BARNETT
REAL ESTATE



COMPARATIVE MARKET ANALYSIS

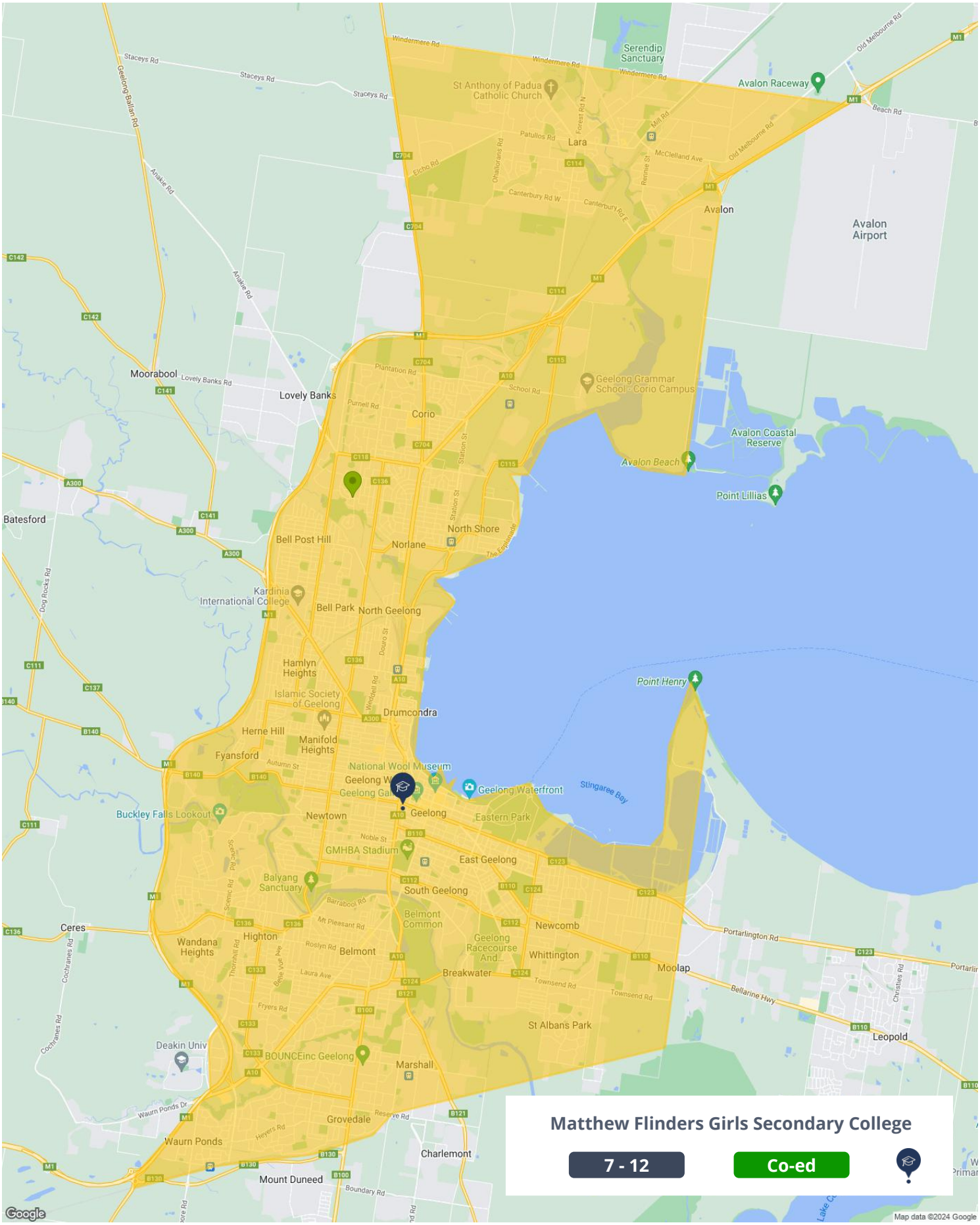
1/57 BELLNORE DRIVE, NORLANE, VIC 3214

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE

