Comparative Market Analysis

OBrien Real Estate

Residential

35 Clematis Crescent Manor Lakes VIC 3024

Prepared on **14th January 2022**



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Your Property

35 Clematis Crescent Manor Lakes VIC 3024

4 2 2 781m² 271.8m²





Your Property History

10 Jan, 2022 - Listed for sale at $880,000 - $920,000

9 Dec, 2014 - Sold for $517,500

25 Feb, 2014 - Listed for sale at CONTACT AGENT

31 Dec, 2009 - DA for Dwelling/Garage for $284,778

12 May, 2009 - Sold for $152,000

8 Sep, 2008 - Sold for $145,000

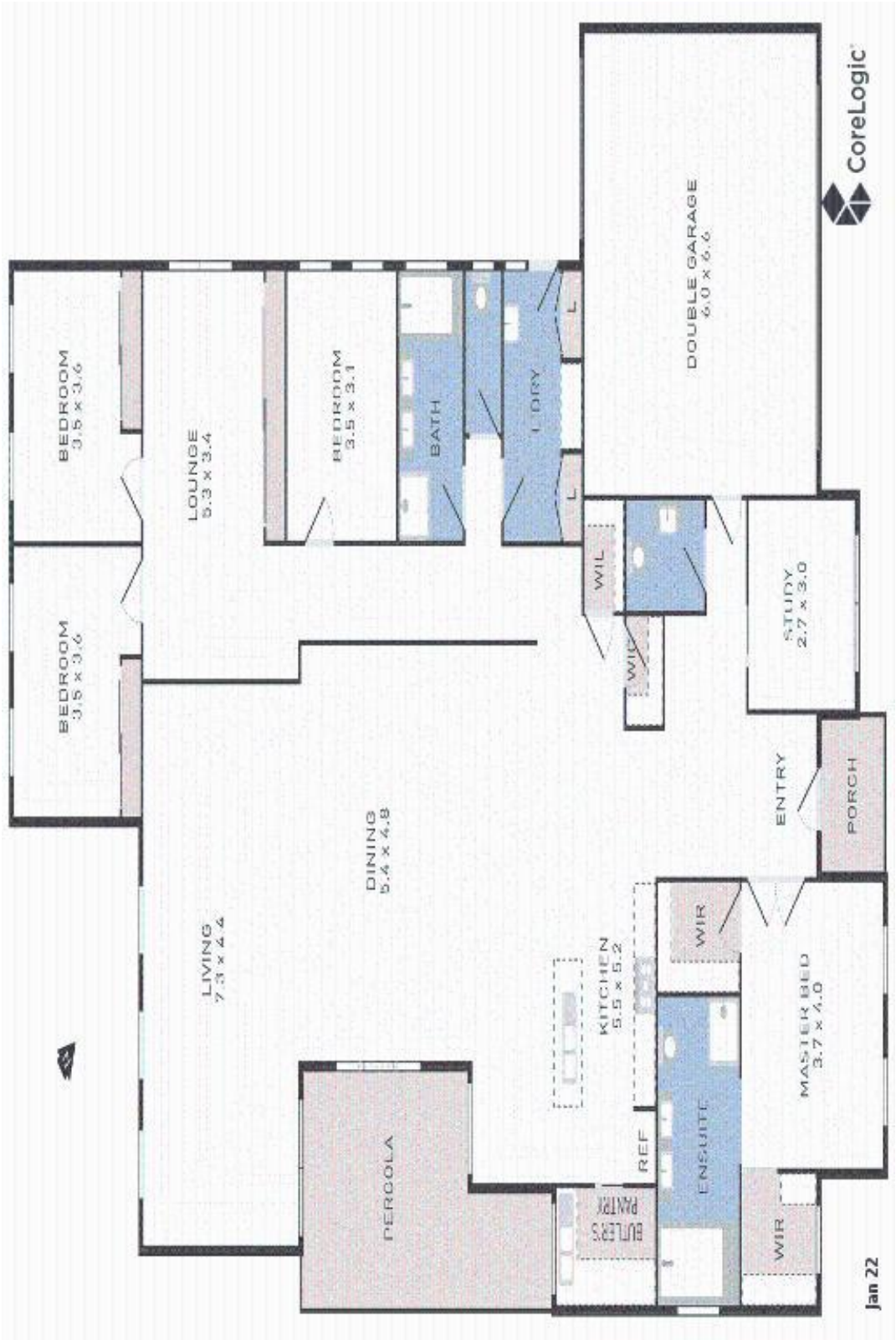


Introducing Melinda Jansen

Offering over 33 years experience in the property management sector, my longevity in the field speaks volume about my gained expertise, knowledge and passion for this industry. As the Business Development Manager for OBrien Real Estate Werribee, I work closely with Residential Rental Providers,and Renters, in particular with new Residential Rental Providers transitioning into property management.

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Floor Plan



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Comparable Rentals

1 16 Eltham Parade Manor Lakes VIC 3024



4 2 2 470m² 199m²

Year Built	2009	DOM	9 days
Listing Date	06-Jan-22	Distance	0.31km
Listing Price	$450 per week		

