



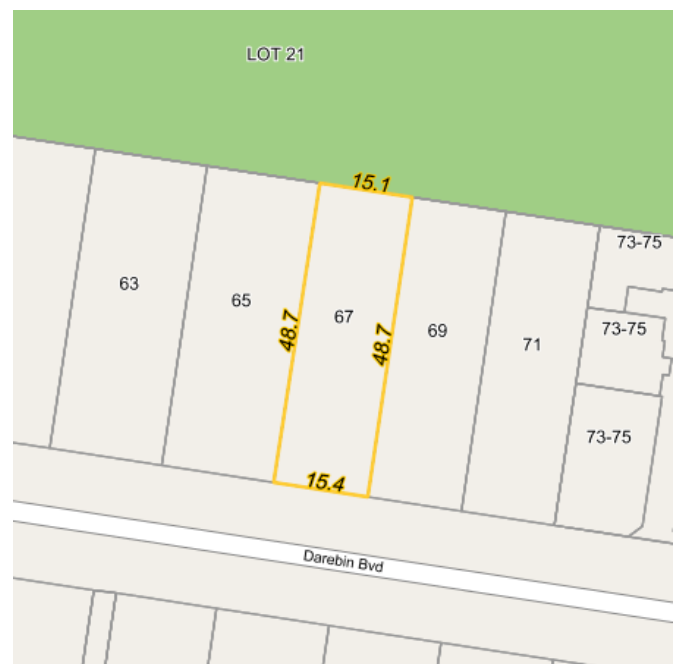
Sample Report

ESTIMATED RENTAL AMOUNT REPORT

Darebin Boulevard, Reservoir VIC 3073

Prepared on: 08 November 2018

Darebin Boulevard, Reservoir VIC 3073




► PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	Darebin Boulevard, Reservoir VIC 3073	Lot/Plan:	1/LP53863
RPD:	LOT 1 LP53863	Council area:	Darebin
Property type:	HOUSE	Zone:	GRZ1, General Residential Zone - Schedule 1
Land use primary:	Detached Dwelling (existing)		

► ESTIMATED RENTAL AMOUNT




Here we provide an estimate of the property's weekly rental value based on statistical data.

Estimated Rent:	\$404/W	 High Confidence
Estimated Rent Range:	\$376/W - \$432/W	
Estimated Yield:	2.90%	

This rental estimate is provided by CoreLogic, and is based on statistical market data such as recent advertised rental properties, property size, number of bedrooms and many more factors. Estimated gross rental yield is also a computer generated estimate and does not take into account any expenses associated with keeping the property. Information used in these estimates comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

-  High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
-  Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
-  Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research





This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- visiting the house (where possible)
- requesting a valuation from a licensed valuer
- recent advertised rental prices for similar properties in the area
- contacting an agent for a price guide on this property or similar
- recent and historical rental price details for this property
- the costs associated with owning, maintaining and renting this property

► PROPERTY HISTORY - FOR RENT

Campaign period:	16/05/2018 - 14/06/2018	Latest ad price:	\$375/W
Days on Market:	30	Listed by:	Margot, Tts Real Estate
Campaign period:	02/03/2016 - 16/05/2016	Latest ad price:	\$340/W
Days on Market:	76	Listed by:	Luke Betheras, Ray White Real Estate Reservoir