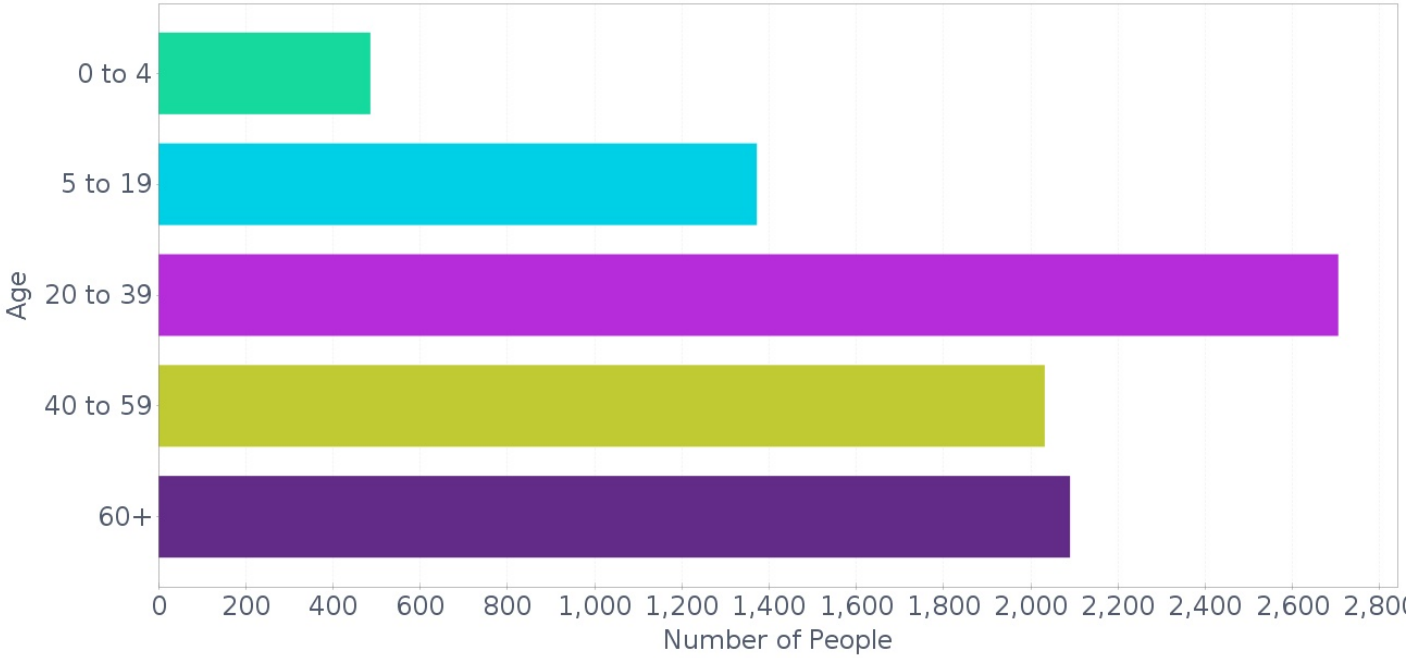


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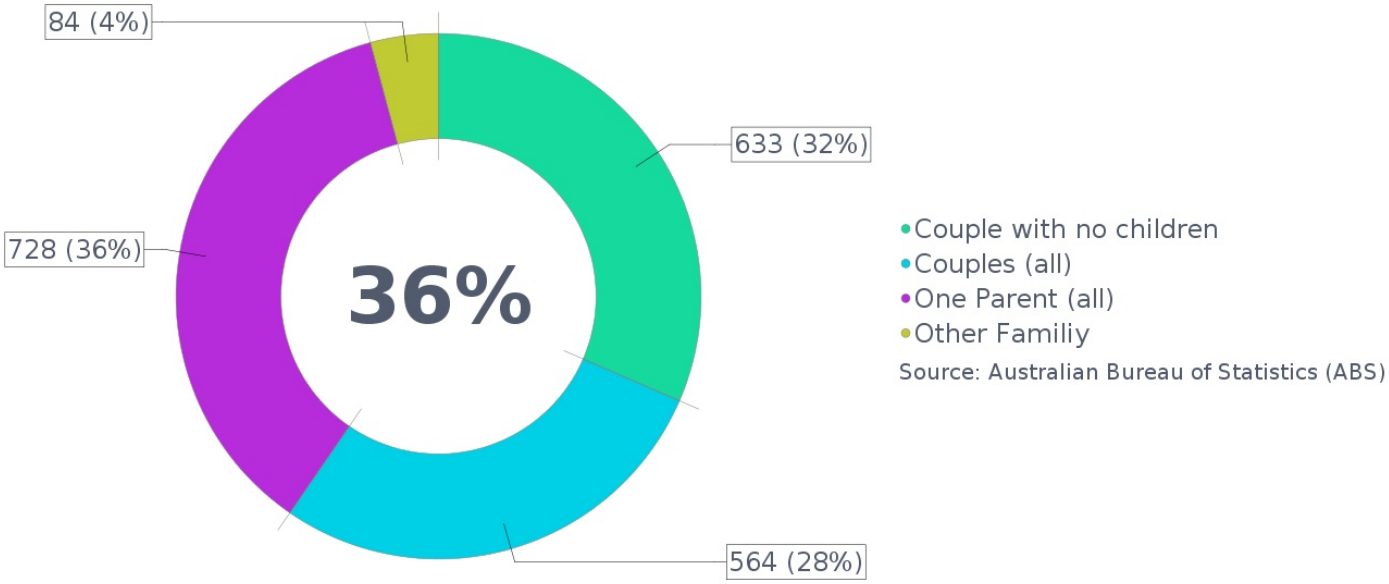
School Catchment Areas



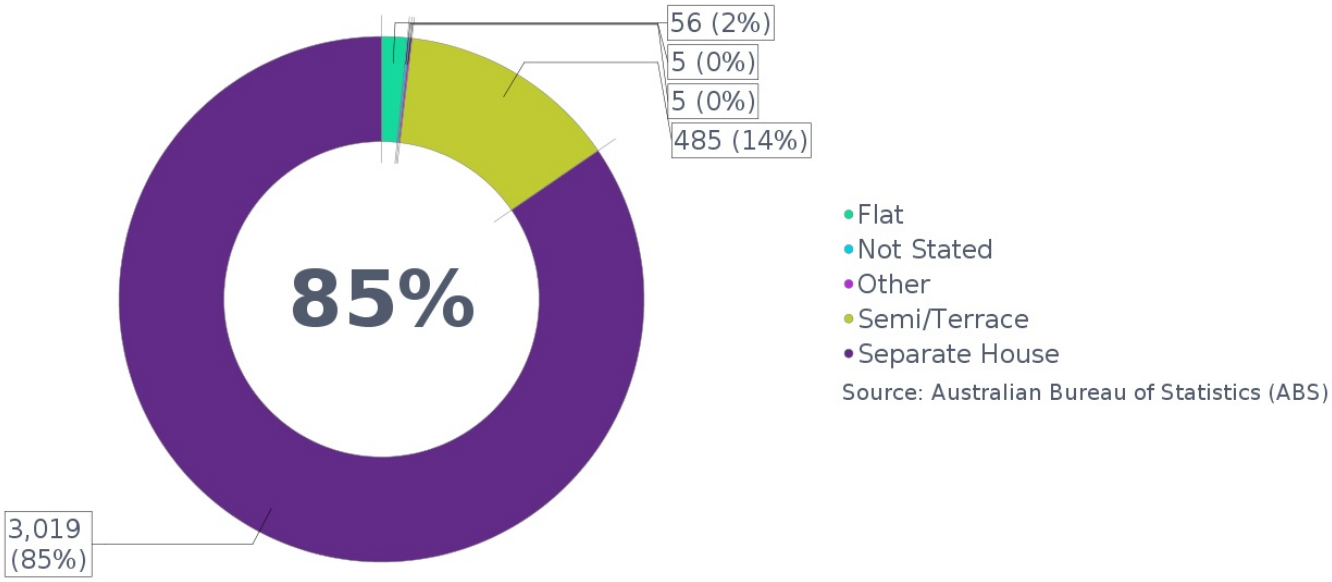
Age of Population (2021)



