

Stephan Jaegar  
Director  
InvestPortal.com.au

16 May 2023

Dear Stephan,

RE: Landings Boulevard, Coodanup WA 6210 (375sqm)

Thank you for the opportunity to provide a rental appraisal on the proposed 4 bedroom, 2 bathroom home at the above address.

Whilst completing our appraisal, we consider not only the age and condition of the property but also the current supply and demand levels, the location, the amenities available, economic conditioning and other comparable properties for rent.

**The information gathered indicates that in the current market the property would likely lease in the range of \$600.00 - \$650.00 per week.**

This appraisal was sourced from 'RP Data' and 'realestate.com.au' using the current rentals in Mandurah and surrounds.

I invite you to contact me should you have any queries. Thanks.

Regards,



**Stephanie Reid**

Business Development Manager

Mobile - 0409 765 045

Email - [Stephanie.reid@rmaproperty.com.au](mailto:Stephanie.reid@rmaproperty.com.au)





**Landings Boulevard, Coodanup WA 6210 (375sqm)**



**Stephanie Reid**  
Rental Management Australia

m: 0409 765 045  
w: 9300 2283  
[stephanie.reid@rmaproperty.com.au](mailto:stephanie.reid@rmaproperty.com.au)

The Proprietor  
Landings Boulevard,  
Mandurah WA 6210

Dear Reader,  
Thank you for the opportunity to appraise your property.

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.

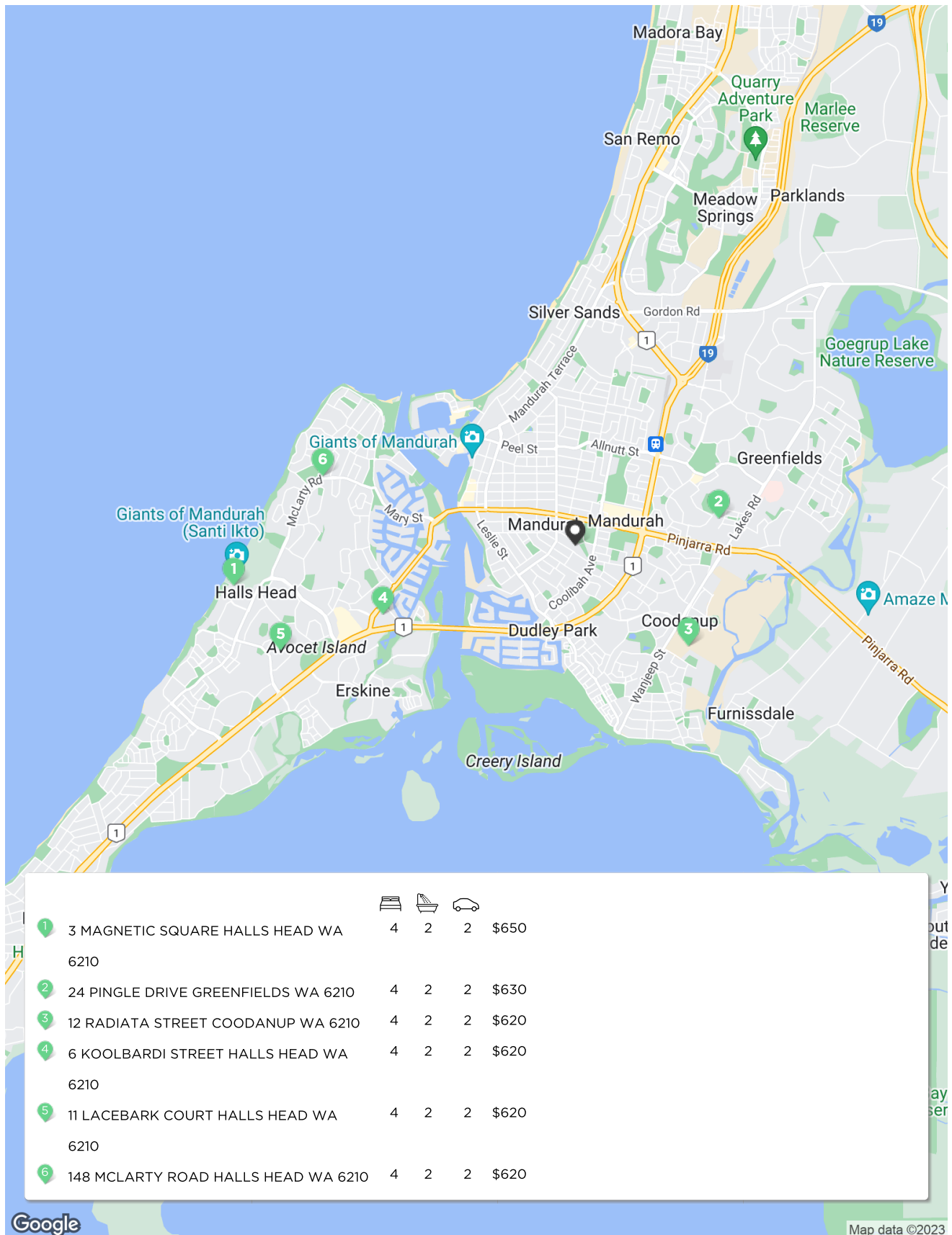
Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