► PROPERTIES FOR RENT

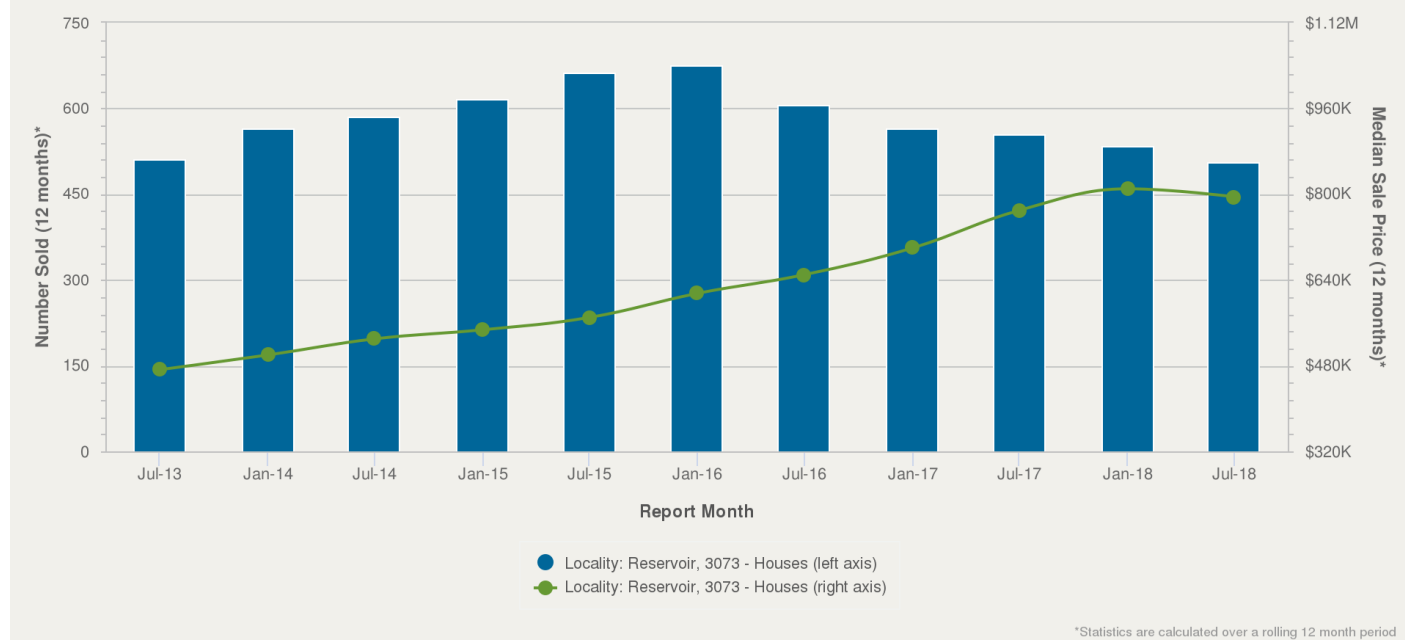
	<p>53 Burbank Drive Reservoir VIC 3073</p> <p>Latest ad price: \$368/W</p> <p>Campaign period: 10/10/2018 - 04/11/2018</p> <p>Days on Market: 30</p>	<div> <div>3</div> <div>1</div> <div>3</div> <div>Approx. 611m²</div> </div> <p>Lot/Plan: 84/LP50554</p> <p>Listed by: Adam Bassani, Ray White Real Estate Reservoir</p>
	<p>9 St Johns Court Reservoir VIC 3073</p> <p>Latest ad price: \$360/W</p> <p>Campaign period: 27/09/2018 - 22/10/2018</p> <p>Days on Market: 43</p>	<div> <div>3</div> <div>1</div> <div>-</div> <div>Approx. 889m²</div> </div> <p>Lot/Plan: 211/LP52030</p> <p>Listed by: Josh Micallef, Ray White Real Estate Bundoora</p>
	<p>6 Chenies Street Reservoir VIC 3073</p> <p>Latest ad price: \$550/W</p> <p>Campaign period: 19/10/2018 - 31/10/2018</p> <p>Days on Market: 21</p>	<div> <div>3</div> <div>1</div> <div>1</div> <div>Approx. 693m²</div> </div> <p>Lot/Plan: 9/LP26950</p> <p>Listed by: George Stavrakis, Barry Plant Thomastown</p>
	<p>83 Miranda Road Reservoir VIC 3073</p> <p>Latest ad price: \$380/W</p> <p>Campaign period: 12/07/2018 - 18/10/2018</p> <p>Days on Market: 120</p>	<div> <div>3</div> <div>1</div> <div>1</div> <div>Approx. 736m²</div> </div> <p>Lot/Plan: 438/LP8689</p> <p>Listed by: Andrew Robinson, Barry Plant Reservoir</p>

