



**12 HIGHCLIFFE CIRCLE LAKELANDS WA 6180**

Prepared on 11th August 2023



**Jesse Maree Munro**  
LJ HOOKER MANDURAH

68 Mandurah Terrace  
MANDURAH WA 6210

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The Proprietor  
12 Highcliffe Circle  
Lakelands WA 6180

Careful consideration has been taken to provide you with an appraisal for your property in today's rental market conditions, rental estimate \$530 to \$560 per week.

The higher end of rent market can be achieved with high presentation vacated clean, along with carpets, paint and blinds in good condition.

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,

Yours Sincerely,

Jesse Maree Munro  
LJ Hooker Mandurah  
68 Mandurah Terrace  
MANDURAH WA 6210  
m: 0413076165

## Your Property

### 12 HIGHCLIFFE CIRCLE LAKELANDS WA 6180

3 

2 

2 

586m<sup>2</sup> 

170m<sup>2</sup> 



## Your Property History

- 3 Jan, 2020** - Listed for rent at \$330 / week
- 25 Sep, 2016** - Listed for rent at \$360 / week
- 10 Feb, 2016** - Listed for rent at \$390 / week
- 3 Apr, 2012** - Listed for rent at \$370 / week
- 17 Nov, 2010** - Sold for \$169,500

