



OBrien Real Estate

Residential

32 Cliff Road Frankston VIC 3199

Prepared on 26th May 2021



Clare Kemble
O'Brien Real Estate Frankston

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FRANKSTON VIC 3199

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The Proprietor
32 Cliff Road
Frankston VIC 3199

26th May 2021

Dear Reader,
Thank you for the opportunity to appraise your property at 32 Cliff Road Frankston VIC 3199

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

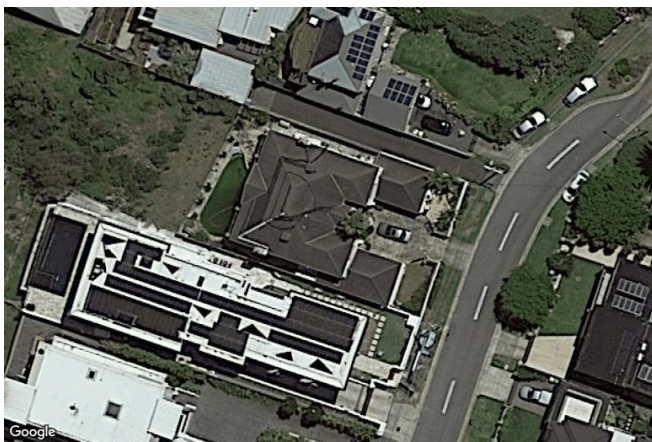
Clare Kemble
O'Brien Real Estate Frankston
474 Nepean Highway

