



Ballarat
Rental & Investment
December 2019



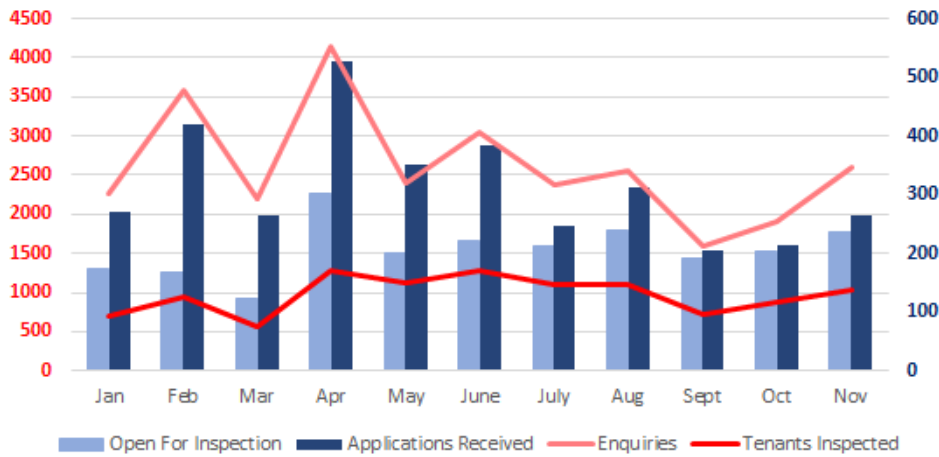
INVESTMENT Analysis

Michael's Critical Investment Suburb Stats - December 2019

Suburb	Current Median Sale Price	Sales Past 12 Mts	Price Change 1 Year	Price Change 5 Years	Average Sales Days on Market	Rental Yield %	Average Rental Price P/W	% Stock For Sale
Beaufort	\$249,000	23	-5.80%	-12.30%	45	5.80%	\$300	9.06%
Michell Park	\$350,000	18	3.40%	27.90%	28	5.49%	\$285	6.67%
Sebastopol	\$311,000	221	1.90%	34.10%	20	5.39%	\$300	7.40%
Wendouree	\$314,000	219	1.90%	33.40%	20	5.14%	\$300	6.16%
Delacombe	\$396,000	85	1.30%	30.40%	28	5.00%	\$350	7.12%
Bonshaw	\$443,000	3	12.90%	11.60%		4.89%	\$400	26.79%
Mount Pleasant	\$350,000	51	2.90%	43.40%	23	4.87%	\$330	6.92%
Redan	\$344,000	63	2.40%	41.40%	25	4.86%	\$300	6.49%
Creswick	\$366,000	37	10.40%	51.20%	30	4.86%	\$340	5.33%
Mount Clear	\$390,000	81	-1.10%	32.00%	33	4.84%	\$360	8.83%
Canadian	\$401,000	85	2.50%	38.90%	37	4.77%	\$330	8.58%
Eureka	\$356,000	17	3.00%	40.50%	12	4.76%	\$295	8.26%
Golden Point	\$365,000	56	5.00%	43.50%	24	4.72%	\$313	7.25%
Lucas	\$438,000	50	1.40%	21.40%	40	4.69%	\$390	17.79%
Miners Rest	\$428,000	77	3.00%	28.80%	25	4.67%	\$378	11.74%
Winter Valley	\$454,000	48	2.50%	30.00%	34	4.65%	\$395	16.40%
Ballarat East	\$374,000	138	3.40%	41.00%	21	4.62%	\$320	6.84%
Smythes Creek	\$492,000	1	-36.70%	4.90%		4.60%	\$425	6.94%
Mount Helen	\$448,000	51	-0.30%	17.50%	40	4.56%	\$395	7.80%
Gordon	\$515,000	16	3.00%	84.70%	67	4.29%	\$380	11.07%
Alfredton	\$491,000	207	0.50%	27.70%	29	4.28%	\$395	11.34%
Brown Hill	\$464,000	85	2.50%	41.70%	19	4.25%	\$370	9.13%
Soldiers Hill	\$417,000	63	2.20%	39.20%	23	4.23%	\$330	7.87%
Ballarat North	\$443,000	85	4.10%	42.80%	36	4.18%	\$338	6.92%
Ballan	\$521,000	46	5.40%	63.60%	66	4.11%	\$360	9.21%
Invermay Park	\$484,000	26	0.90%	30.80%	48	4.11%	\$438	5.66%
Black Hill	\$449,000	31	4.30%	41.00%	36	4.07%	\$320	7.05%
Cardigan Village	\$430,000	6	0.10%	34.30%	26	4.06%	\$335	4.67%
Nerrina	\$549,000	16	5.70%	32.90%	26	3.93%	\$460	9.96%
Ballarat Central	\$513,000	137	4.40%	43.10%	36	3.69%	\$350	6.53%
Newington	\$485,000	50	1.30%	37.60%	17	3.67%	\$343	6.58%
Buninyong	\$518,000	48	-0.40%	29.50%	29	3.64%	\$390	7.23%
Lake Gardens	\$633,000	39	-2.60%	24.60%	26	3.43%	\$400	7.82%
Lake Wendouree	\$638,000	45	2.10%	40.20%	53	3.23%	\$400	5.06%
Cardigan	\$628,000	8	3.60%	32.30%		3.15%	\$375	7.84%
Bakery Hill	\$471,000	4	5.90%	42.90%			\$350	5.71%
Mount Rowan	\$571,000	0	9.90%	62.74%				7.41%
Totals	\$445,649	2236	1.81%	35.44%	32	4.44%	\$357	8.63%