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,

Stephanie Reid  
Rental Management Australia  
m: 0409765045

# Comps Map: Rentals








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



# Comparable Rentals






## 1 3 MAGNETIC SQUARE HALLS HEAD WA 6210



 4  2  2  550m<sup>2</sup>  199m<sup>2</sup>  
 Year Built 1998 DOM 26 days  
 Listing Date 07-Nov-22 Distance 4.59km  
 Listing Price \$650 Weekly






## 2 24 PINGLE DRIVE GREENFIELDS WA 6210



 4  2  2  450m<sup>2</sup>  -  
 Year Built - DOM 31 days  
 Listing Date 14-Dec-22 Distance 1.97km  
 Listing Price \$630 p/week






## 3 12 RADIATA STREET COODANUP WA 6210



 4  2  2  1,113m<sup>2</sup>  157m<sup>2</sup>  
 Year Built 1975 DOM 12 days  
 Listing Date 04-May-23 Distance 2.06km  
 Listing Price \$620 p/w






## 4 6 KOOLBARDI STREET HALLS HEAD WA 6210



 4  2  2  375m<sup>2</sup>  153m<sup>2</sup>  
 Year Built 2022 DOM 37 days  
 Listing Date 11-Nov-22 Distance 2.73km  
 Listing Price \$620 p/week

## 5 11 LACEBARK COURT HALLS HEAD WA 6210



 4  2  2  777m<sup>2</sup>  162m<sup>2</sup>  
 Year Built 1995 DOM 27 days  
 Listing Date 03-Mar-23 Distance 4.18km  
 Listing Price \$620 Weekly