FRANKSTON VIC 3199
m: 0427 081 757

Your Property

32 Cliff Road Frankston VIC 3199

4  4  4  664m²  400m² 



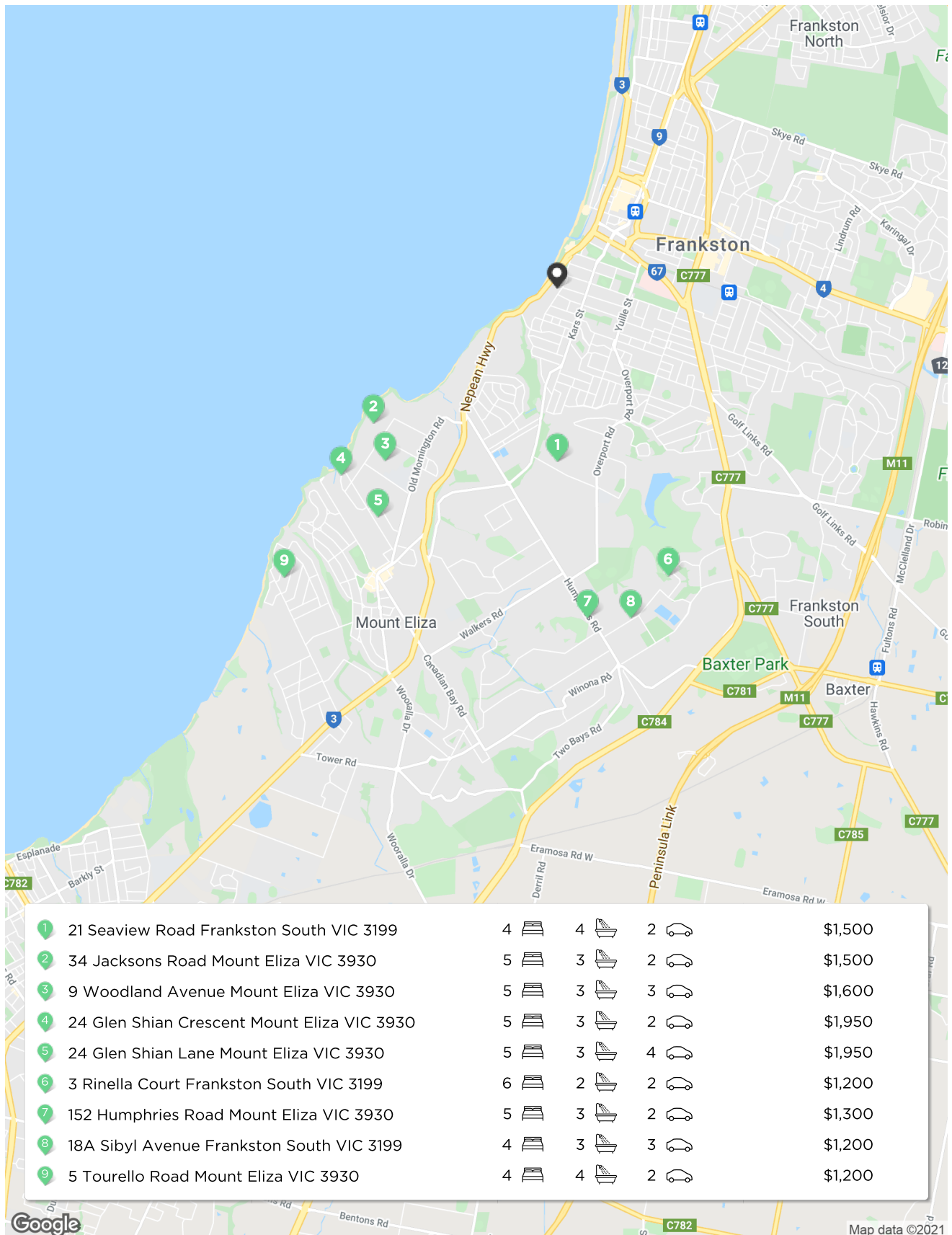
Your Property History

- 1 Dec, 2008 - Sold for \$1,830,000
- 27 Aug, 2001 - Sold for \$1,125,000
- 1 Oct, 1988 - Sold for \$210,000
- 1 May, 1985 - Sold for \$101,500
- 1990 - Property Built