2 54 Eureka Drive Manor Lakes VIC 3024



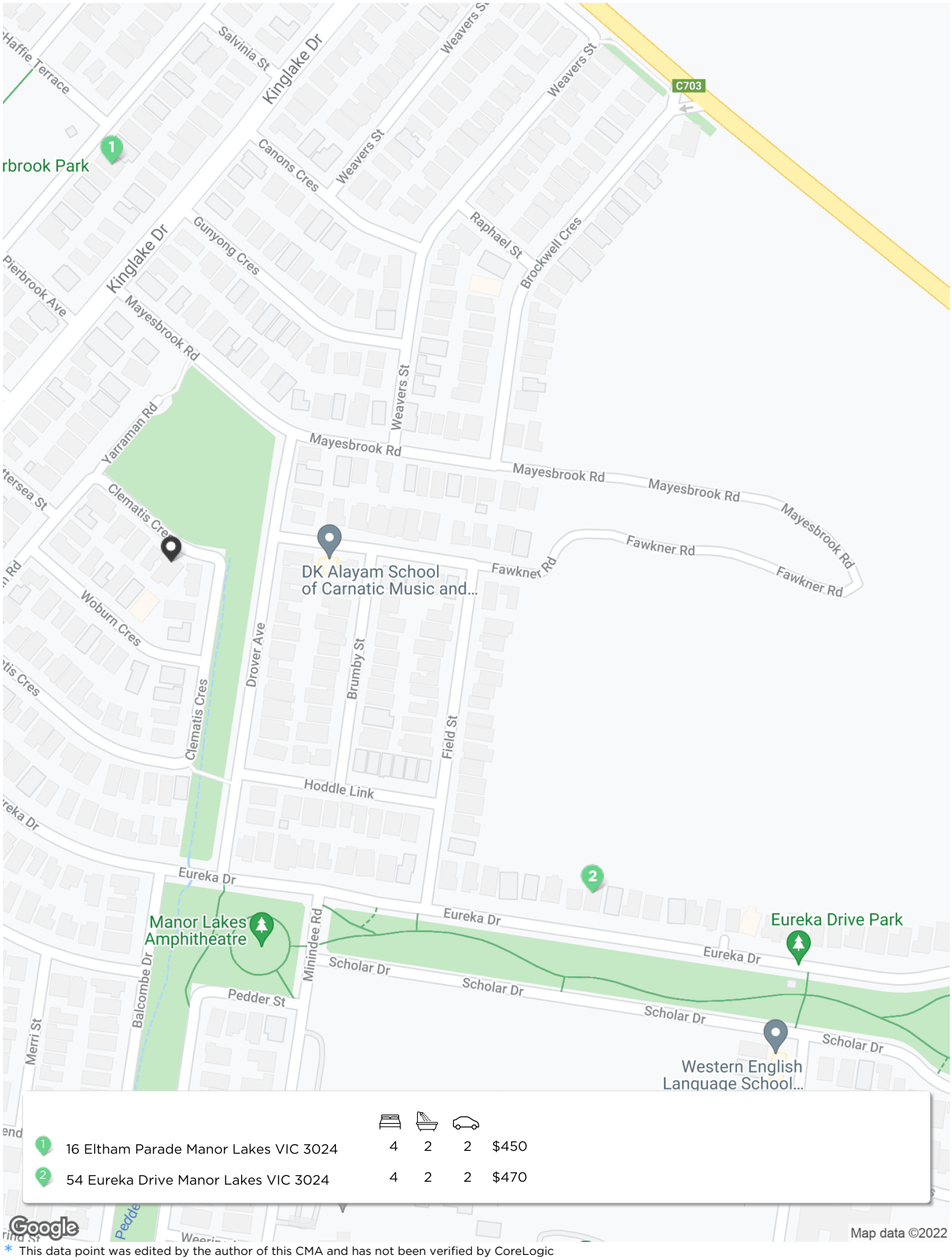
4 2 2 512m² 212m²

Year Built	2011	DOM	8 days
Listing Date	07-Dec-21	Distance	0.42km
Listing Price	$470 per week		

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