Family Composition (2021)

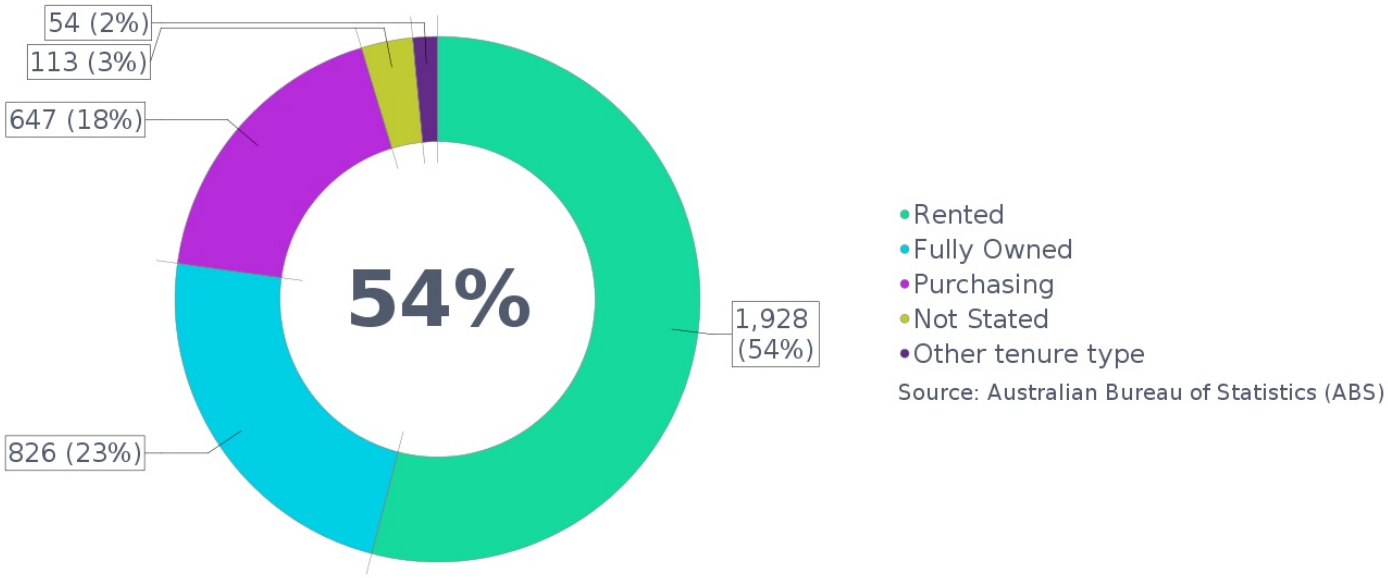


Dwelling Structure (2021)



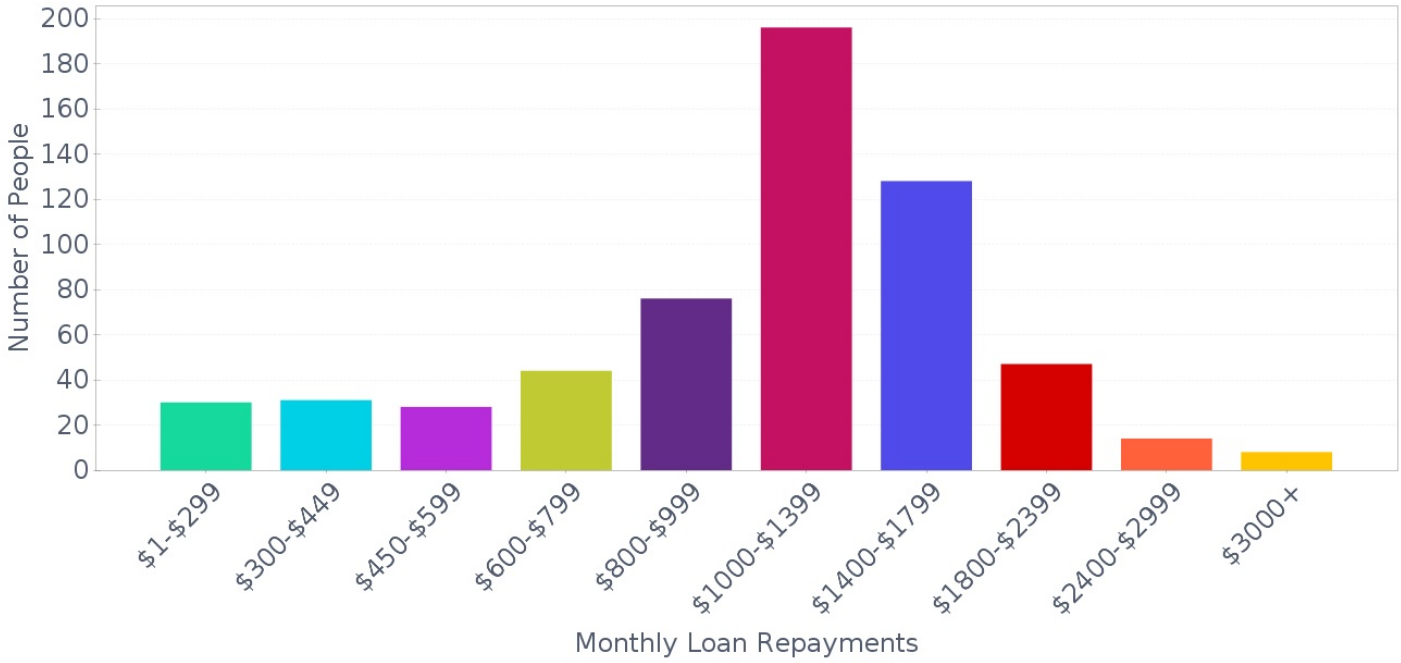
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

