

Stephan Jaegar  
Director  
InvestPortal.com.au

25th May 2023

Dear Stephan,

RE: Dynasty Way, Forrestdale WA

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 \$650.00 - \$700.00 per week.**

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





**DYNASTY WAY FORRESTDALÉ WA 6112**



**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  
Dynasty Way  
Forrestdale WA 6112

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.

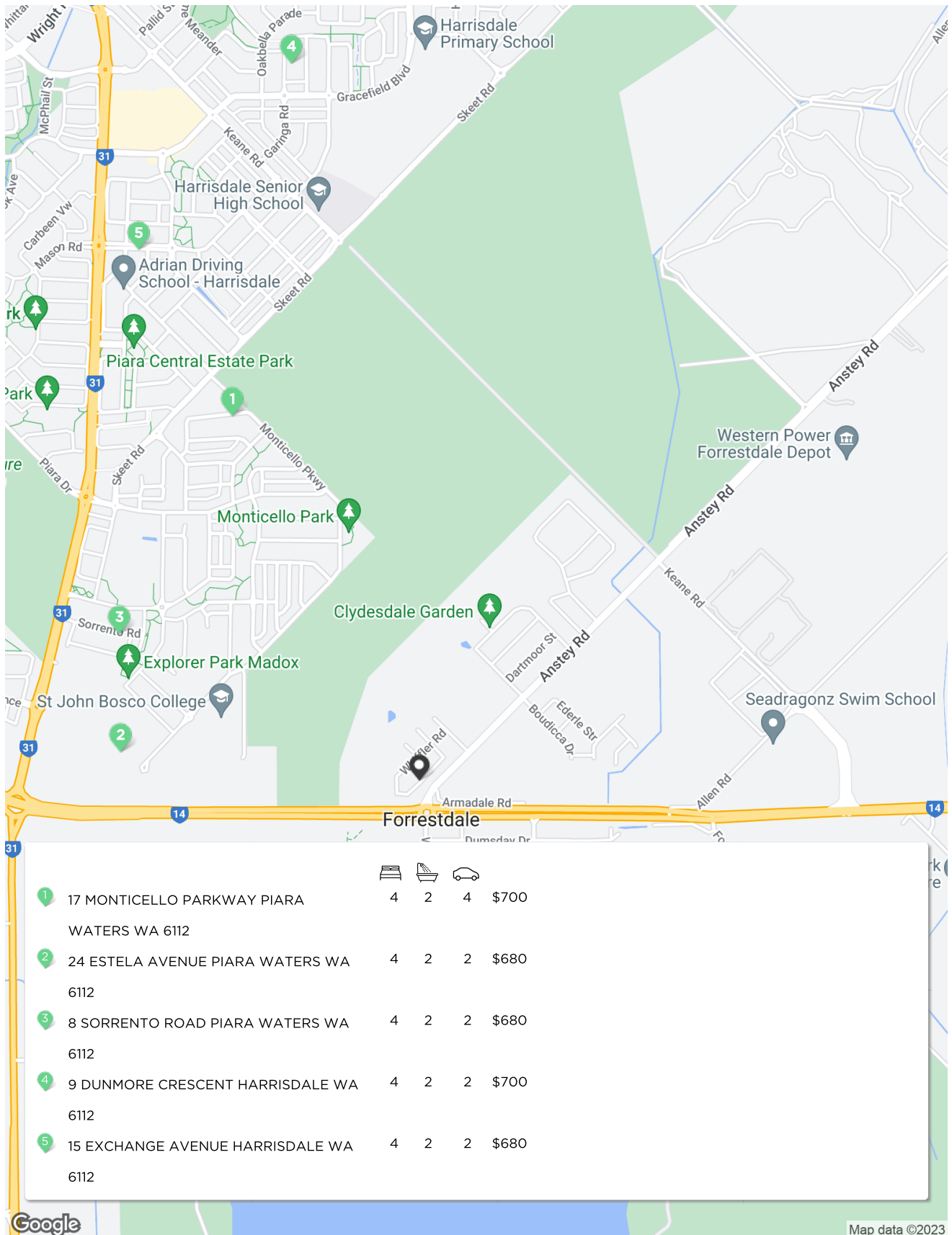
Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

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 17 MONTICELLO PARKWAY PIARA WATERS WA 6112



 4  2  4  517m<sup>2</sup>  190m<sup>2</sup>  
 Year Built 2013 DOM 16 days  
 Listing Date 09-May-23 Distance 1.37km  
 Listing Price \$700






## 2 24 ESTELA AVENUE PIARA WATERS WA 6112



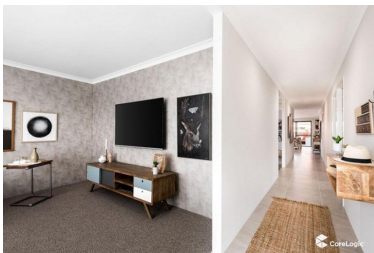
 4  2  2  375m<sup>2</sup>  160m<sup>2</sup>  
 Year Built 2023 DOM 27 days  
 Listing Date 28-Apr-23 Distance 1.01km  
 Listing Price \$680 Weekly






## 3 8 SORRENTO ROAD PIARA WATERS WA 6112



 4  2  2  388m<sup>2</sup>  184m<sup>2</sup>  
 Year Built 2019 DOM 6 days  
 Listing Date 09-Jan-23 Distance 1.12km  
 Listing Price \$680 pw






## 4 9 DUNMORE CRESCENT HARRISDALE WA 6112



 4  2  2  375m<sup>2</sup>  2,136m<sup>2</sup>  
 Year Built 2016 DOM 13 days  
 Listing Date 12-May-23 Distance 2.44km  
 Listing Price \$700.00 per week