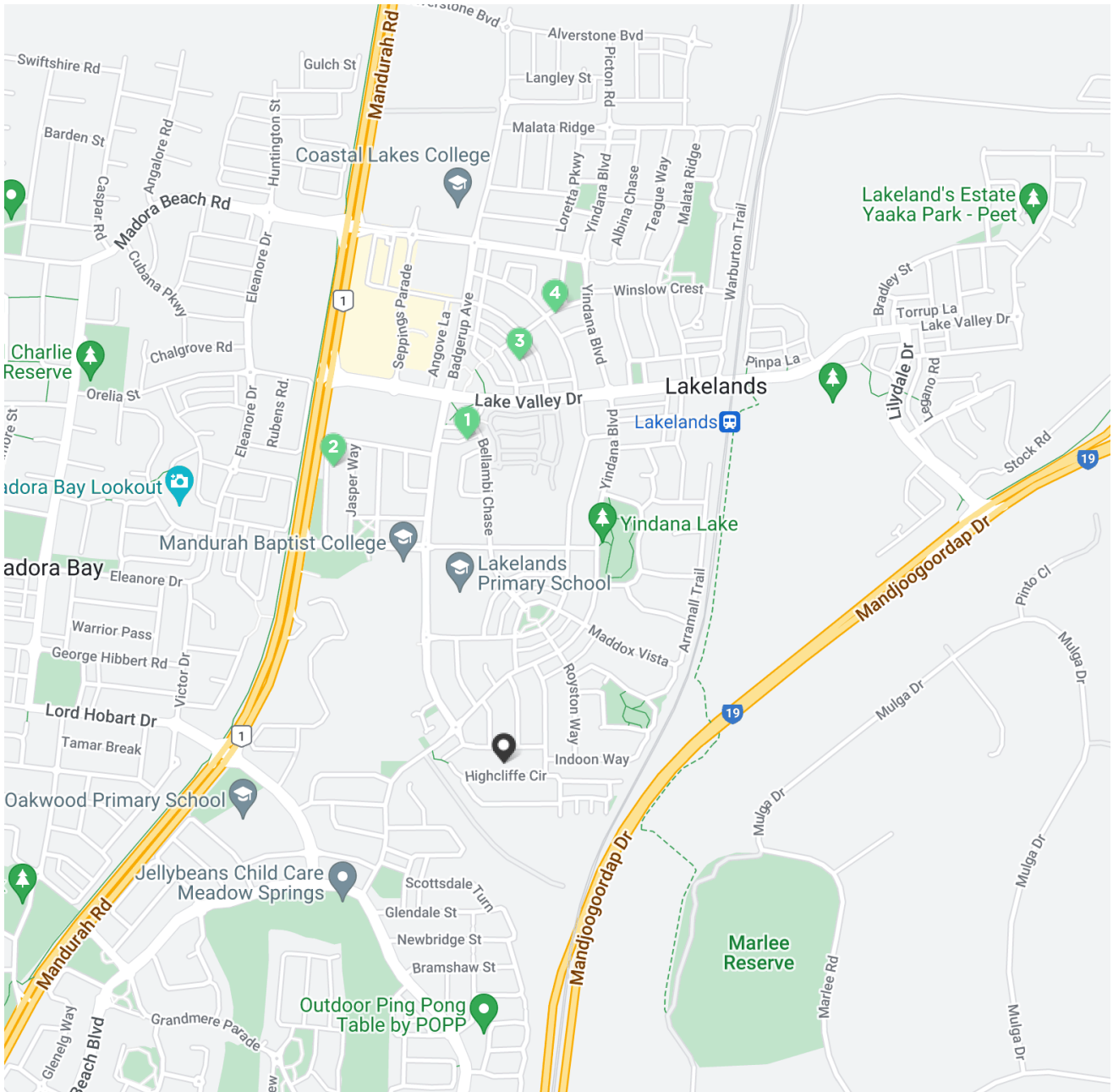


### Introducing Jesse Maree Munro

Jesse offers her clients industry experience and expertise in all aspects of Real Estate and Building in the Peel Region.

Having previously worked as a Building Representative, Sales Representative, Trust Accountant, Head of Property Management Department, and a Senior Asset Manager in end-to-end property management with a large portfolio.

# Comps Map: Rentals








Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Rent
1	29 DOWERIN CIRCUIT LAKELANDS WA 6180	3	2	2	\$500
2	22 COBAKI BRACE LAKELANDS WA 6180	3	2	2	\$560
3	12 SALOME CRESCENT LAKELANDS WA 6180	3	2	2	\$530
4	11 RAYNER PROMENADE LAKELANDS WA 6180	3	2	2	\$560

Google Map data ©2023  
 \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Rentals






### 1 29 DOWERIN CIRCUIT LAKELANDS WA 6180



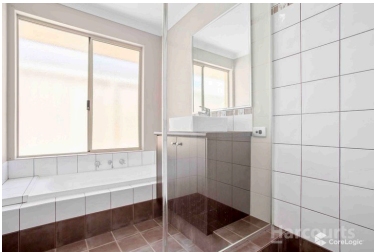
 3  2  2  324m<sup>2</sup>  148m<sup>2</sup>  
 Year Built 2010 DOM 67 days  
 Listing Date 05-Jun-23 Distance 0.92km  
 Listing Price \$500 p/week




### 2 22 COBAKI BRACE LAKELANDS WA 6180



 3  2  2  523m<sup>2</sup>  172m<sup>2</sup>  
 Year Built 2010 DOM 37 days  
 Listing Date 07-Mar-23 Distance 0.97km  
 Listing Price \$560 Per Week




### 3 12 SALOME CRESCENT LAKELANDS WA 6180



 3  2  2  388m<sup>2</sup>  155m<sup>2</sup>  
 Year Built 2008 DOM 26 days  
 Listing Date 30-Jan-23 Distance 1.14km  
 Listing Price \$530 Weekly