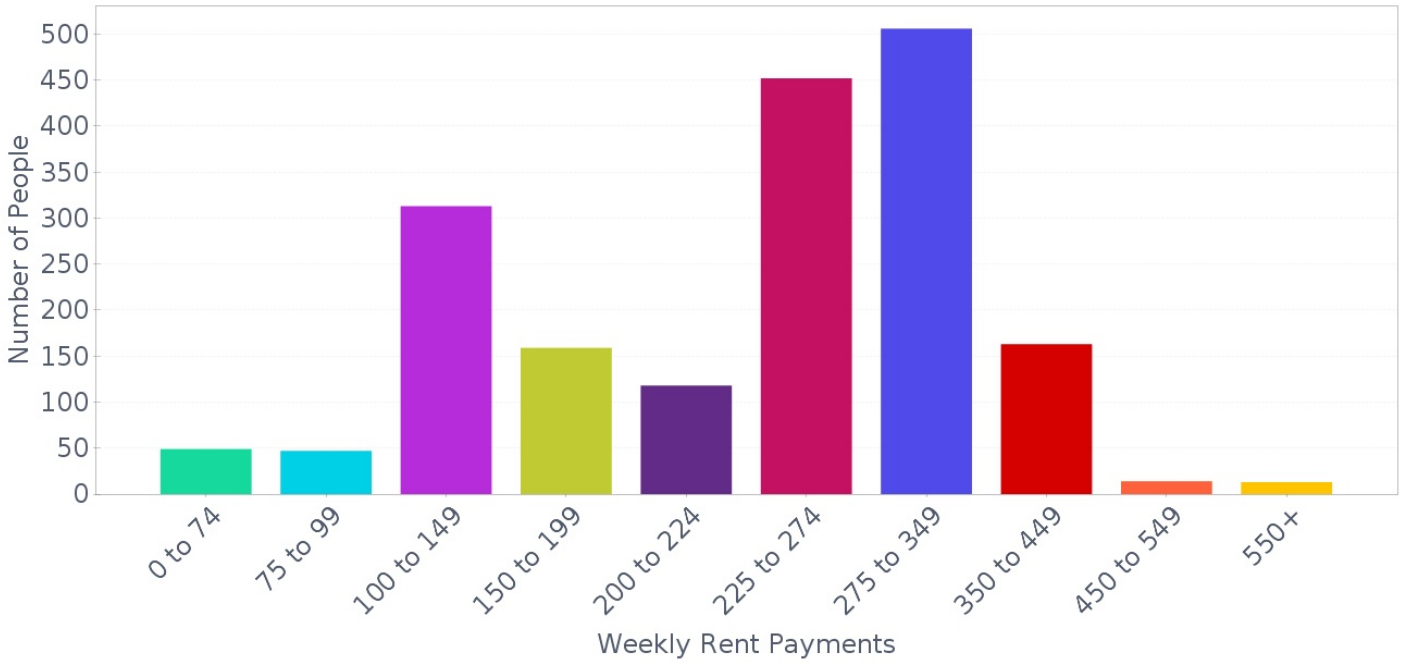


Source: Australian Bureau of Statistics (ABS)

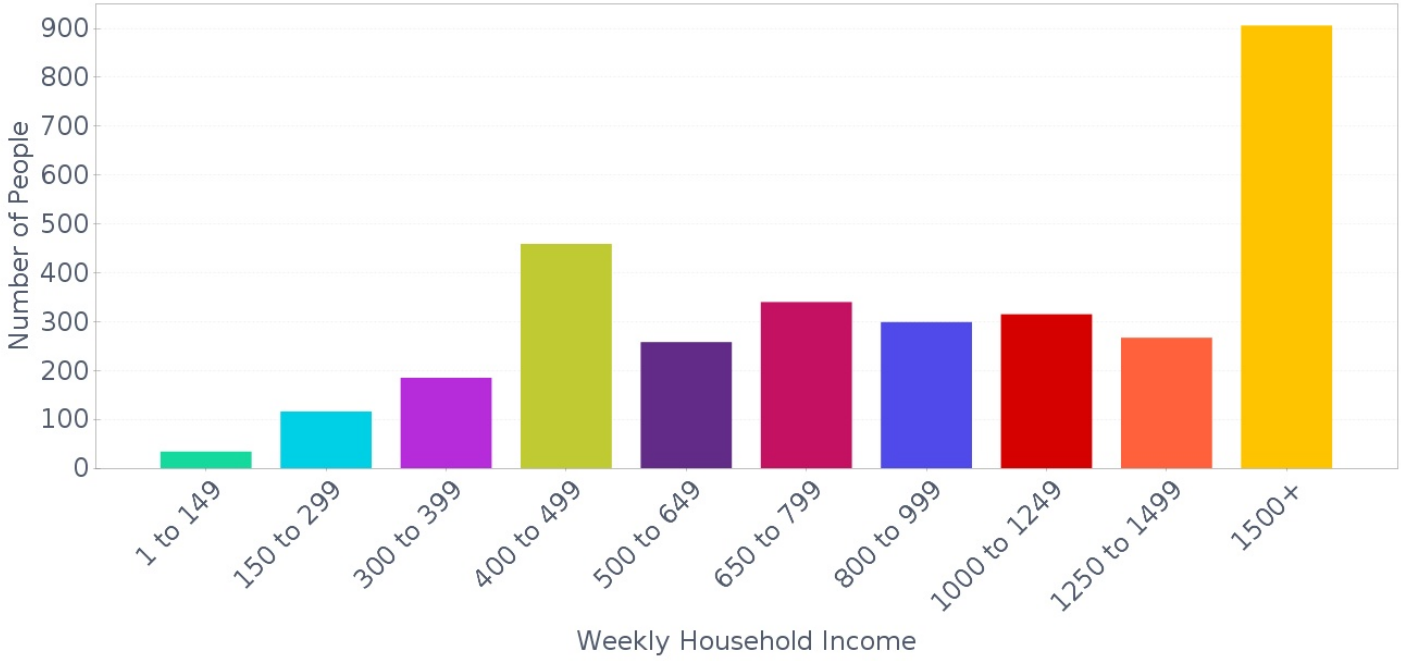
Home Loan Repayments - Monthly (2021)