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

## Comparable Rentals

6 148 MCLARTY ROAD HALLS HEAD WA 6210




 4 
  2 
  2 
  740m<sup>2</sup>

Year Built 1990

Listing Date 27-Mar-23

Listing Price \$620 Weekly

 226m<sup>2</sup>

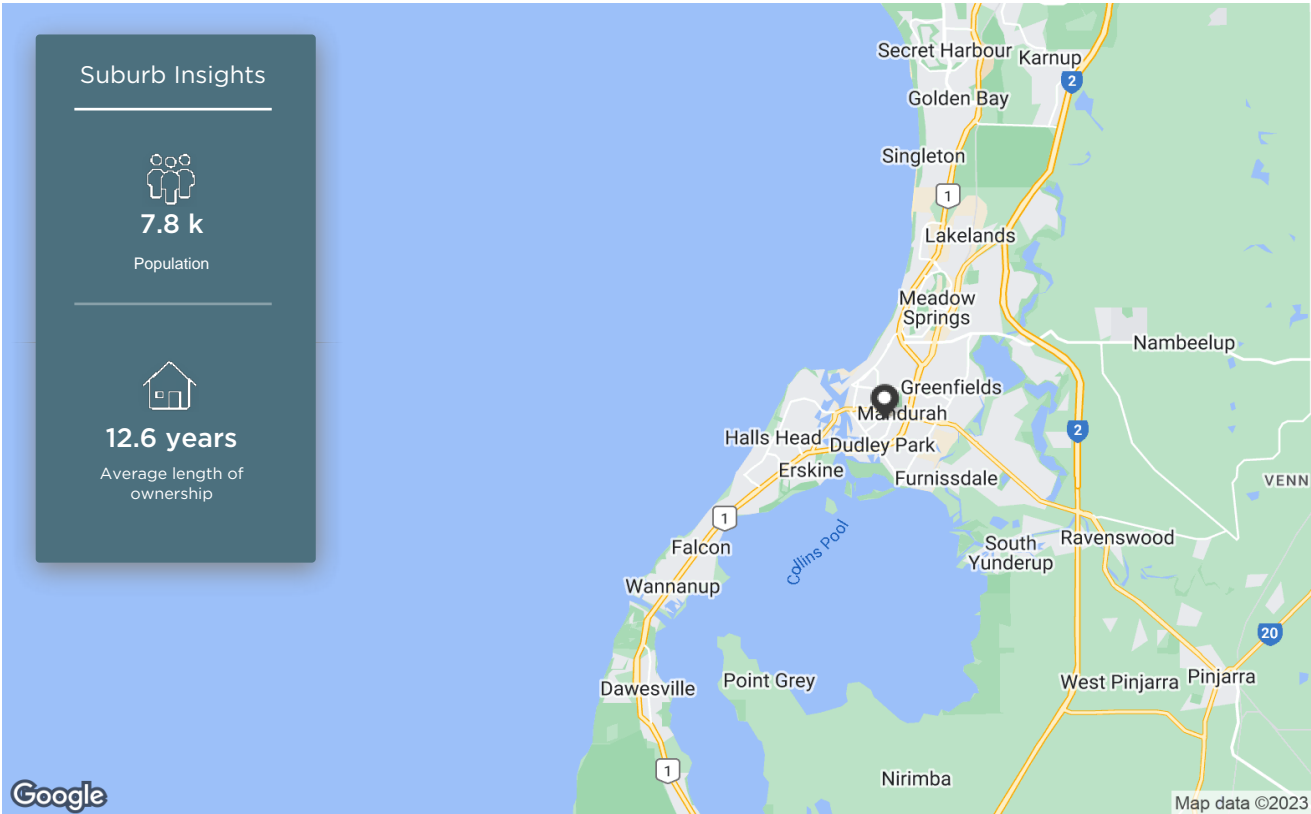
DOM 4 days

Distance 3.49km

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

# Mandurah

## Demographic



The size of Mandurah is approximately 7.5 square kilometres. It has 23 parks covering nearly 6.1% of total area. The population of Mandurah in 2011 was 7,327 people. By 2016 the population was 7,827 showing a population growth of 6.8% in the area during that time. The predominant age group in Mandurah is 60-69 years. Households in Mandurah are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Mandurah work in a trades occupation. In 2011, 38.7% of the homes in Mandurah were owner-occupied compared with 43% in 2016. Currently the median sales price of houses in the area is \$350,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	48.8	Owns Outright	26.1	0-15.6K	7.7	0-9	8.5
Couples with Children	23.7	Purchaser	16.9	15.6-33.8K	27.2	10-19	8.1
Single Parents	25.2	Renting	51.9	33.8-52K	17.8	20-29	12.4
Other	2.4	Other	1.7	52-78K	15.9	30-39	11.4
		Not Stated	3.6	78-130K	13.4	40-49	11.7
				130-182K	3.7	50-59	14.1
				182K+	3.8	60-69	14.8
						70-79	11.0
						80-89	6.3
						90-99	1.6

# Summary

**Landings Boulevard, Coodanup WA 6210 (375sqm)**



## Appraisal price range

\$600.00 - \$650.00

## Notes from your agent

Low stock levels and current demand for property in the area should allow this brand new proposed home to lease at the higher end of this price



## Disclaimer

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