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Comps Map: Rentals



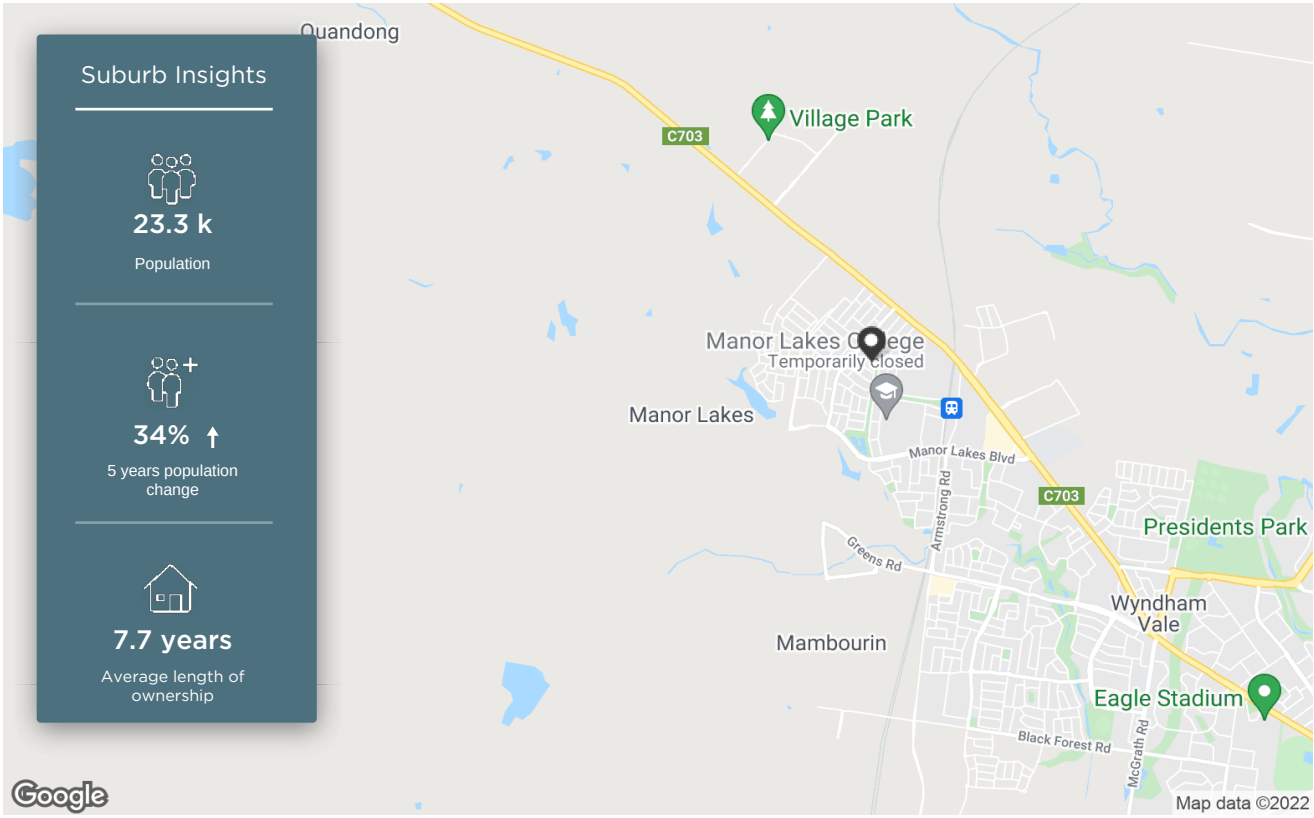
1 16 Eltham Parade Manor Lakes VIC 3024	4	2	2	$450
2 54 Eureka Drive Manor Lakes VIC 3024	4	2	2	$470