Introducing Clare Kemble

Comps Map: Rentals



Comparable Rentals



21 Seaview Road Frankston South VIC 3199

 4  4  2  2,698m²  325m²

Listing Price
\$1,500 per week

Listed Date 15-Feb-21
DOM 9 days

Year Built 1970
Distance 2.2km

1



34 Jacksons Road Mount Eliza VIC 3930

 5  3  2  2,793m²  365m²

Listing Price
\$1,500 per week

Listed Date 11-May-21
DOM 15 days

Year Built 1990
Distance 2.85km

2



9 Woodland Avenue Mount Eliza VIC 3930

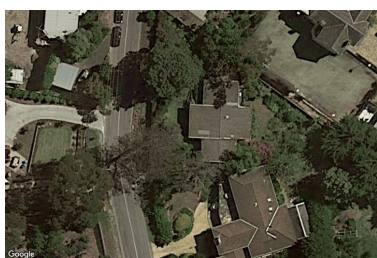
 5  3  3  1,089m²  -

Listing Price
\$1,600 per week

Listed Date 11-Nov-20
DOM 127 days

Year Built -
Distance 3.04km

3



24 Glen Shian Crescent Mount Eliza VIC 3930

 5  3  2  1,035m²  -

Listing Price
\$1,950 per week

Listed Date 05-Jan-21
DOM 7 days

Year Built -
Distance 3.57km

4



24 Glen Shian Lane Mount Eliza VIC 3930

 5  3  4  1,493m²  330m²

Listing Price
\$1,950 per week

Listed Date 04-Jan-21
DOM 17 days

Year Built 2015
Distance 3.64km

5

DOM = Days on market

Comparable Rentals



3 Rinella Court Frankston South VIC 3199

 6
  2
  2
  3,007
  253m²

Listing Price
 \$1,200 per week

Listed Date 17-May-21
 DOM 9 days

Year Built 1983
Distance 3.88km

6



152 Humphries Road Mount Eliza VIC 3930

 5
  3
  2
  3,272m²
 320m²

Listing Price
 \$1,300 per week

Listed Date 12-Feb-21
 DOM 22 days

Year Built 1975
Distance 4.17km

7



18A Sibyl Avenue Frankston South VIC 3199

 4
  3
  3
  2,505m²
 258m²