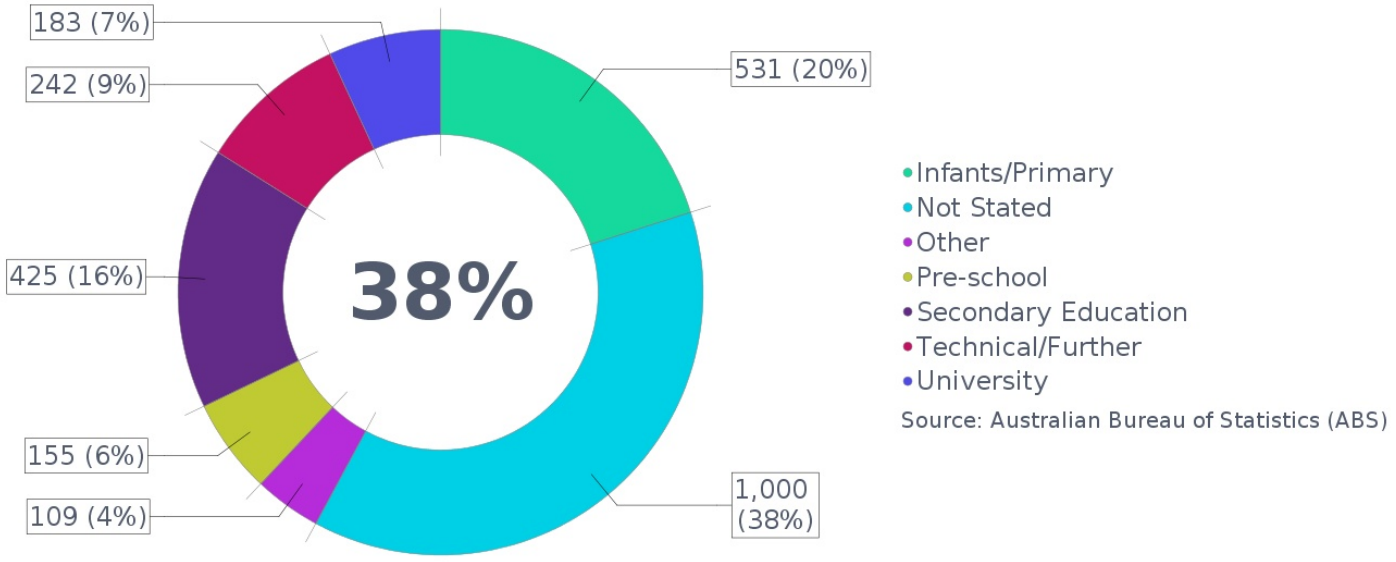
Rent Payments - Weekly (2021)



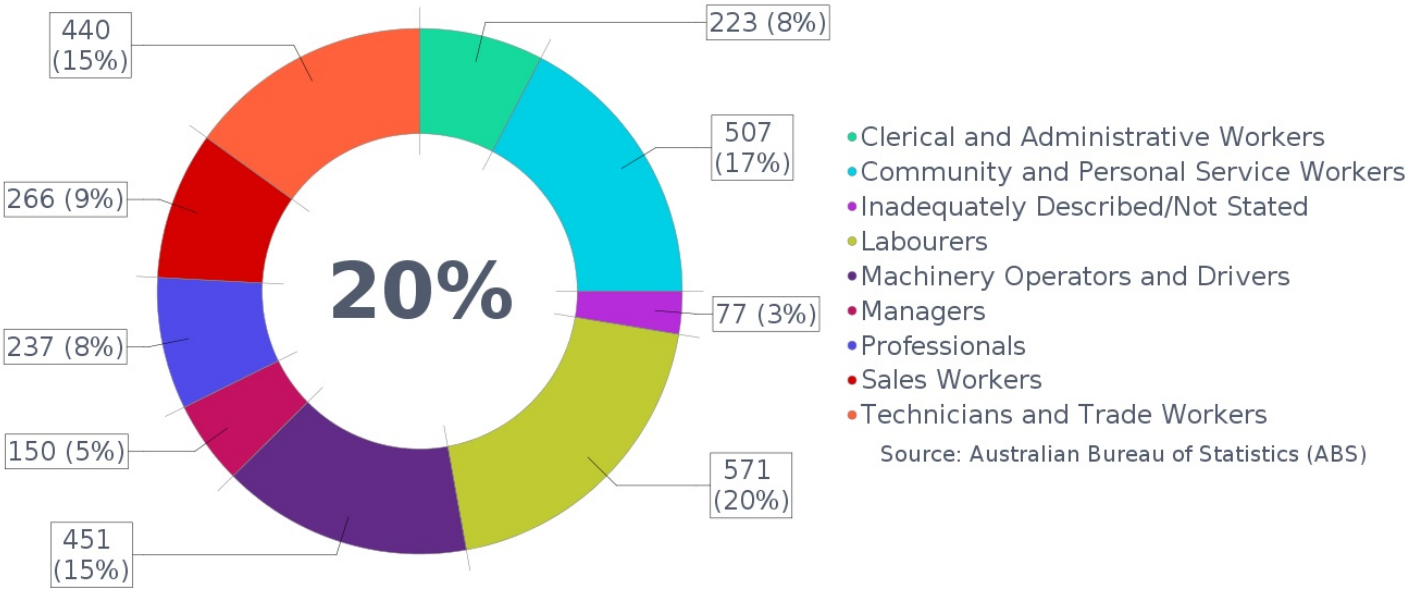
Household Income - Weekly (2021)