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

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Manor Lakes

Demographic



The size of Manor Lakes is approximately 16 square kilometres. It has 10 parks covering nearly 2.2% of total area. The population of Manor Lakes in 2011 was 17,304 people. By 2016 the population was 23,259 showing a population growth of 34.4% in the area during that time. The predominant age group in Manor Lakes is 30-39 years. Households in Manor Lakes are primarily couples with children and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Manor Lakes work in a clerical occupation. In 2011, 73.4% of the homes in Manor Lakes were owner-occupied compared with 70% in 2016. Currently the median sales price of houses in the area is $590,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	25.5	Owns Outright	15.0	0-15.6K	2.6	0-9	20.2
Couples with Children	53.7	Purchaser	55.0	15.6-33.8K	9.4	10-19	13.2
Single Parents	19.6	Renting	27.5	33.8-52K	13.2	20-29	14.1
Other	1.2	Other	0.3	52-78K	20.0	30-39	20.6
		Not Stated	2.1	78-130K	29.3	40-49	13.5
				130-182K	11.4	50-59	8.8
				182K+	5.1	60-69	5.9
						70-79	2.5
						80-89	0.8
						90-99	0.1

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Local Schools



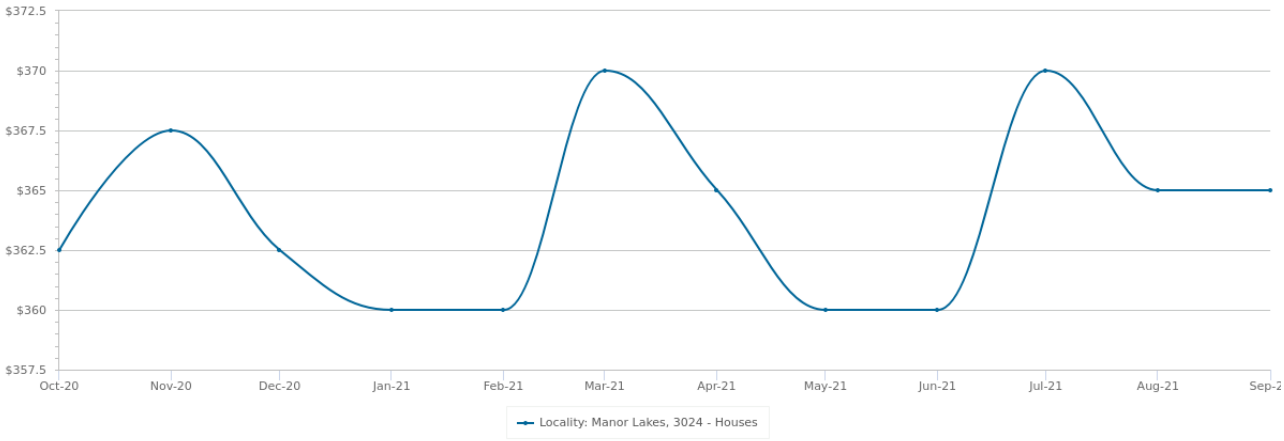
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Manor Lakes P-12 College 2-50 Minindee Road Manor Lakes VIC 3024	0.57km	Combined	Mixed	Government	0-12
	Manor Lakes P-12 College Special Campus 2-50 Minindee Road Manor Lakes VIC 3024	0.82km	Combined	-	Government	0-0
	Western English Language School-Manor Lakes Campus 2-50 Minindee Road Manor Lakes VIC 3024	0.86km	Special	Mixed	Non-Government	0-0
	Our Lady of the Southern Cross 2-20 Howqua Way Manor Lakes VIC 3024	0.89km	Primary	Mixed	Non-Government	0-6
	Heatherton Christian College - Wyndham Christian College 418-438 Ballan Road Wyndham Vale VIC 3024	1.67km	Combined	Mixed	Non-Government	0-0

