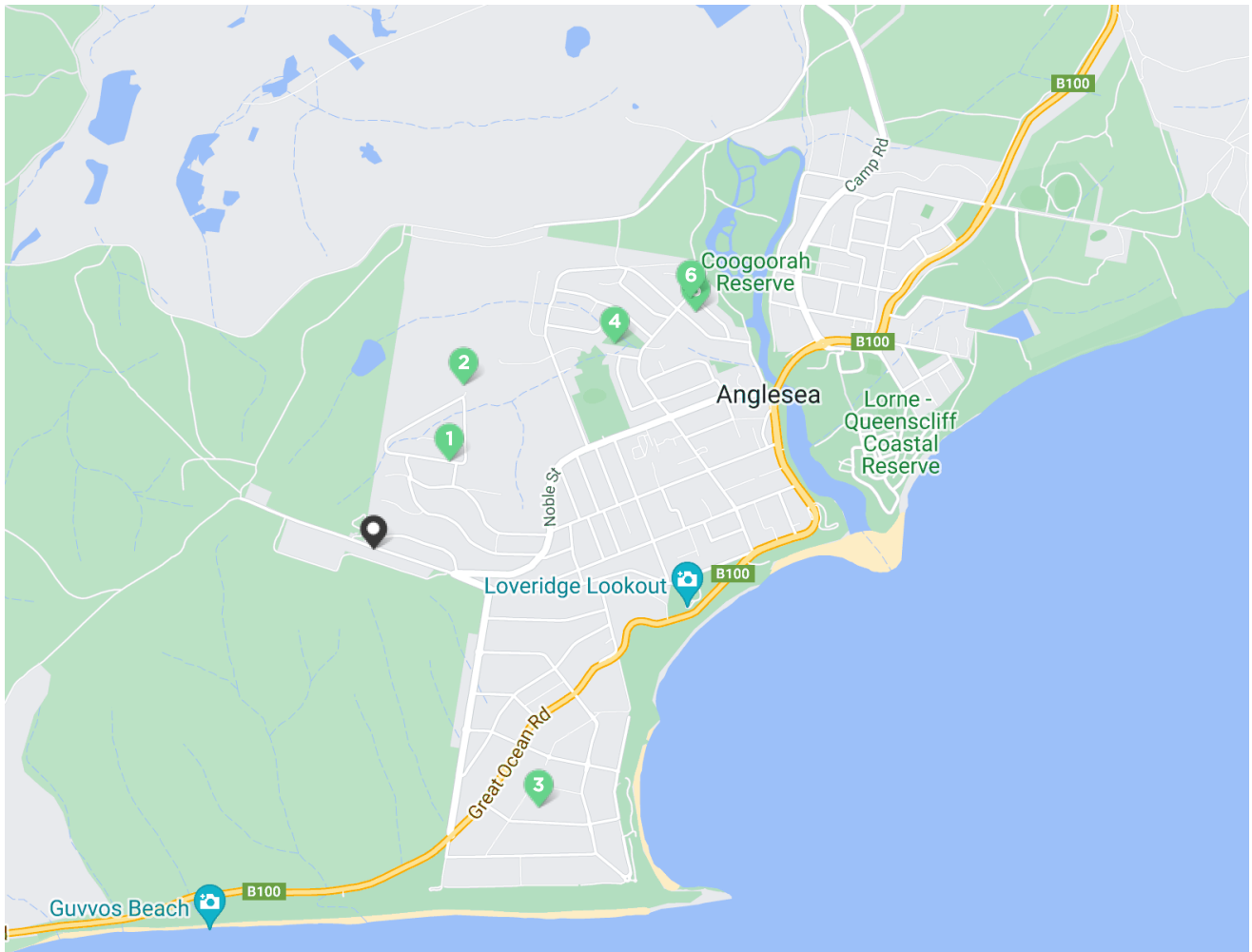
We are very interested in managing the property for you and look forward to hearing from you shortly.

Yours sincerely,
Rosemary Presti

Rosemary Presti
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91 Great Ocean Road

ANGLESEA VIC 3230
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Comps Map: Rentals



					
	4 BIRDIE AVENUE ANGLESEA VIC 3230	3	1	-	\$580
	8 NIBLICK STREET ANGLESEA VIC 3230	3	1	-	\$600
	17 TENTH AVENUE ANGLESEA VIC 3230	3	2	2	\$625
	11 PARINGA CRESCENT ANGLESEA VIC 3230	3	1	2	\$600
	17 FRASER AVENUE ANGLESEA VIC 3230	3	2	2	\$620
	20 INGRAM ROAD ANGLESEA VIC 3230	3	1	2	\$620

Google






Map data ©2023 Google

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals






1 4 BIRDIE AVENUE ANGLESEA VIC 3230



 3  1  -  587m²  117m²
 Year Built - DOM 75 days
 Listing Date 08-May-23 Distance 0.54km
 Listing Price \$580






2 8 NIBLICK STREET ANGLESEA VIC 3230



 3  1  -  651m²  100m²
 Year Built 1980 DOM 166 days
 Listing Date 06-Mar-23 Distance 0.88km
 Listing Price \$600 pw Under Application






3 17 TENTH AVENUE ANGLESEA VIC 3230



 3  2  2  1,394m²  148m²
 Year Built 1975 DOM 54 days
 Listing Date 26-May-23 Distance 1.46km
 Listing Price \$625pw






4 11 PARINGA CRESCENT ANGLESEA VIC 3230



 3  1  2  603m²  92m²
 Year Built 1970 DOM 21 days
 Listing Date 13-Oct-23 Distance 1.49km
 Listing Price \$600

5 17 FRASER AVENUE ANGLESEA VIC 3230



 3  2  2  669m²  116m²
 Year Built 1990 DOM 92 days
 Listing Date 17-May-23 Distance 1.88km
 Listing Price \$620

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals



20 INGRAM ROAD ANGLESEA VIC 3230



3
 1
 2
 669m²

Year Built 1975

Listing Date 19-Oct-23

Listing Price \$620

120m²

DOM 15 days

Distance 1.91km

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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