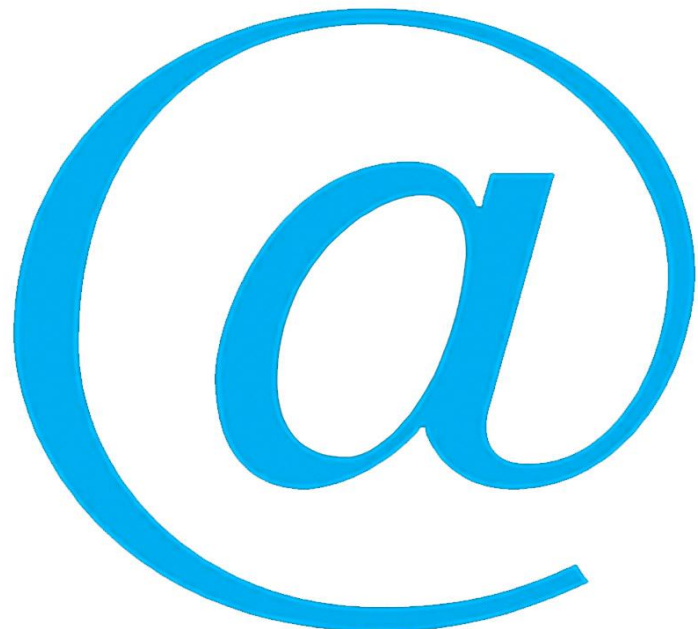


# COMPARATIVE MARKET ANALYSIS

1 GENISTA STREET, SAN REMO, VIC 3925  
PREPARED BY LEO EDWARDS, [WWW.INVELROCHATREALTY.COM.AU](http://WWW.INVELROCHATREALTY.COM.AU)





Terry John Hill; Michelle Cathrin Carswell  
1 Genista Street  
San Remo, VIC, 3925

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Leo Edwards  
[www.invelrochatrealty.com.au](http://www.invelrochatrealty.com.au)  
Email: [leo@atrealty.com.au](mailto:leo@atrealty.com.au)  
Phone: 0472 523 445

# 1 GENISTA STREET, SAN REMO, VIC 3925



## Owner Details

Owner Name(s): THE PROPRIETORS  
 Owner Address: N/A  
 Phone(s):

Owner Type: Owner Occupied

## Property Details

4 2 2

Property Type: House - N/A  
 RPD: 2//PS517840 (10769523)

Area: 1,380 m<sup>2</sup> (200 m<sup>2</sup>)

Area \$/m<sup>2</sup>: \$914 (\$5,600)

Land Use: DETACHED DWELLING (UNSPECIFIED)

Water/Sewerage:

Zoning

Property ID: 5300553 /

Council: BASS COAST SHIRE

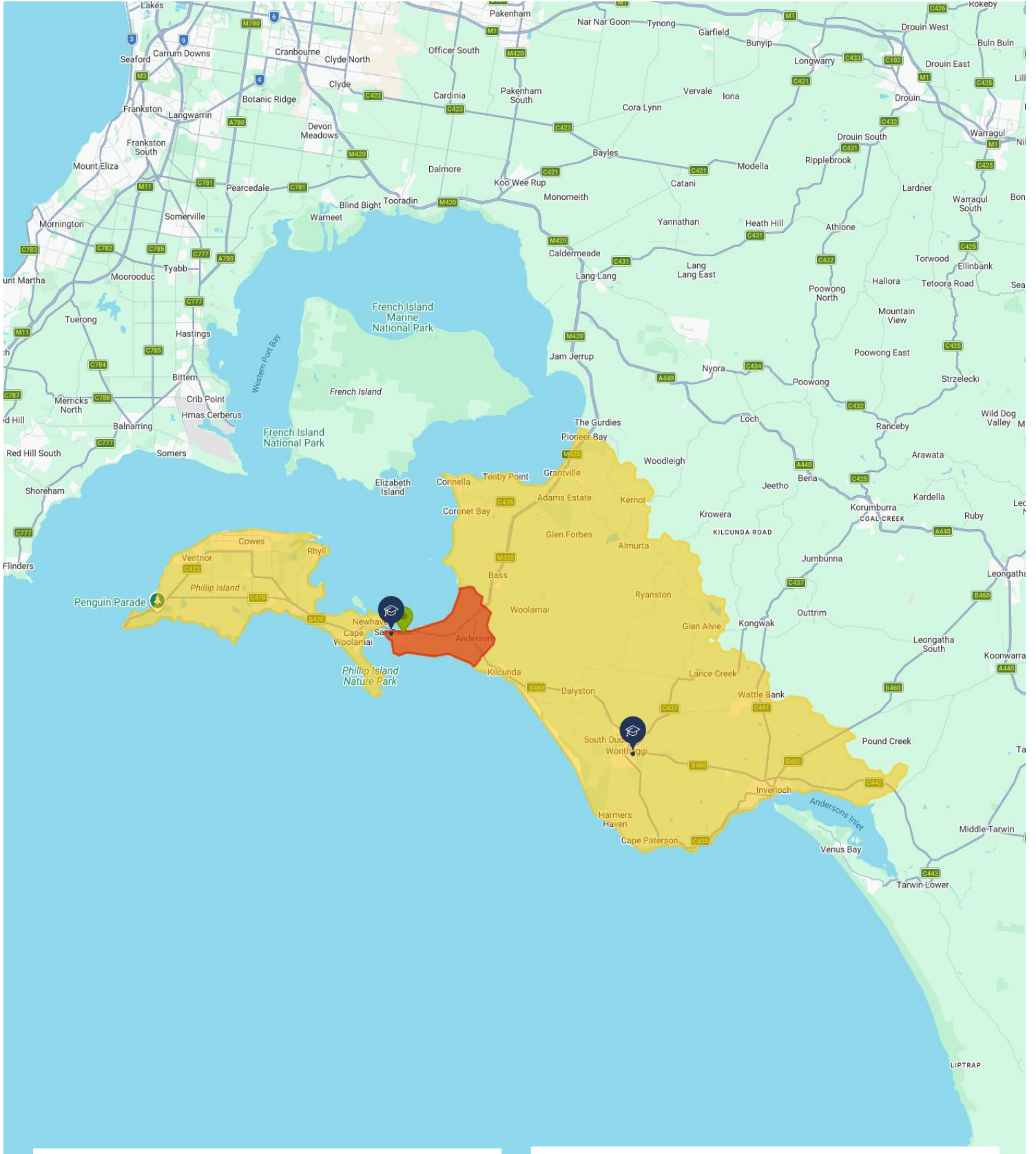
UBD Ref: UBD Ref:

Features: Storeys: 1, Lowset, Contemporary, Deck, Ensuite, Fire Place, Garage, Study, Verandah/Deck, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced, Shed/s, Improvements:

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,120,000	29/11/2021	THE PROPRIETORS	1,255 m <sup>2</sup>	Normal Sale	No
\$ 0	01/02/2018	THE PROPRIETORS	1,255 m <sup>2</sup>	Nils And Wills	No
\$ 212,000	29/01/2001	THE PROPRIETORS	1,255 m <sup>2</sup>	Normal Sale	No

# School Catchment Areas



## San Remo Primary School

Prep - 6

Co-ed



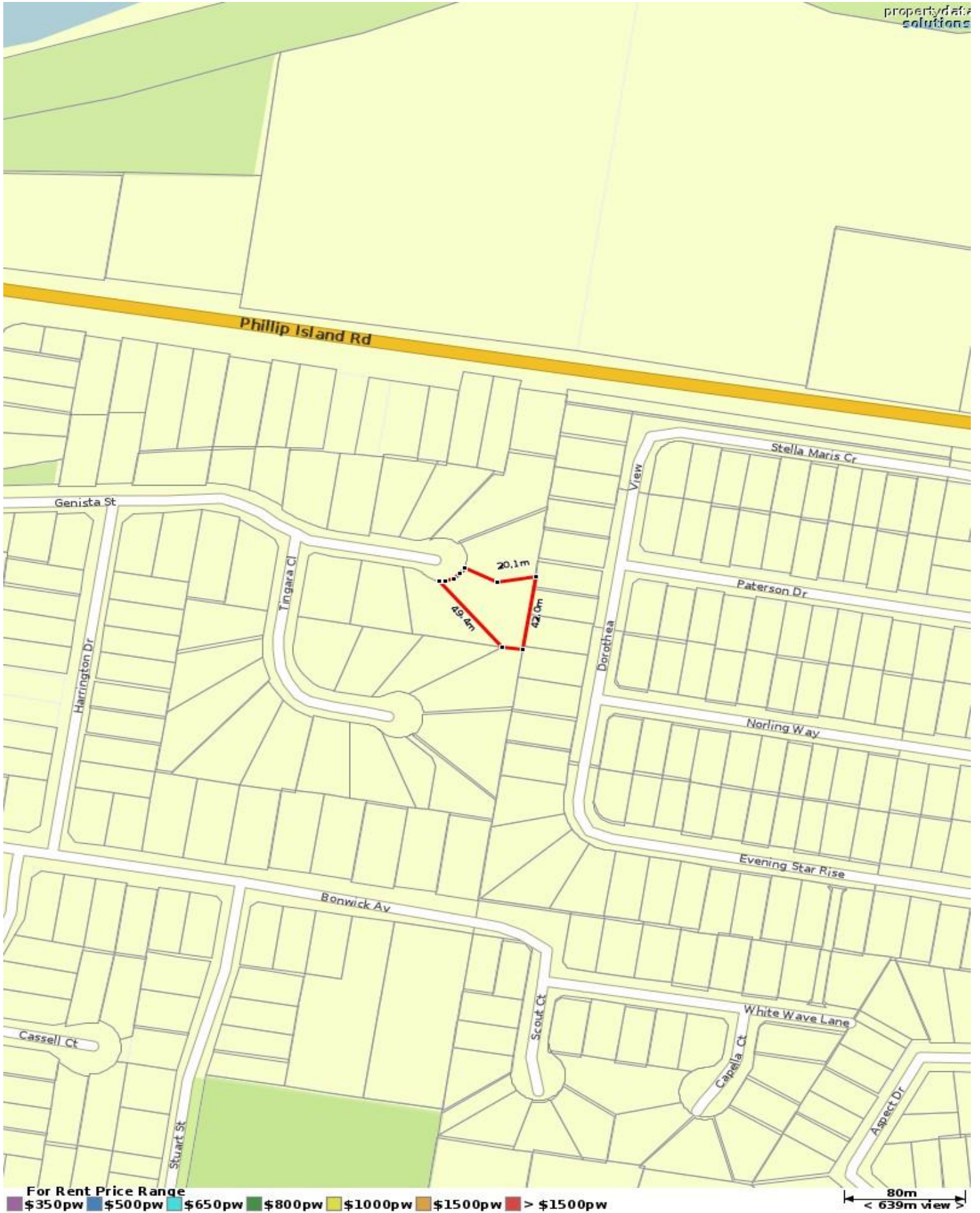
## Bass Coast College

7 - 12

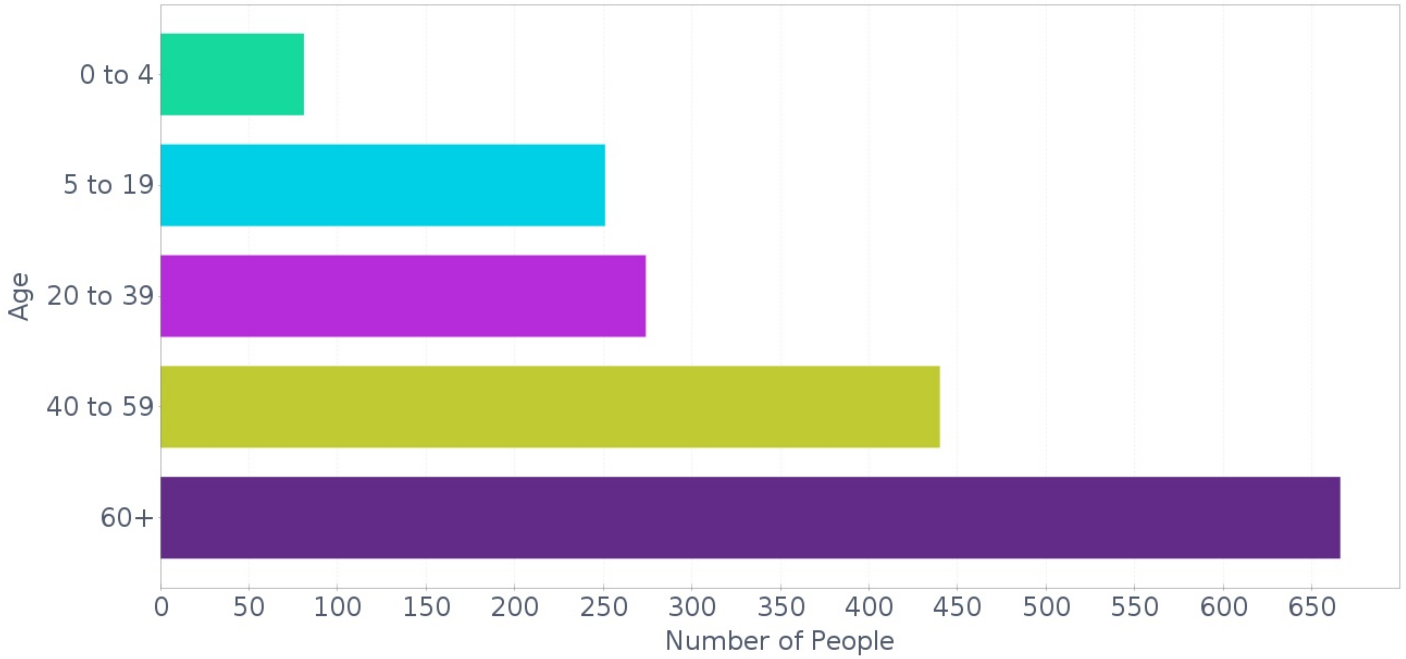
Co-ed



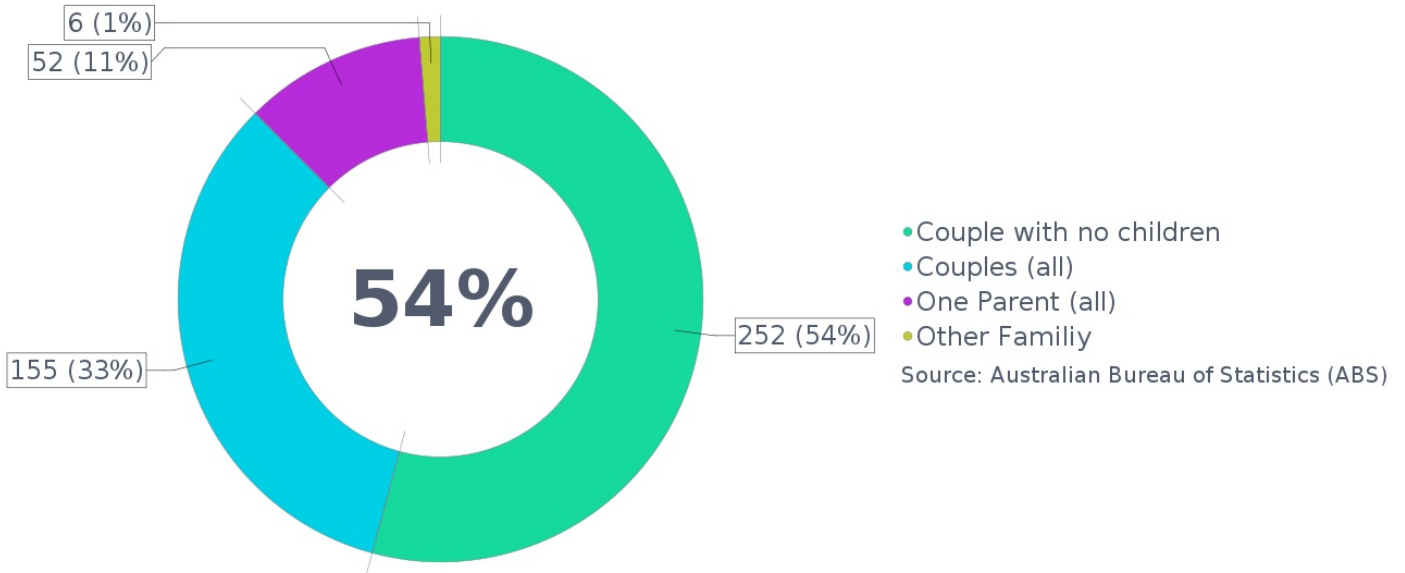
# Nearby Properties For Rent



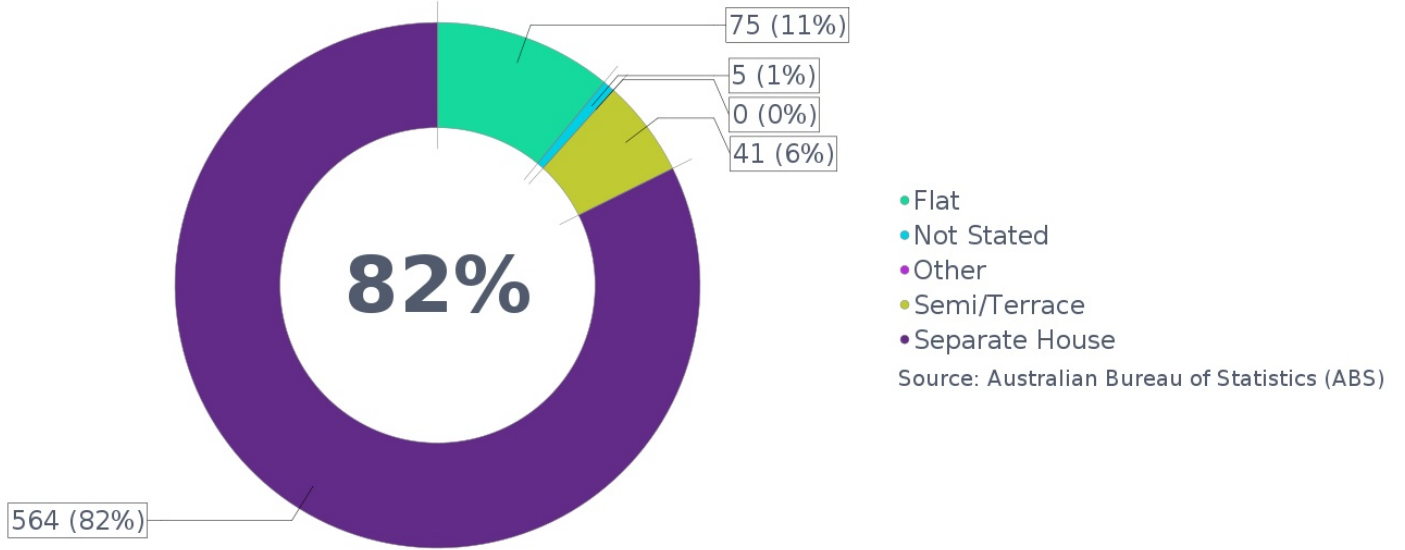
## Age of Population (2021)