📍 Distance from Darebin Boulevard Reservoir VIC 3073

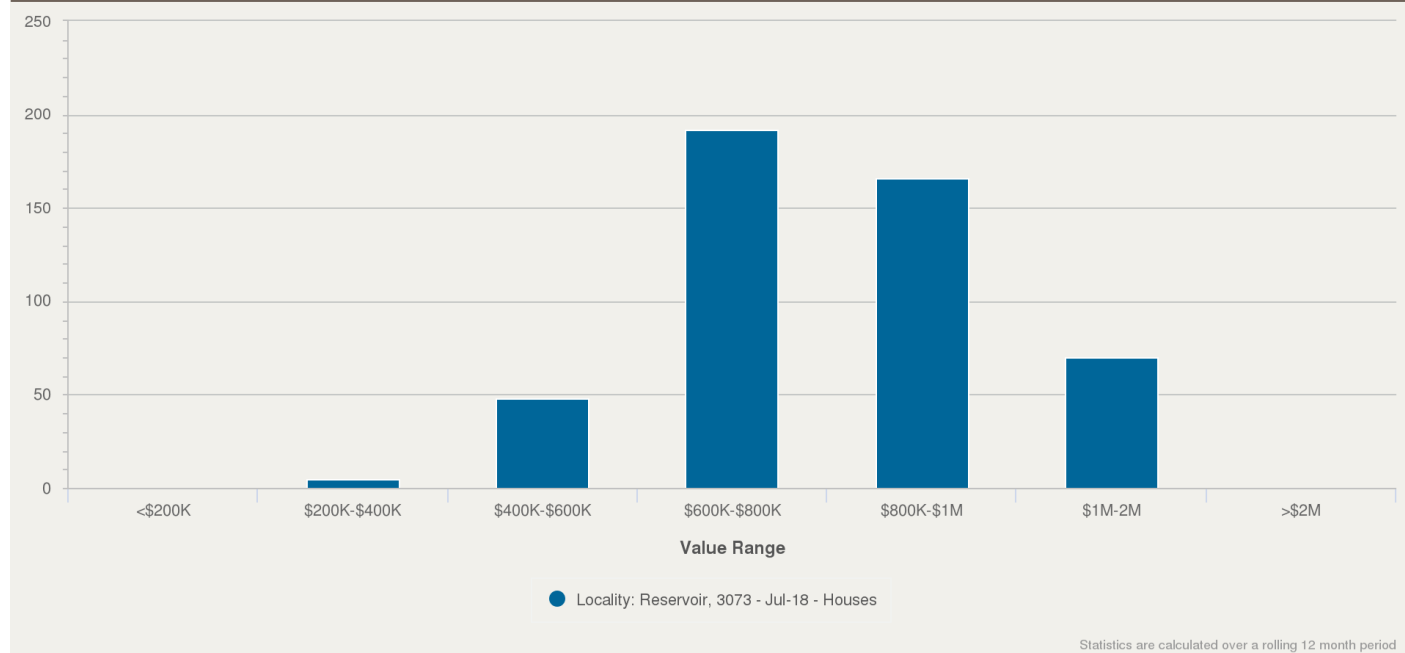
RESERVOIR INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

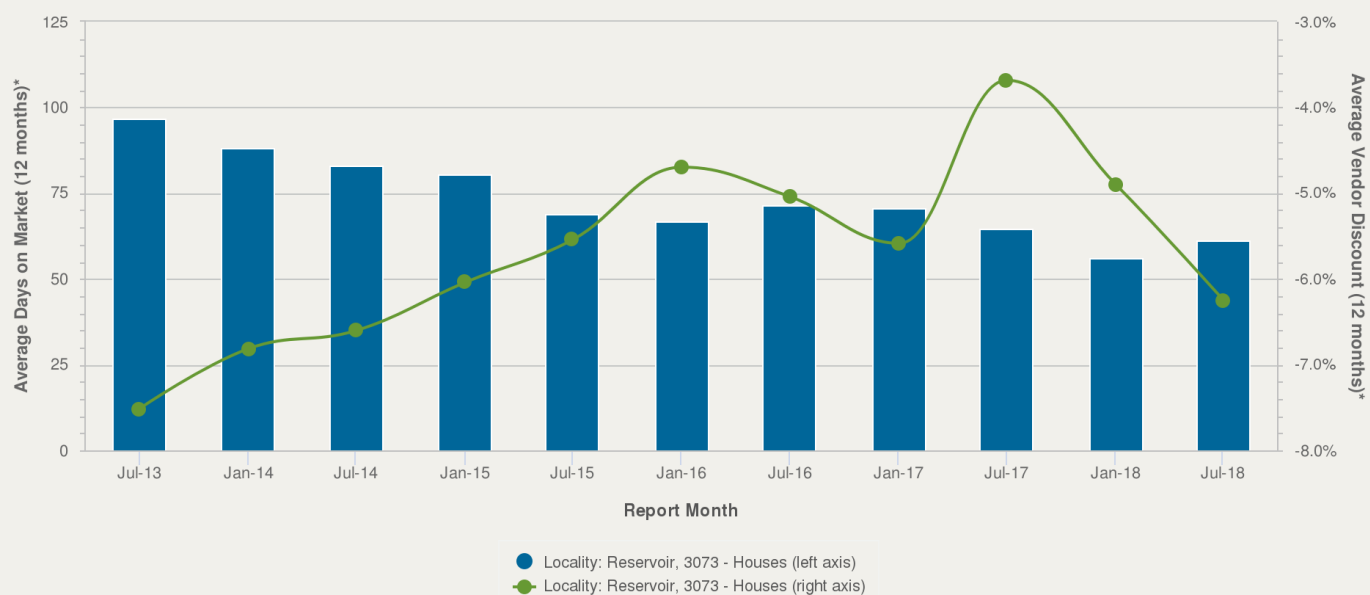
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