## 5 15 EXCHANGE AVENUE HARRISDALE WA 6112

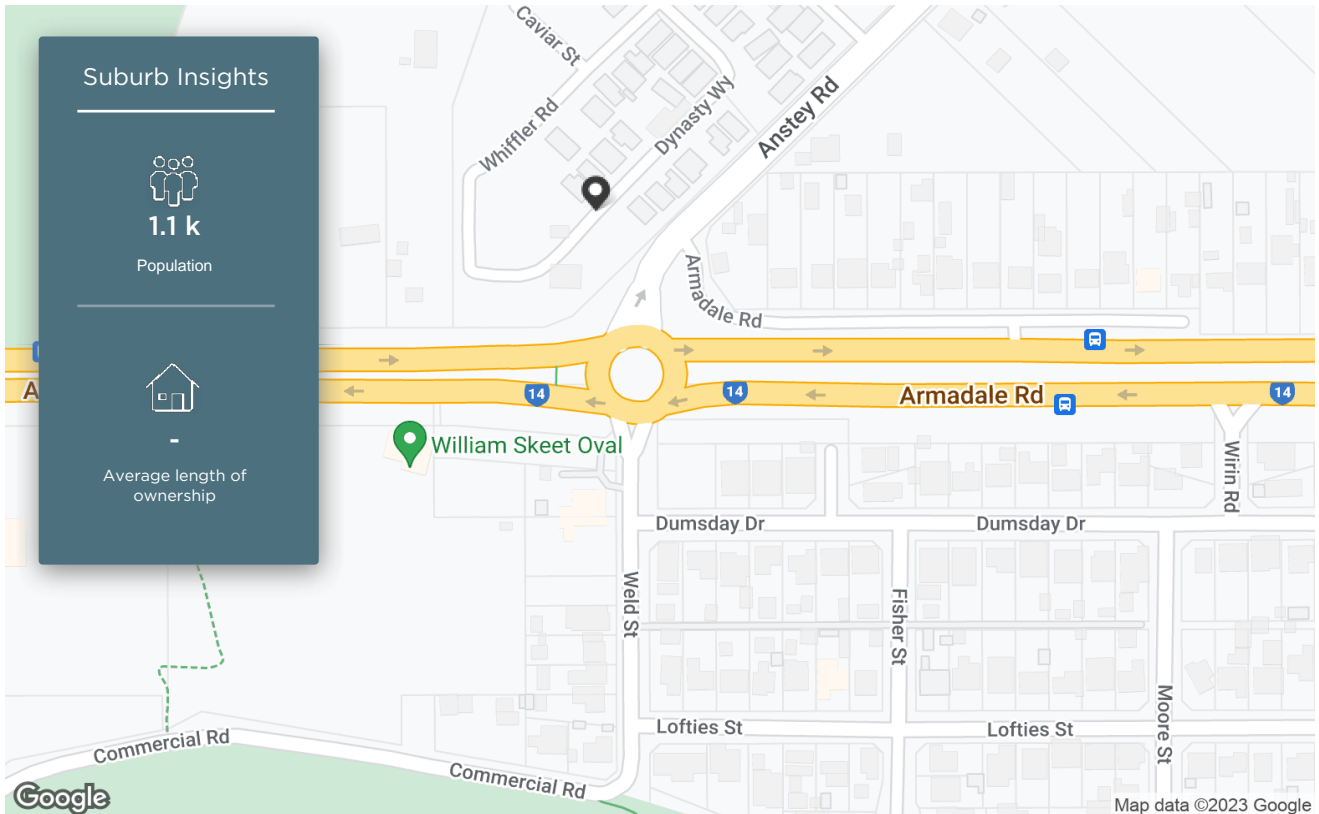


 4  2  2  420m<sup>2</sup>  194m<sup>2</sup>  
 Year Built 2012 DOM 13 days  
 Listing Date 09-Feb-23 Distance 2.01km  
 Listing Price \$680 pw

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

# Forrestdale

## Demographic

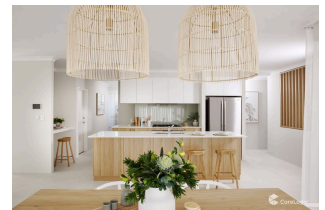


The size of Forrestdale is approximately 31.8 square kilometres. It has 10 parks covering nearly 9.3% of total area. The population of Forrestdale in 2011 was 1,062 people. By 2016 the population was 1,088 showing a population growth of 2.4% in the area during that time. The predominant age group in Forrestdale is 50-59 years. Households in Forrestdale are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Forrestdale work in a trades occupation. In 2011, 78% of the homes in Forrestdale were owner-occupied compared with 74.3% in 2016. Currently the median sales price of houses in the area is \$655,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.9	Owns Outright	32.0	0-15.6K	5.2	0-9	13.0
Couples with Children	46.8	Purchaser	42.3	15.6-33.8K	10.1	10-19	13.1
Single Parents	17.3	Renting	19.9	33.8-52K	13.1	20-29	12.4
Other	1.0	Other	0.8	52-78K	16.4	30-39	10.7
		Not Stated	1.6	78-130K	20.2	40-49	15.1
				130-182K	12.3	50-59	16.0
				182K+	10.4	60-69	12.6
						70-79	5.7
						80-89	2.7
						90-99	0.3

# Summary

## DYNASTY WAY FORRESTDALE WA 6112



### Appraisal price range

\$650 - \$700

### 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

---

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2023) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.