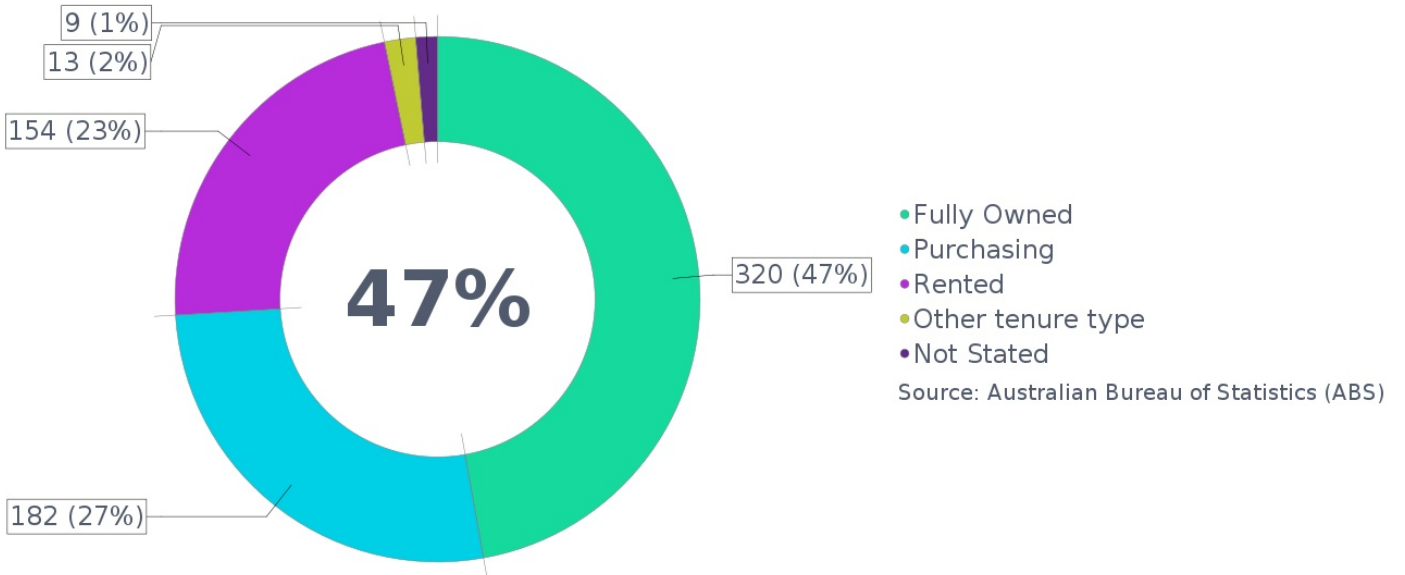
## Family Composition (2021)



## Dwelling Structure (2021)



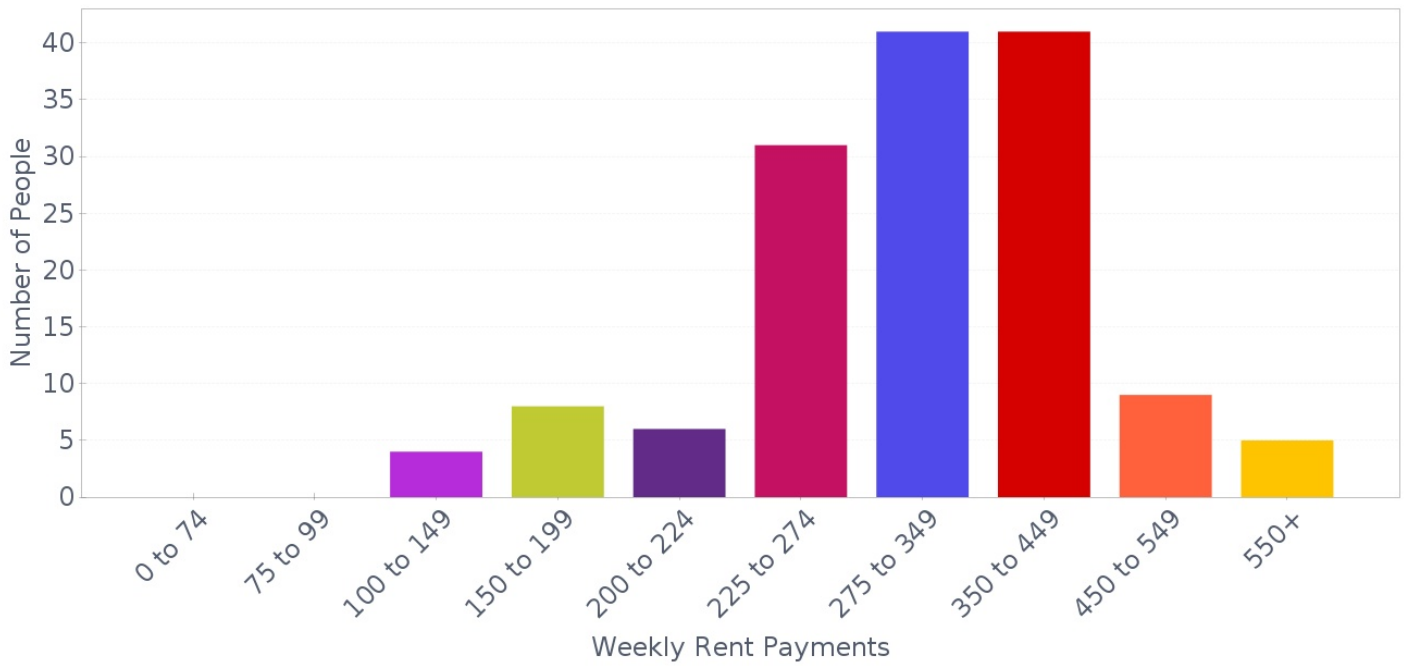
## Home Ownership (2021)