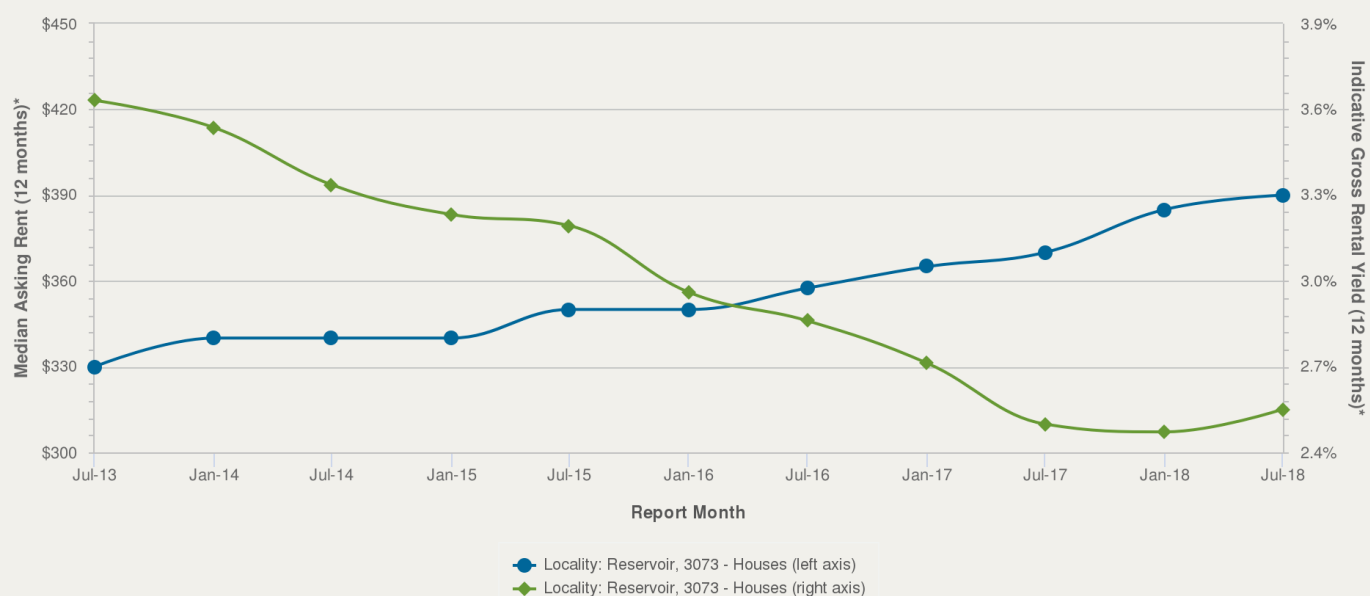


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Jul-2018	\$823,875	↑ 8.3%
Jul-2017	\$760,437	↑ 15.2%
Jul-2016	\$660,191	↑ 20.7%
Jul-2015	\$546,786	↑ 8.5%
Jul-2014	\$503,780	↑ 6.2%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

► DISCLAIMER

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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