Listing Price
 \$1,200 per week

Listed Date 15-Apr-21
 DOM 7 days

Year Built 1985
Distance 4.26km

8



5 Tourello Road Mount Eliza VIC 3930

 4
  4
  2
  1,256m²
 288m²

Listing Price
 \$1,200 per week

Listed Date 15-Feb-21
 DOM 15 days

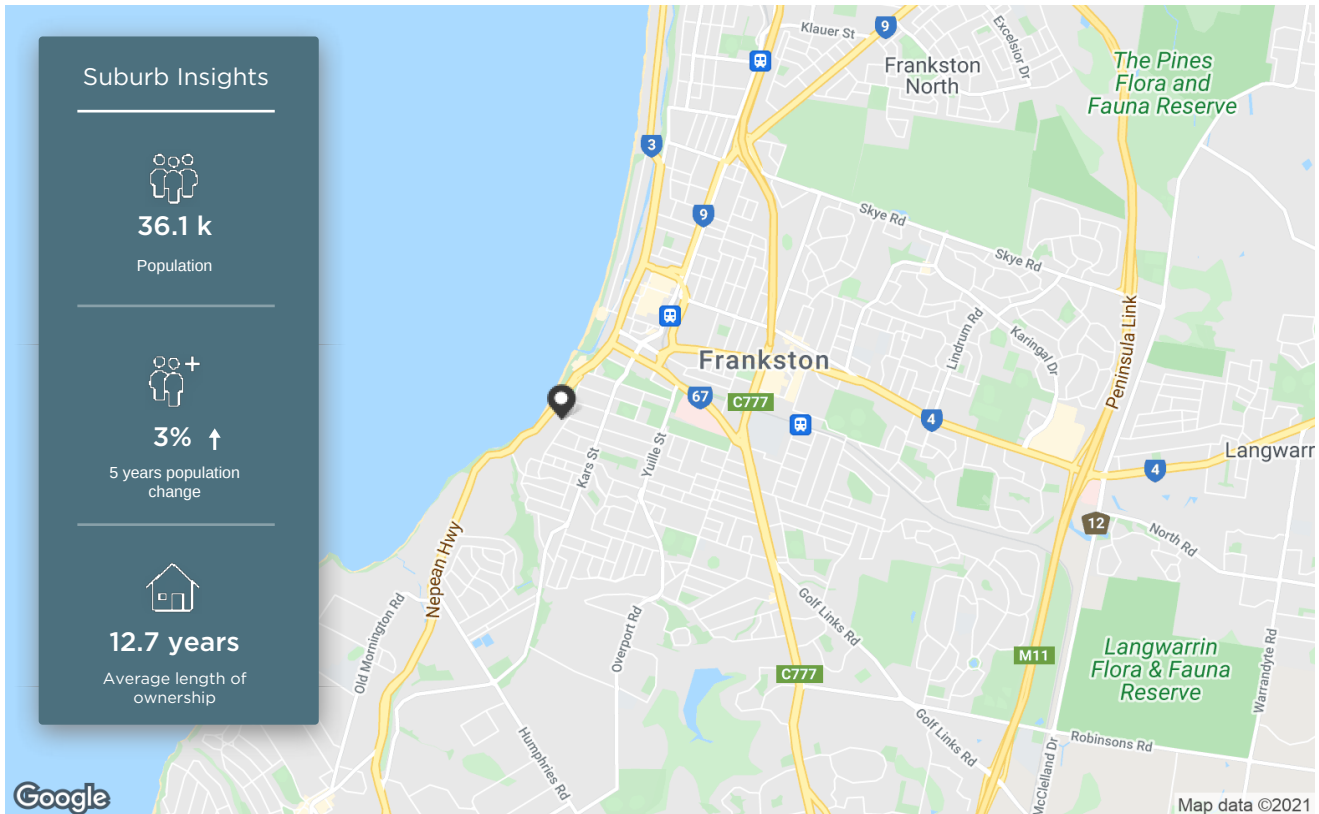
Year Built 1990
Distance 4.98km

9

DOM = Days on market

Frankston

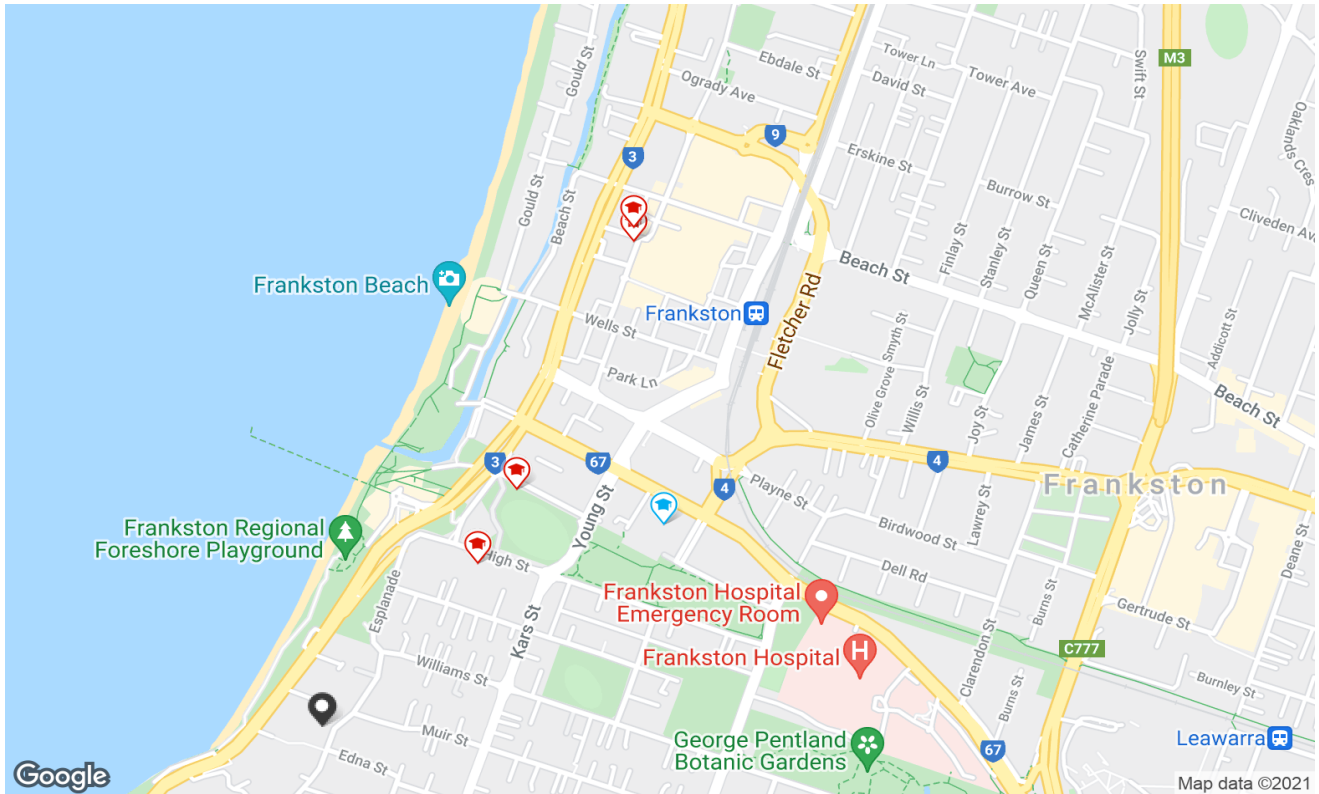
Demographic



The size of Frankston is approximately 19.8 square kilometres. It has 49 parks covering nearly 6.3% of total area. The population of Frankston in 2011 was 35,009 people. By 2016 the population was 36,090 showing a population growth of 3.1% in the area during that time. The predominant age group in Frankston is 30-39 years. Households in Frankston are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Frankston work in a professional occupation. In 2011, 58.7% of the homes in Frankston were owner-occupied compared with 56.8% in 2016. Currently the median sales price of houses in the area is \$628,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.9	Owns Outright	26.3	0-15.6K	4.8	0-9	11.7
Couples with Children	35.4	Purchaser	30.5	15.6-33.8K	18.8	10-19	10.4
Single Parents	25.4	Renting	39.7	33.8-52K	17.4	20-29	14.3
Other	2.2	Other	0.6	52-78K	17.5	30-39	14.4
		Not Stated	3.0	78-130K	20.8	40-49	12.9
				130-182K	7.4	50-59	12.7
				182K+	3.4	60-69	11.6
						70-79	7.6
						80-89	3.4
						90-99	0.8