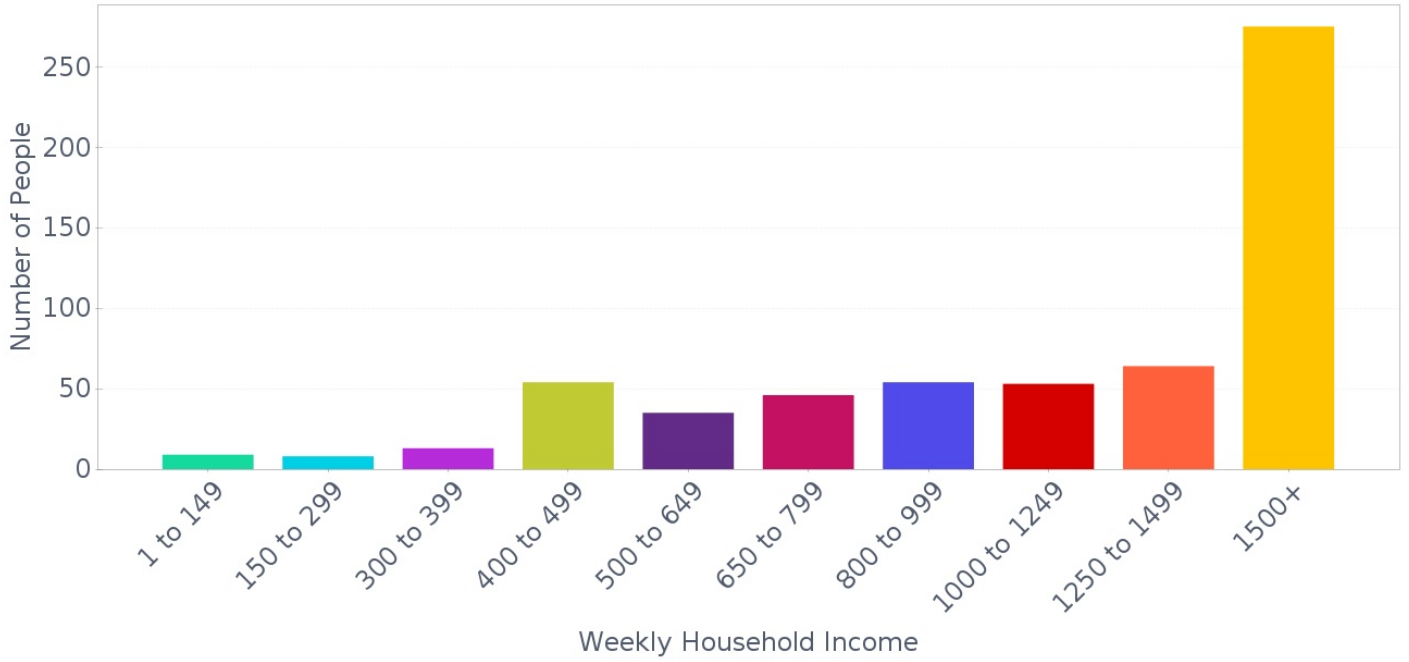
## Home Loan Repayments - Monthly (2021)



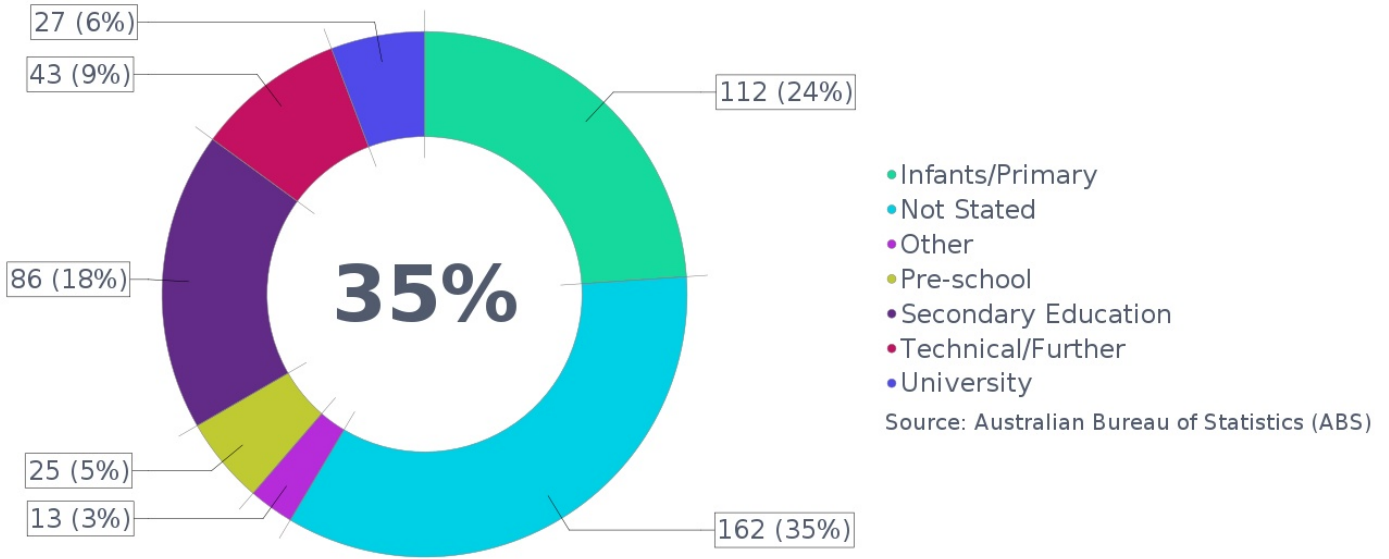
## Rent Payments - Weekly (2021)



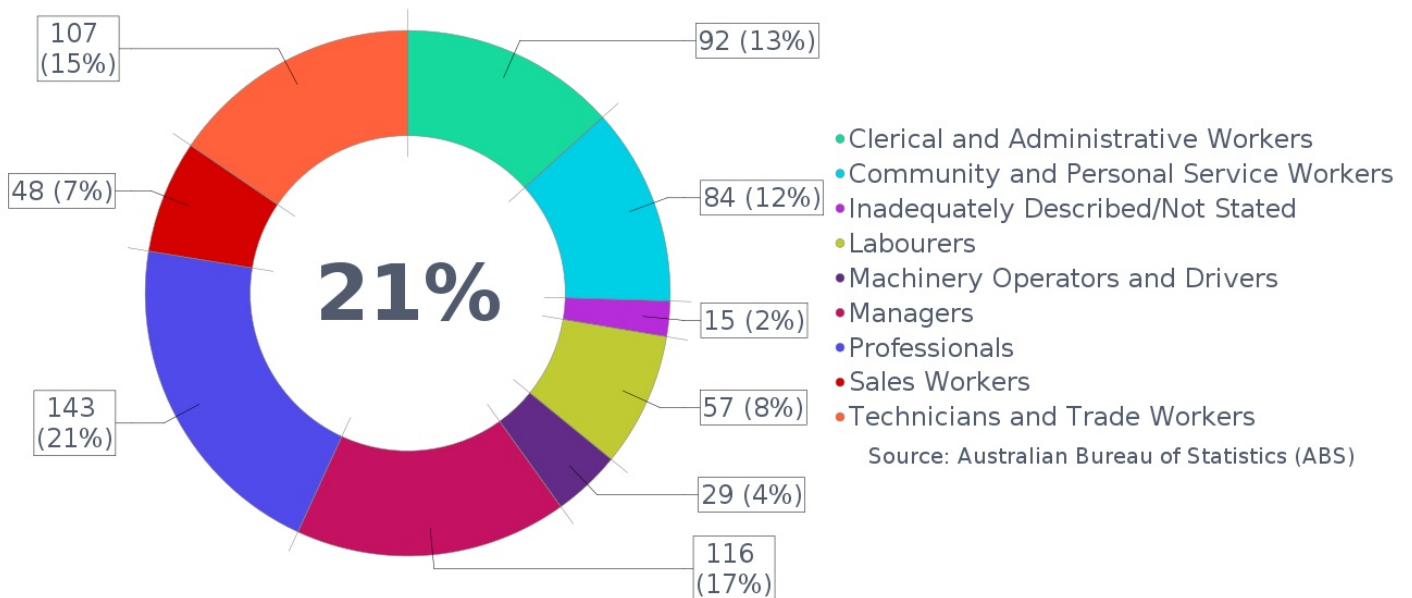
## Household Income - Weekly (2021)