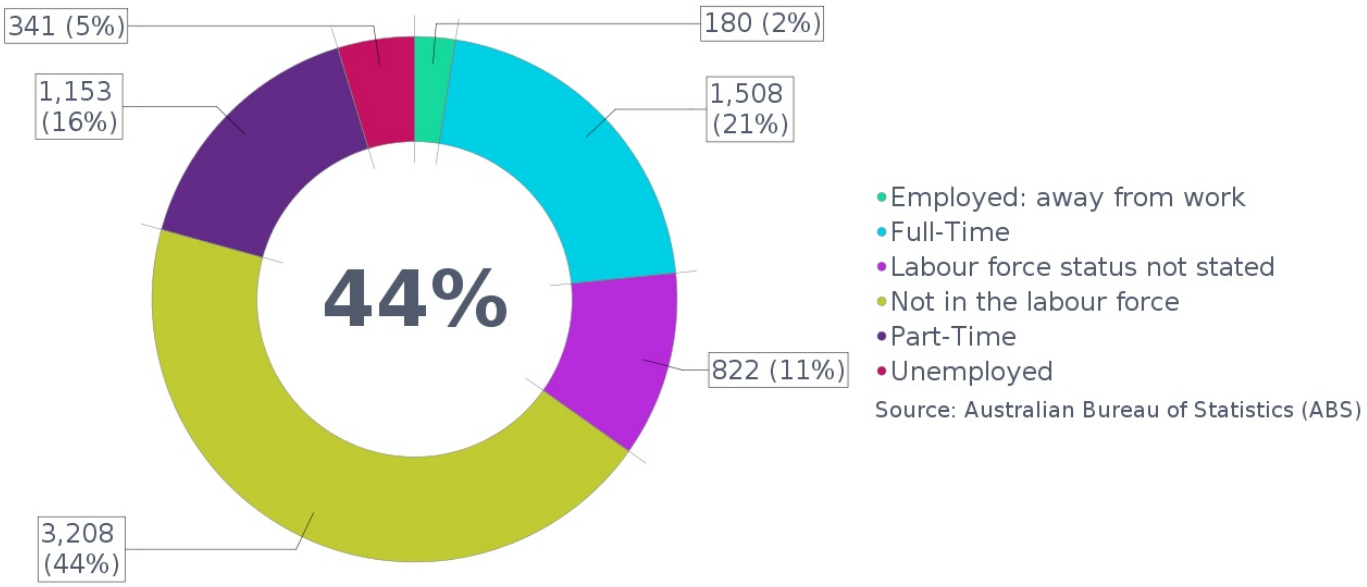
Non-School Qualification: Level of Education (2021)



Occupation (2021)

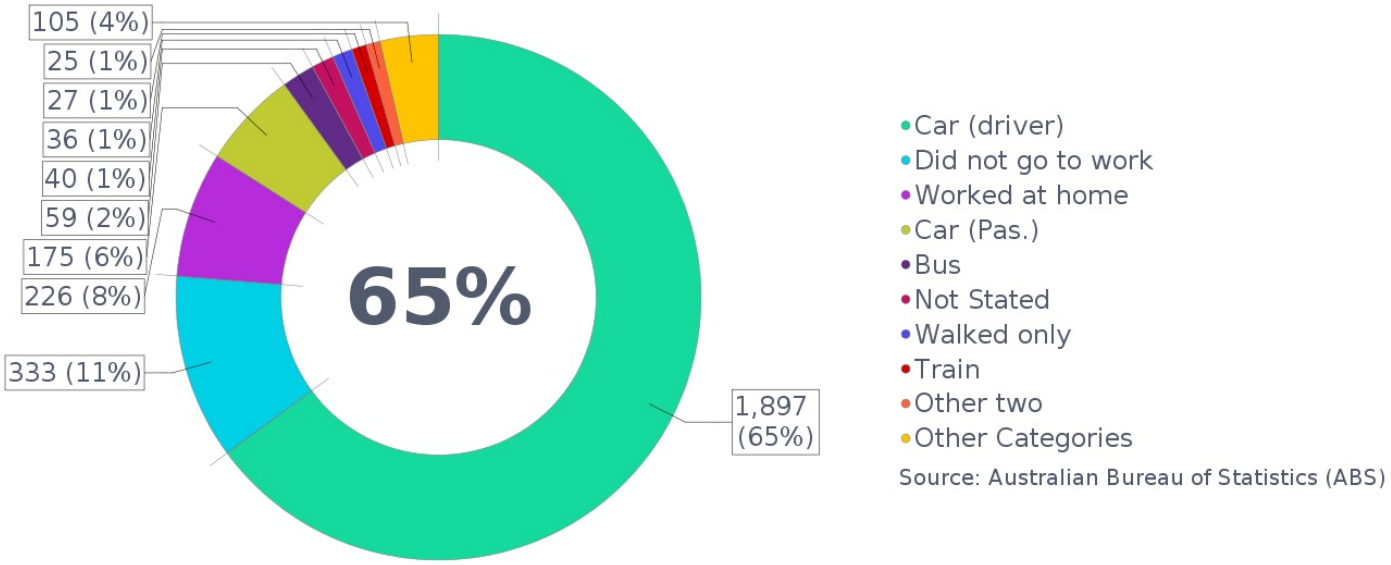


Employment (2021)