Property is within school catchment area Property is outside school catchment area

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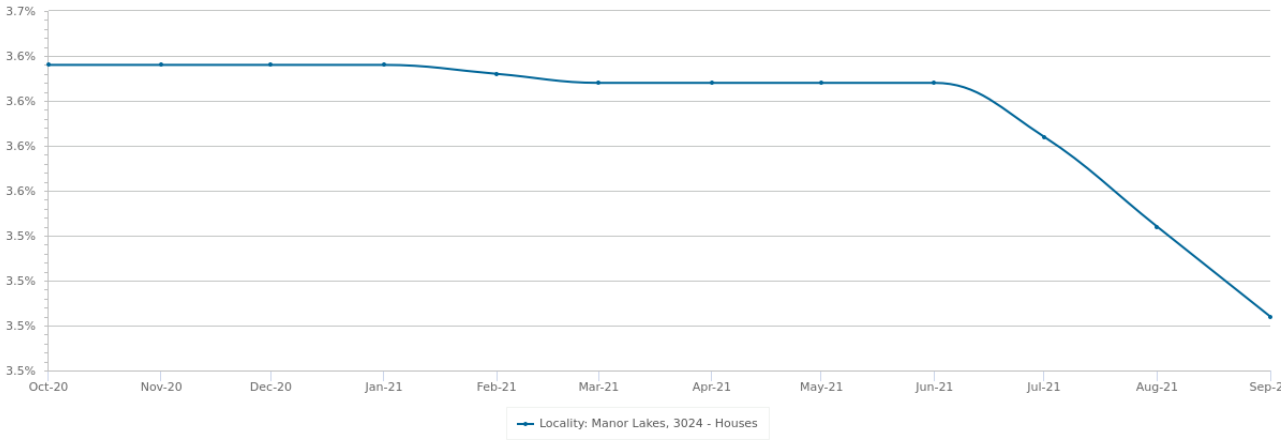
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



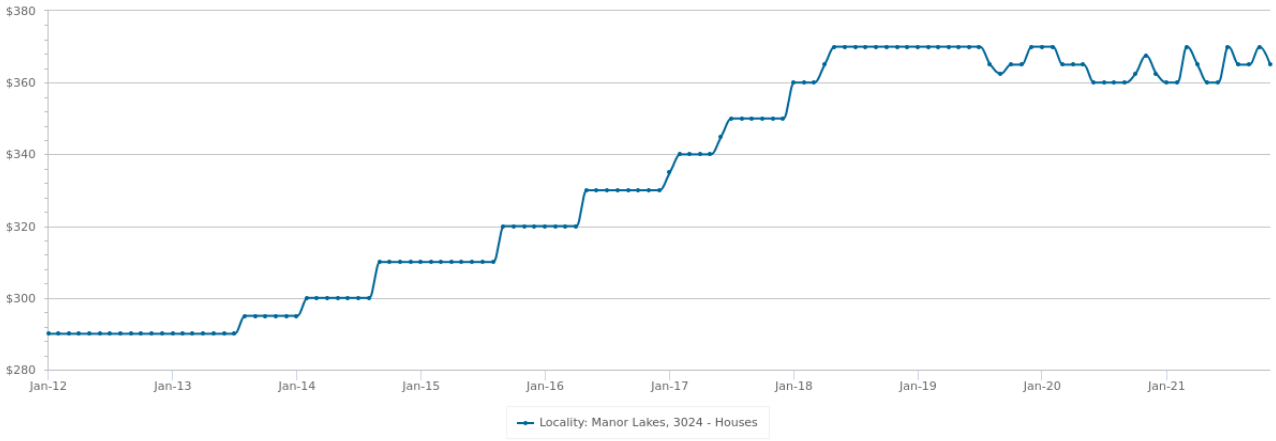
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2021	$365	0.0%	3.5%	412
Aug 2021	$365	-1.4% ▼	3.5%	409
Jul 2021	$370	2.8% ▲	3.6%	402
Jun 2021	$360	0.0%	3.6%	408
May 2021	$360	-1.4% ▼	3.6%	413
Apr 2021	$365	-1.4% ▼	3.6%	406
Mar 2021	$370	2.8% ▲	3.6%	386
Feb 2021	$360	0.0%	3.6%	380
Jan 2021	$360	-0.7% ▼	3.6%	372
Dec 2020	$362	-1.4% ▼	3.6%	369
Nov 2020	$367	1.4% ▲	3.6%	367
Oct 2020	$362	0.7% ▲	3.6%	360