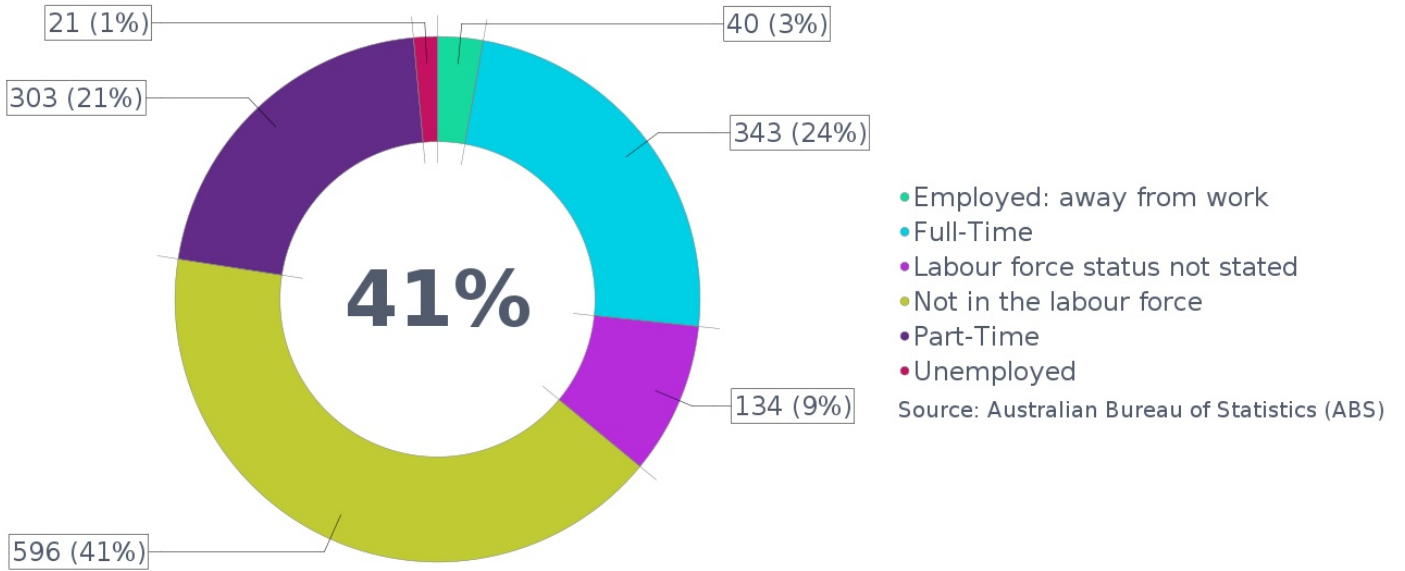
## Non-School Qualification: Level of Education (2021)



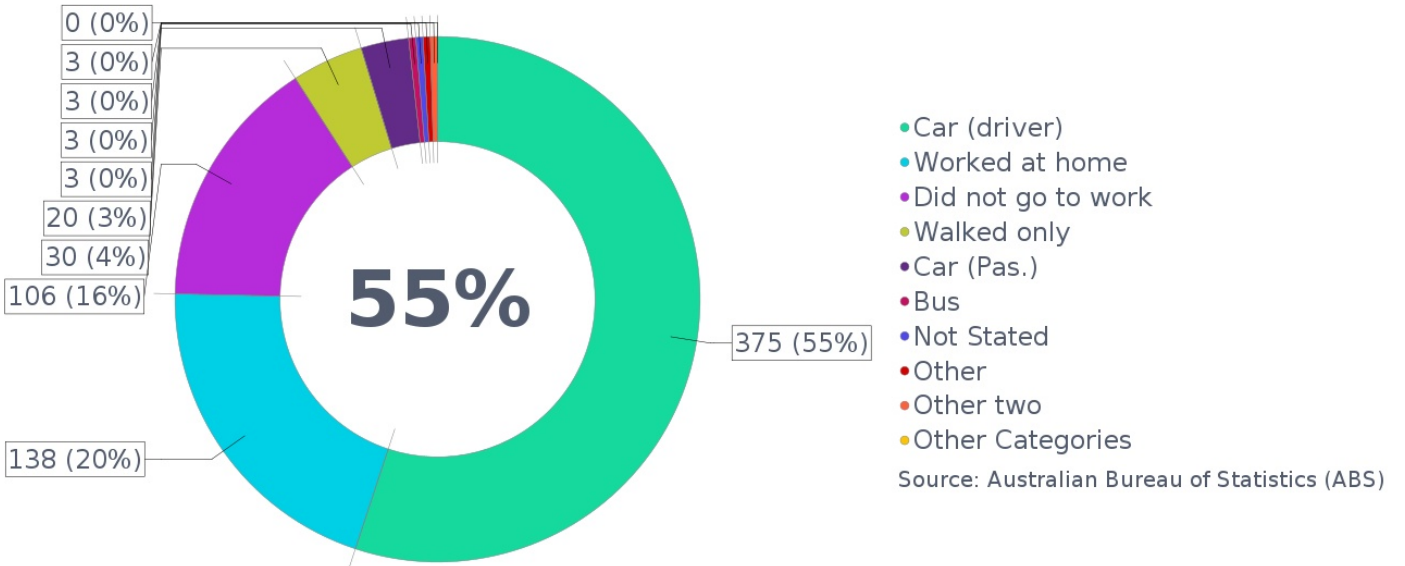
## Occupation (2021)