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	David Scott School - High Street Campus 22 High Street Frankston VIC 3199	0.53km	Special	Mixed	Non-Government	0-0
	SEDA College (Victoria) - Frankston Park Function Centre 3N High Street Frankston VIC 3199	0.73km	Secondary	Mixed	Non-Government	0-0
	Frankston Primary School 40 Davey Street Frankston VIC 3199	0.92km	Primary	Mixed	Government	0-6
	Oakwood School-Career Pathway Centre	1.36km	Secondary	Mixed	Non-Government	0-0
	Oakwood School-Frankston Campus 9 Ross Smith Avenue West Frankston VIC 3199	1.39km	Secondary	Mixed	Non-Government	0-0



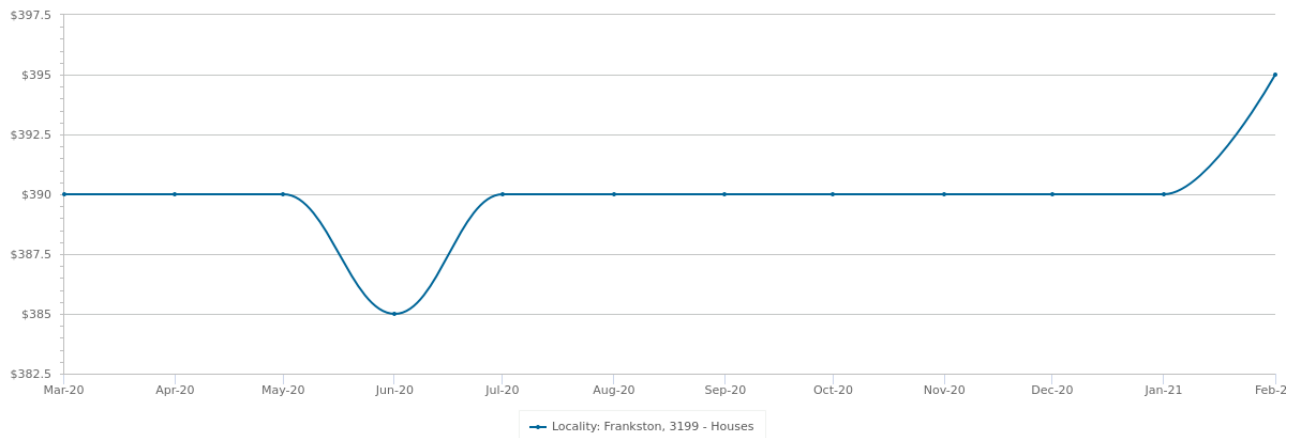
Property is within school catchment area



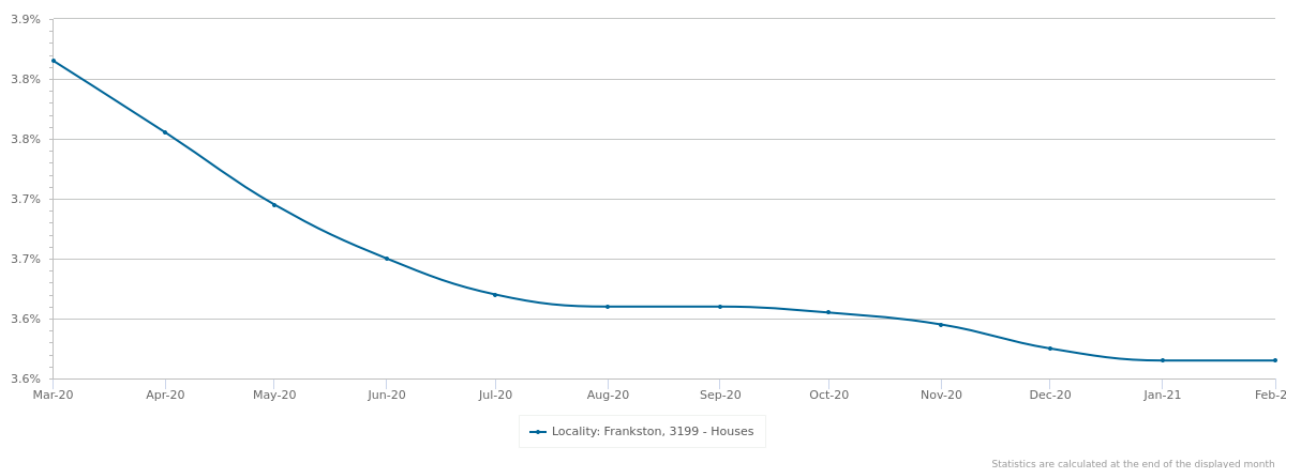
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