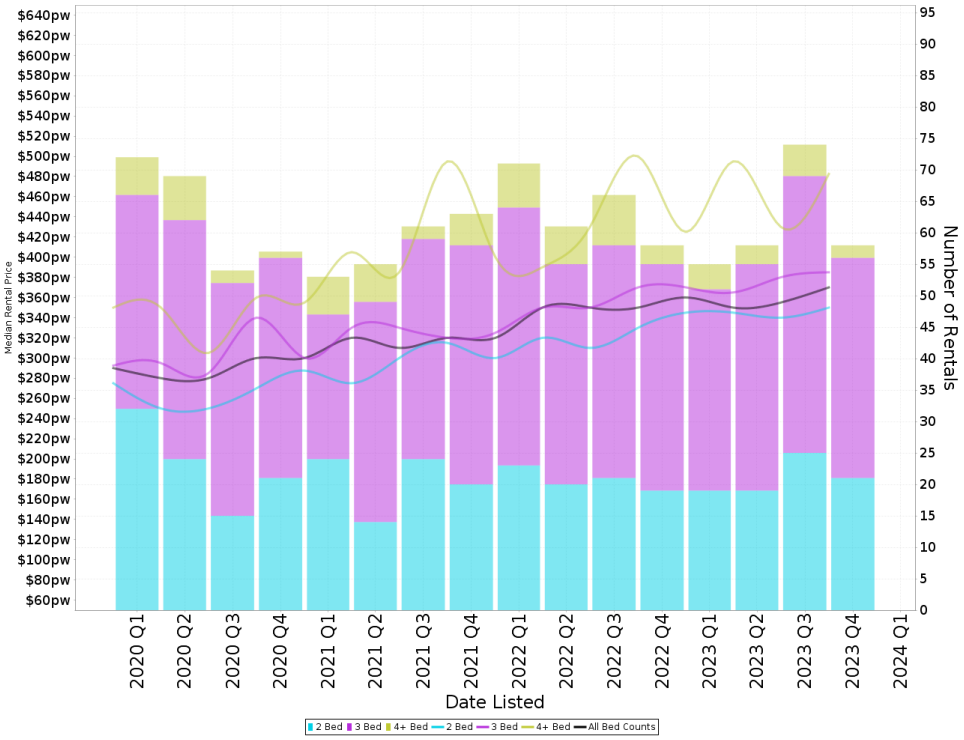
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.2%

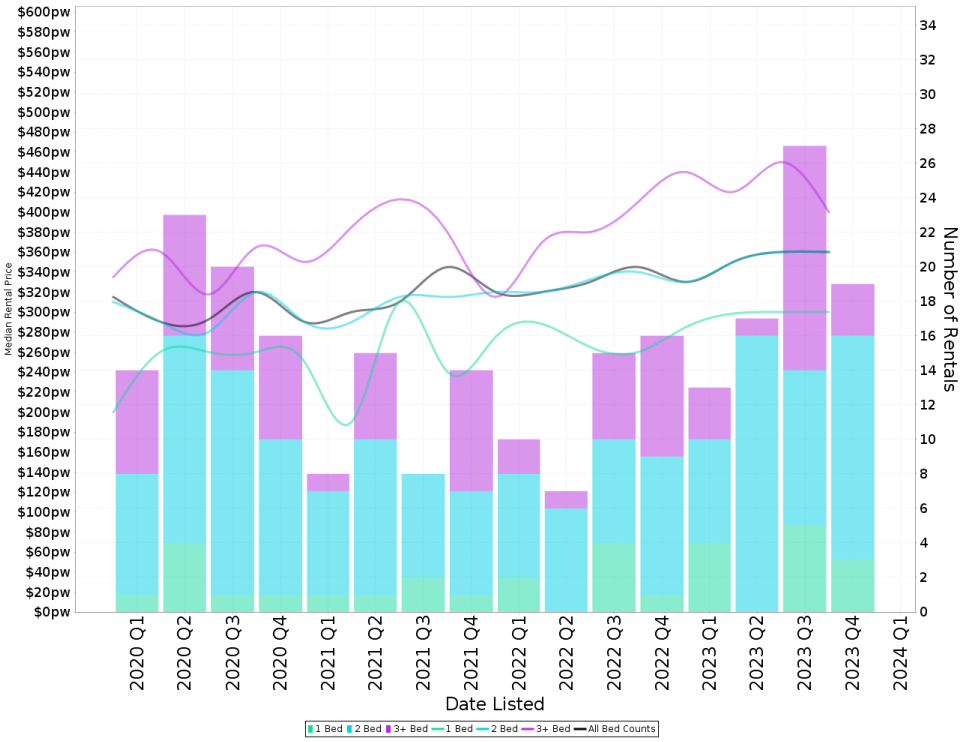
Current Median Price: $450,000
Previous Median Price: $480,000
Based on 258 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: $450,000
Current Median Rent: $360
Based on 245 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.3%

Current Median Price: $410,000
Previous Median Price: $467,500
Based on 59 registered Unit sales compared over the last two rolling 12 month periods.