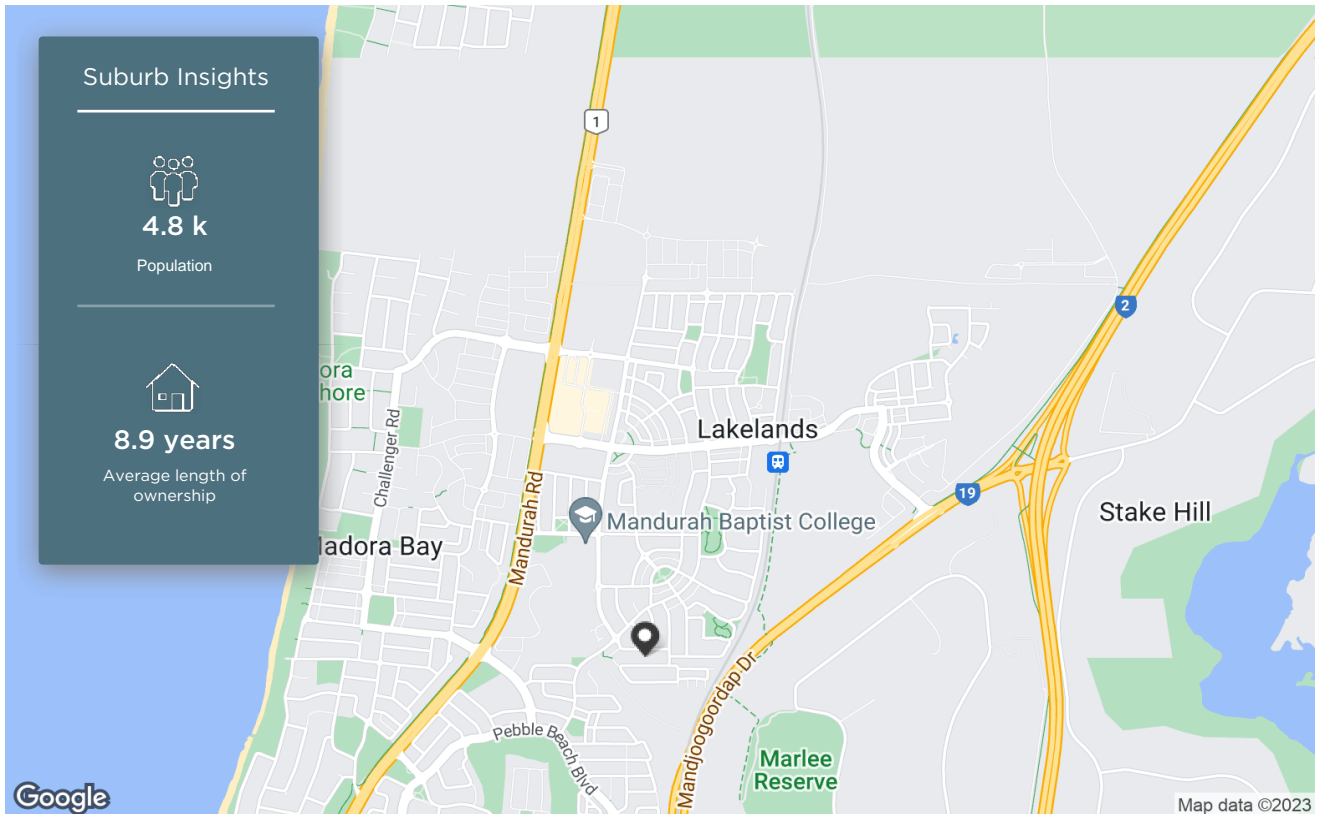
### 4 11 RAYNER PROMENADE LAKELANDS WA 6180



 3  2  2  440m<sup>2</sup>  150m<sup>2</sup>  
 Year Built 2007 DOM 5 days  
 Listing Date 14-Apr-23 Distance 1.28km  
 Listing Price \$560 Weekly