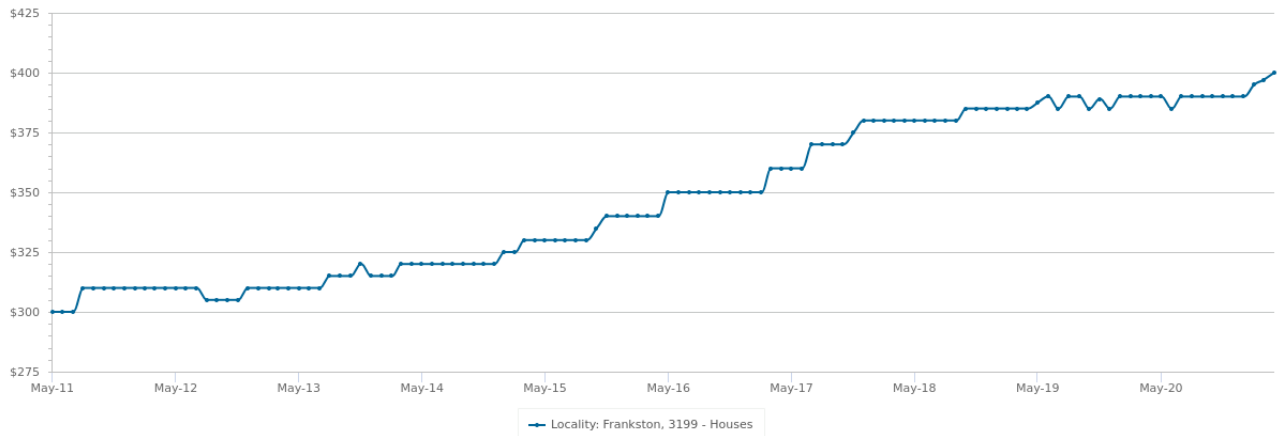
Gross Rental Yield - 12 months



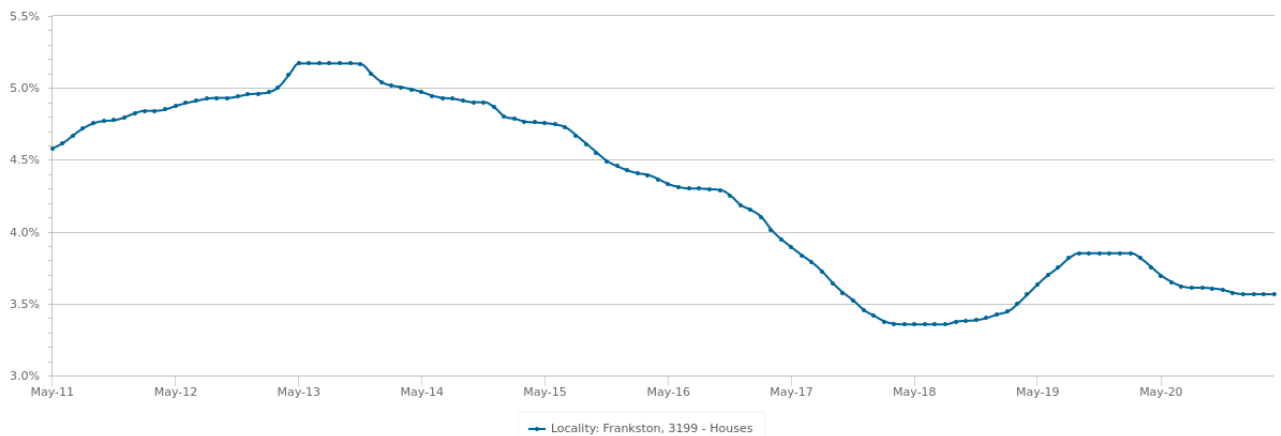
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2021	\$395	1.3% ▲	3.6%	576
Jan 2021	\$390	0.0%	3.6%	596
Dec 2020	\$390	0.0%	3.6%	615
Nov 2020	\$390	0.0%	3.6%	622
Oct 2020	\$390	0.0%	3.6%	643
Sep 2020	\$390	0.0%	3.6%	663
Aug 2020	\$390	0.0%	3.6%	683
Jul 2020	\$390	1.3% ▲	3.6%	717
Jun 2020	\$385	-1.3% ▼	3.6%	749
May 2020	\$390	0.0%	3.7%	767
Apr 2020	\$390	0.0%	3.8%	802
Mar 2020	\$390	0.0%	3.8%	826