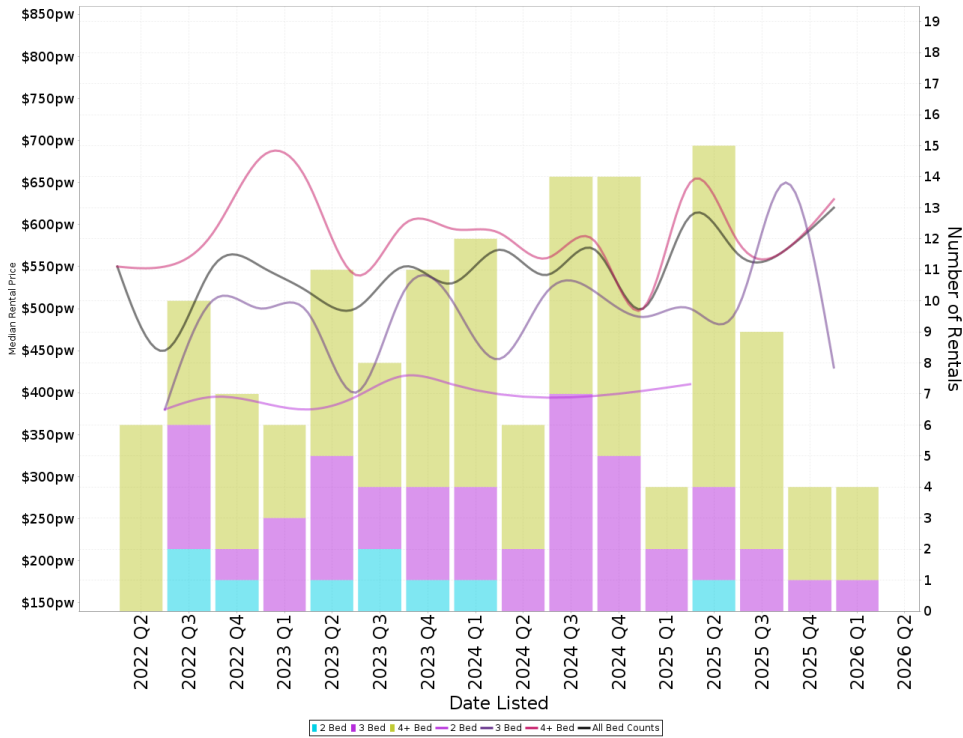
## Employment (2021)



## Method of Travel to Work (2021)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.5%**

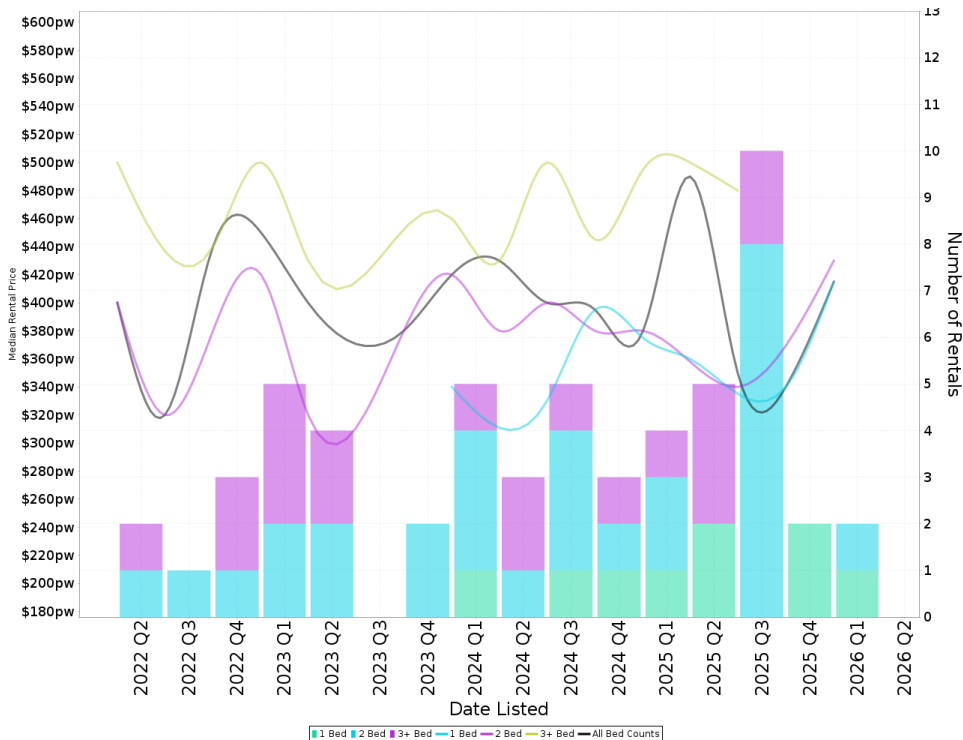
Current Median Price: \$865,000  
Previous Median Price: \$925,000  
Based on 76 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$865,000  
Current Median Rent: \$600  
Based on 32 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.0%**