LEASING PERFORMANCE

December 2019

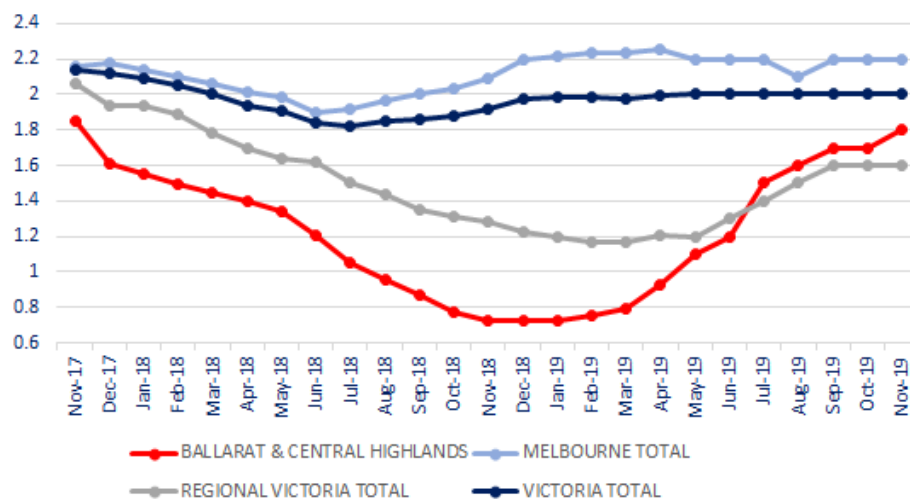


BLACK HILL PROFILE

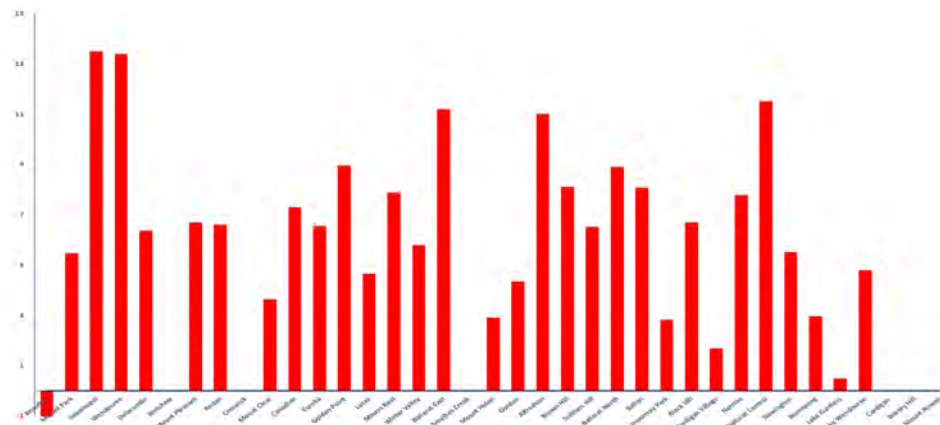
Black Hill is located approximately 3km from the Ballarat Train Station and CBD on the North Eastern side of Ballarat. Positioned between Soldiers Hill and Ballarat East there is great access to the Western Freeway as well as all the CBD offers.

Originally known as Bowdun and features the remnants of open cut gold mine from Ballarat's Gold Rush era of the late 1850s. Now home to some fabulous walks and mountain bike trails.

VACANCY RATES



MICHAEL'S RATING INVESTMENT STRENGTH



RENTAL YIELD DECEMBER 2019

Suburb/ Postcode	House Rental Yield	Average Rent
Ballarat Area	4.44%	\$356.60
Black Hill	4.18%	\$338
3350	4.43%	\$355.47

PROPERTY MANAGER OF THE MONTH



ALISTER HOSKING
PORTFOLIO MANAGER
0427 404 787



Michael Darken

Investment Advisor

Michael and property management make up two parts of a whole. His calm and friendly nature, as well as his knowledge of the activity in the Ballarat and District Rental market will gain your confidence from the moment you meet him. Determined, focused and rising to all challenges, Michael ensures he delivers the highest level of service to clients with his systemised and thorough approach. Michael has over a decade of diverse experience in the Real Estate industry, ranging from sales agent to senior property manager and team leader.

Working with property investors, new and existing to help maintain, establish and grow their wealth in their investments as well as share information regarding the rental market. In his position Michael thrives in keeping property investors informed, ensuring they are confident their property is best represented and giving peace of mind.

As PRDnationwide Ballarat's Investment Advisor, Michael's role is to work with investors and landlords providing information, support and advice regarding the local property investment market and property management services. Michael can provide a neutral opinion on **potential rental return** for properties, discuss **the best place to buy in Ballarat, Vacancy Rates, Rental Trends** as well as **How to attract the best tenants**.

Michael works to assist investors and landlords is getting answers to those "I wonder what....." questions and assisting in making the most out of their investments. At PRDnationwide Ballarat we hope that after a conversation with Michael you will feel more informed, comfortable and secure about your property investment decisions in the Ballarat area.

The best part, his service is **completely free of charge**.

Contact Michael for:

- The best places to buy in Ballarat
- Current vacancy rates
- Rental trends
- How to attract the best tenants
- Full Property Management Service

We cover the great Ballarat area and strive to provide a complex property management service with a focus on communication and pro-activity to offer clients peace of mind with their investments. michaeld@prdballarat.com.au

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