Long Term Market Trends

Median Asking Rent - 10 years



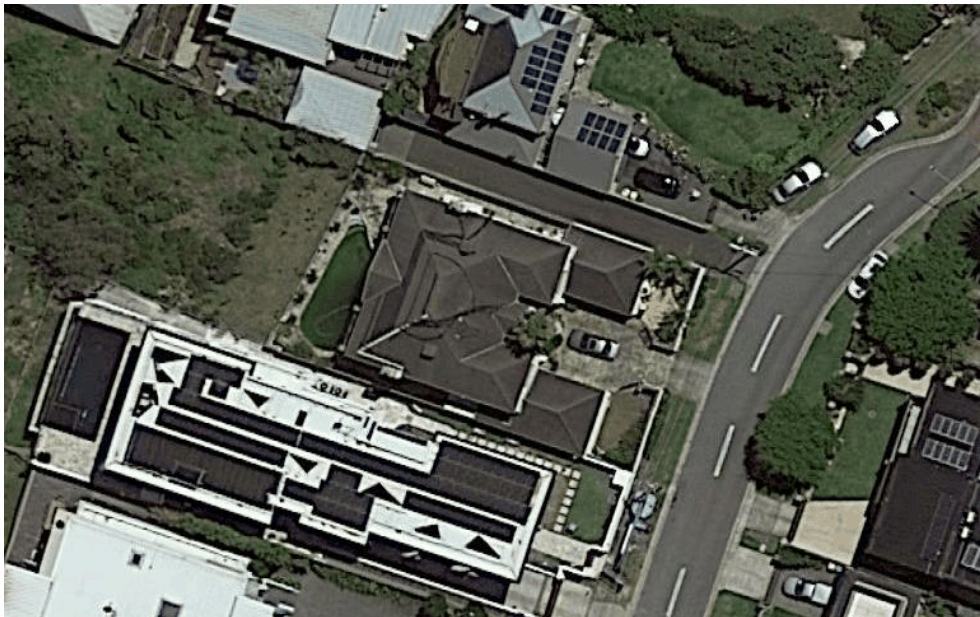
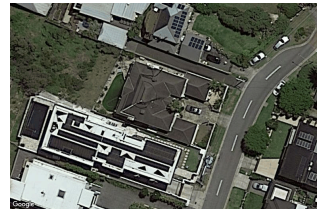
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$400	2.6% ▲	3.6%	550
2020	\$390	1.3% ▲	3.8%	802
2019	\$385	1.3% ▲	3.6%	866
2018	\$380	5.6% ▲	3.4%	930
2017	\$360	5.9% ▲	3.9%	839
2016	\$340	3.0% ▲	4.4%	912
2015	\$330	3.1% ▲	4.8%	896
2014	\$320	3.2% ▲	5%	938
2013	\$310	0.0%	5.1%	925
2012	\$310	3.3% ▲	4.9%	949

Summary

32 Cliff Road Frankston VIC 3199



Appraisal price range

\$1400 per week as is.

Notes from your agent

\$1600 - \$1700 per week with new carpet throughout

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