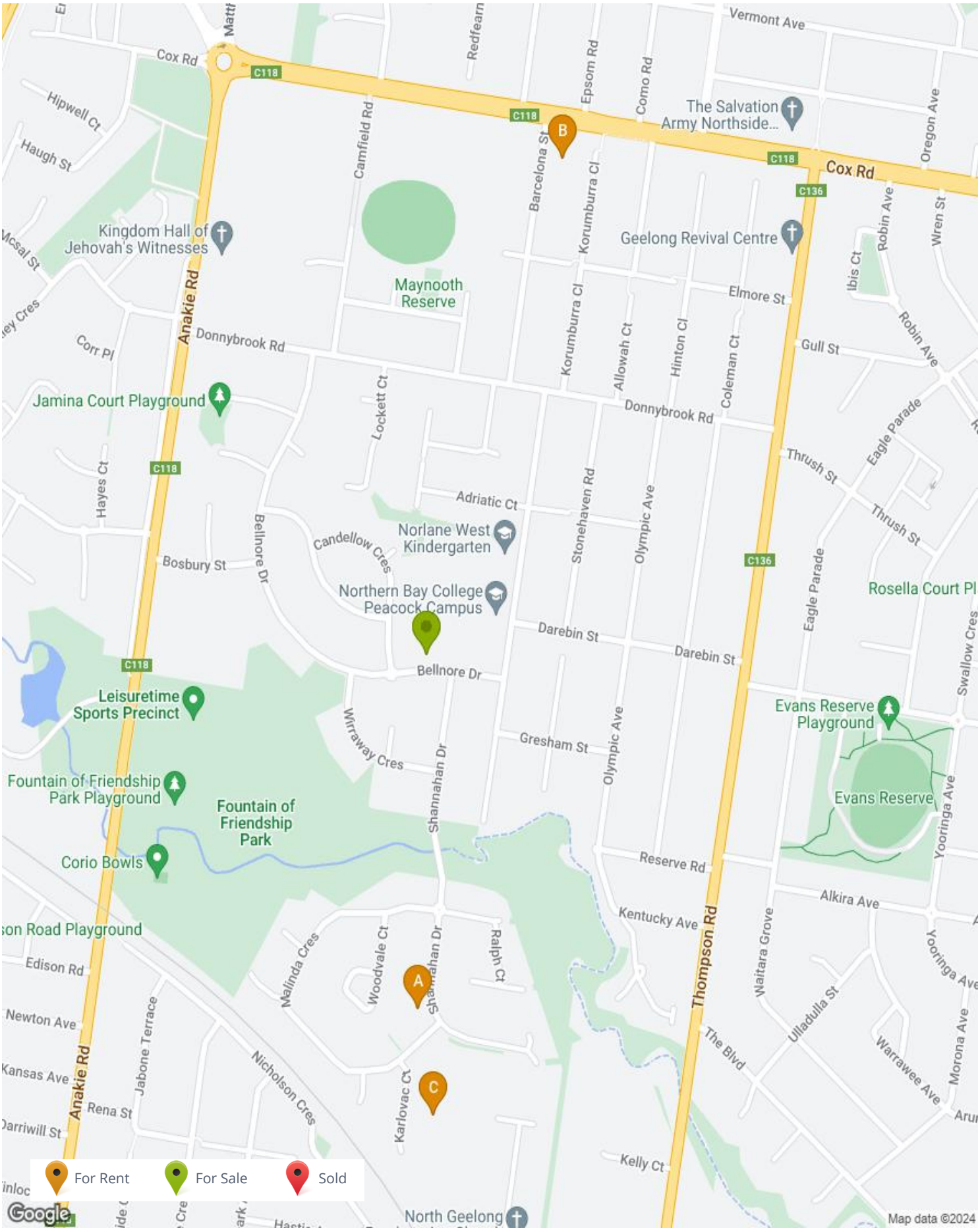
Suburb Rental Yield

+4.4%

Current Median Price: $410,000
Current Median Rent: $351
Based on 76 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is $340 and the highest for rent price is $390 with a median rental price of $350. Days listed ranges from 6 to 22 days with the average currently at 16 days for these selected properties.

7 B - ASTER ST, NORLANE 3214

2 1 1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **$350 per week**
First Rent Price: **$350 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **19 Days**

1/3 COULSEN PL, NORLANE 3214

2 1 1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **$350 per week**
First Rent Price: **$350 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **22 Days**

1/32 SHANNAHAN DR, BELL PARK 3215

UBD Ref: Melbourne - 625 Q4 2 1 1



Property Type: Unit
Area: 233 m²
RPD: 1//PS336962

Features:

Current Rent Price: **$390 pw**
First Rent Price: **$390 pw**
Month Listed: **January 2024**
Days on Market: **12 Days**

A

2/30 BARCELONA ST, NORLANE 3214

UBD Ref: Melbourne - 617 R19 2 1 1



Property Type: Unit
Area: 210 m²
RPD: 2//PS311984

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

Current Rent Price: **$340 per week**
First Rent Price: **$340 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **6 Days**

B

3/5 KARLOVAC CRT, BELL PARK 3215

UBD Ref: Melbourne - 625 Q5 2 1 1



Property Type: Unit
Area: 196 m²
RPD: 3//PS748710

Features:

Current Rent Price: **$380 pw**
First Rent Price: **$380 pw**
Month Listed: **August 2023* (Rented)**
Days on Market: **22 Days**

C

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1/57 BELLNORE DRIVE, NORLANE, VIC 3214



Appraisal Price

This market analysis has been prepared on 24/01/2024 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:

$340pw to $370pw

Contact your agent for further information:



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