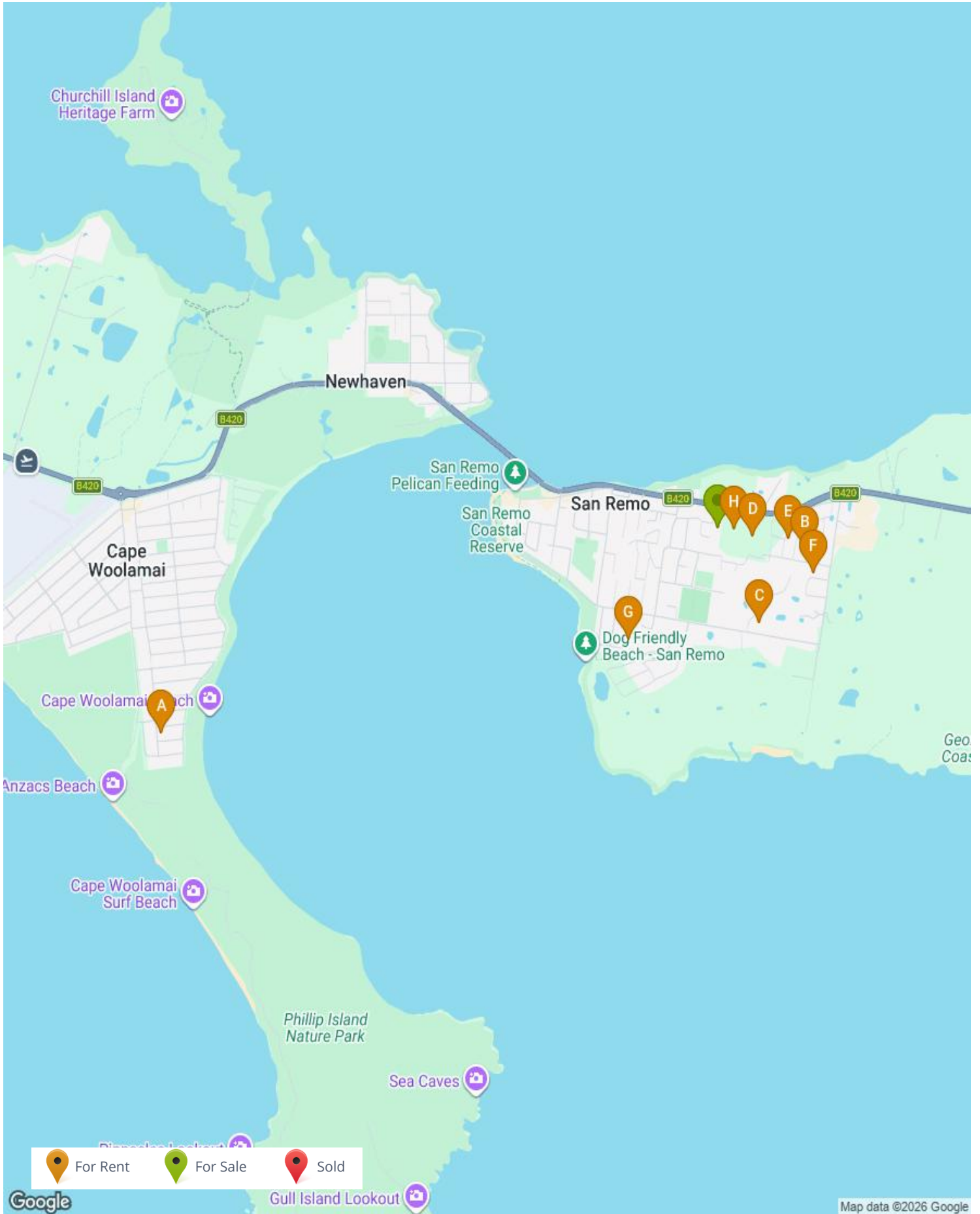
Current Median Price: \$460,000  
Previous Median Price: \$511,000  
Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$460,000  
Current Median Rent: \$380  
Based on 19 registered Unit rentals compared over the last 12 months.


# Comparable Properties Map



# Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$595 and the highest for rent price is \$695 with a median rental price of \$640. Days listed ranges from 1 to 32 days with the average currently at 15 days for these selected properties.


- 167 VISTA DR, CAPE WOOLAMAI 3925** 🛏️ 4 🍽️ 2 🚗 2



Property Type: House  
Area: 606 m<sup>2</sup>  
RPD: 1150//LP53097

Current Rent Price: **\$595 per week**  
First Rent Price: **\$595 per week**  
Month Listed: **April 2026**  
Days on Market: **20 Days**


Features: STOREYS: 2, DOUBLE STOREY, DECK, FIRE PLACE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, 📍 A
- 7 KYEMA CRES, SAN REMO 3925** 🛏️ 4 🍽️ 2 🚗 2



Property Type: House  
Area: 760 m<sup>2</sup>  
RPD: 45//PS720290

Current Rent Price: **\$595 per week**  
First Rent Price: **\$595 per week**  
Month Listed: **April 2026\* (Rented)**  
Days on Market: **N/A**


Features: 📍 B
- 2 SMALL CRT, SAN REMO 3925** 🛏️ 4 🍽️ 3 🚗 2



Property Type: House  
Area: 4,207 m<sup>2</sup>  
RPD: 2//PS501596

Current Rent Price: **\$695 per week**  
First Rent Price: **\$700 per week**  
Month Listed: **April 2026\* (Rented)**  
Days on Market: **32 Days**


Features: DECK, FIRE PLACE, STUDY, FULLY FENCED, IMPROVEMENTS: DISHWASHER, SECURE PARKING, RAINWATER STORAGE TANK, FLOORBOARDS 📍 C
- 6 NORLING WAY, SAN REMO 3925** 🛏️ 4 🍽️ 2 🚗 2



Property Type: House  
Area:  
RPD: 184//PS837044

Current Rent Price: **\$650 per week**  
First Rent Price: **\$650 per week**  
Month Listed: **March 2026\* (Rented)**  
Days on Market: **20 Days**

Features: BUILD YR: 2023 📍 D
- 47 LAURETTE AVE, SAN REMO 3925** 🛏️ 4 🍽️ 2 🚗 2



Property Type: House  
Area: 575 m<sup>2</sup>  
RPD: 119//PS812277

Current Rent Price: **\$630 per week**  
First Rent Price: **\$630 per week**  
Month Listed: **February 2026\* (Rented)**  
Days on Market: **1 Day**

Features: 📍 E

### 8B ELEVATION CRES, SAN REMO 3925

5 2 3



Property Type: House  
 Area: 500 m<sup>2</sup> (280 m<sup>2</sup>)  
 RPD: 1//PS842916

Features:

Current Rent Price: **\$620 per week**  
 First Rent Price: **\$620 per week**  
 Month Listed: **February 2026\* (Rented)**  
 Days on Market: **3 Days**



### 3 HALDOR PL, SAN REMO 3925

5 2 2



Property Type: House  
 Area: 609 m<sup>2</sup>  
 RPD: 75//PS502806

Features:

Current Rent Price: **\$650 per week**  
 First Rent Price: **\$650 per week**  
 Month Listed: **December 2025\* (Rented)**  
 Days on Market: **17 Days**



### 29 PATERSON DR, SAN REMO 3925

6 3 2



Property Type: House  
 Area: 458 m<sup>2</sup> (30 m<sup>2</sup>)  
 RPD: 230//PS904545

Features:

Current Rent Price: **\$650 per week**  
 First Rent Price: **\$650 per week**  
 Month Listed: **February 2026\* (Rented)**  
 Days on Market: **13 Days**



# 1 GENISTA STREET, SAN REMO, VIC 3925



## Appraisal Price

This market analysis has been prepared on 06/05/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$600pw to \$660pw**

### Contact your agent for further information:

Name: Leo Edwards  
Mobile:  
Office: Leo Edwards  
Office Phone: 0472 523 445  
Email: leo@atrealty.com.au