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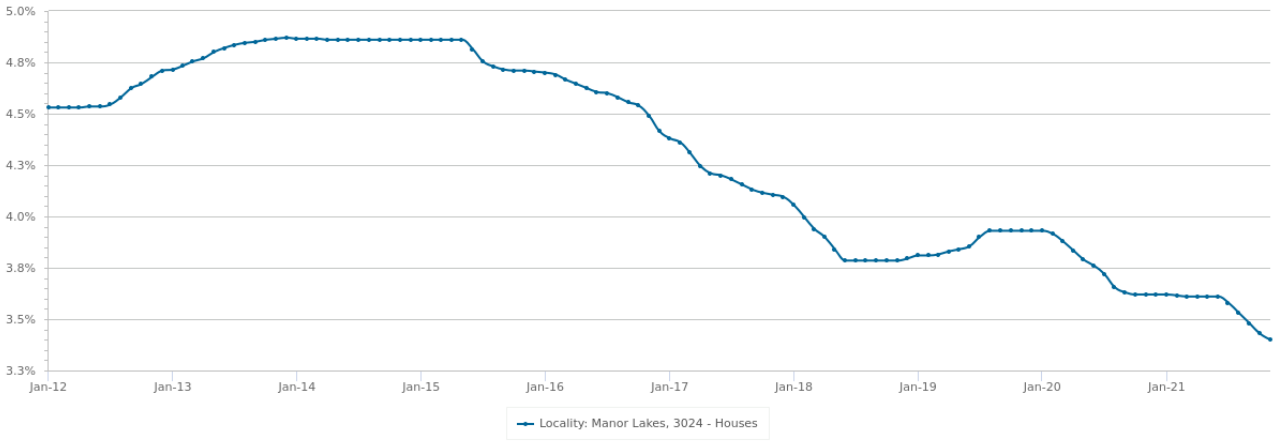
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	$365	-0.7% ▼	3.4%	424
2020	$367	0.7% ▲	3.6%	367
2019	$365	-1.4% ▼	3.9%	357
2018	$370	5.7% ▲	3.8%	284
2017	$350	6.1% ▲	4.1%	282
2016	$330	3.1% ▲	4.5%	265
2015	$320	3.2% ▲	4.7%	255
2014	$310	5.1% ▲	4.9%	233
2013	$295	1.7% ▲	4.9%	237
2012	$290	-	4.7%	272

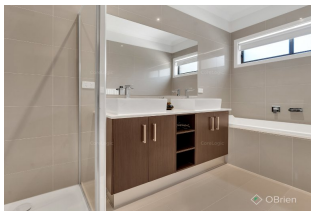
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Summary

35 Clematis Crescent Manor Lakes VIC 3024









Appraisal price range
$490-$520 per week

Notes from your agent
Modern interior has been taken into consideration along with extra study space and built in swimming pool.

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