# Lakelands

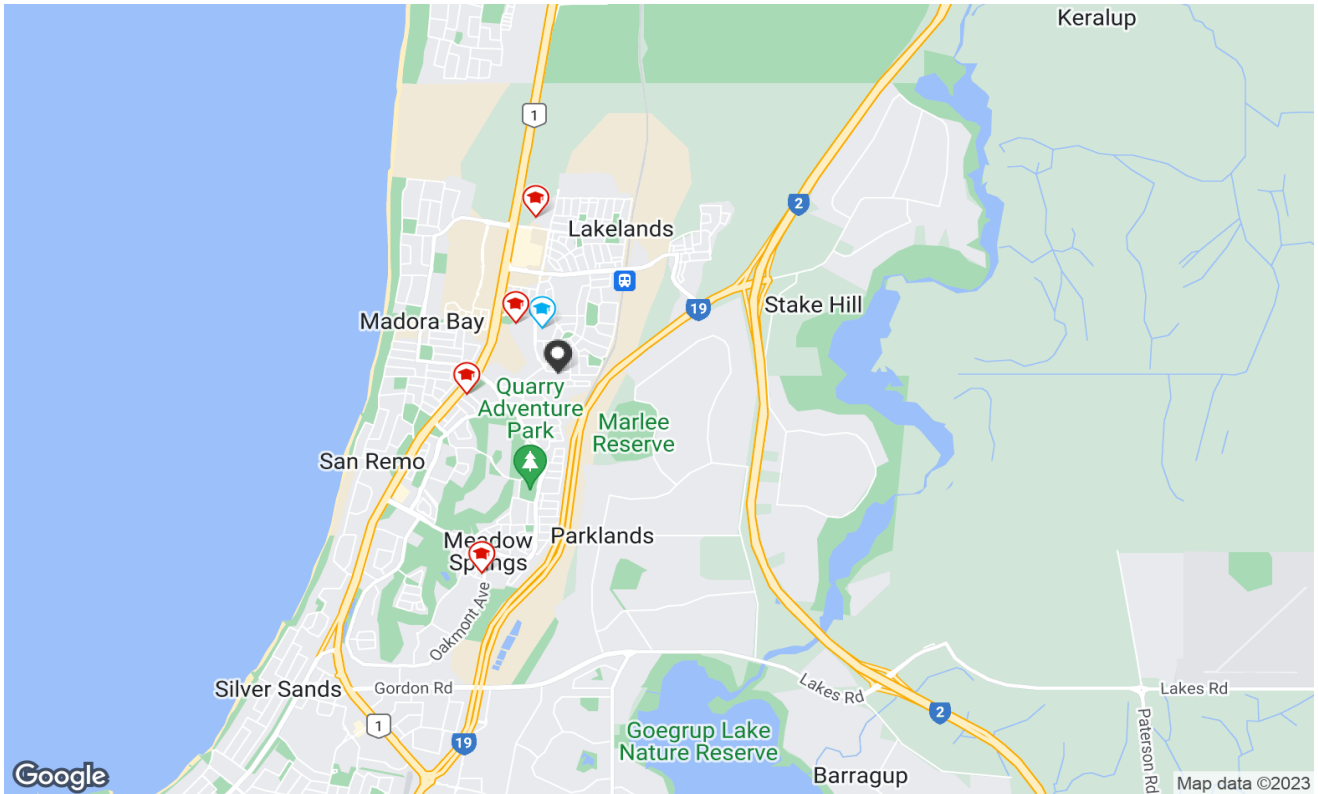
## Demographic








The size of Lakelands is approximately 7.1 square kilometres. It has 10 parks covering nearly 3.1% of total area. The population of Lakelands in 2011 was 2,922 people. By 2016 the population was 4,820 showing a population growth of 65.0% in the area during that time. The predominant age group in Lakelands is 0-9 years. Households in Lakelands are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lakelands work in a trades occupation. In 2011, 71.8% of the homes in Lakelands were owner-occupied compared with 74.4% in 2016. Currently the median sales price of houses in the area is \$455,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	35.5	Owns Outright	16.3	0-15.6K	4.0	0-9	19.3
Couples with Children	48.9	Purchaser	58.1	15.6-33.8K	10.5	10-19	13.5
Single Parents	14.4	Renting	23.5	33.8-52K	13.1	20-29	15.8
Other	1.2	Other	0.2	52-78K	14.3	30-39	16.9
		Not Stated	1.8	78-130K	25.3	40-49	12.4
				130-182K	11.3	50-59	7.7
				182K+	7.8	60-69	7.3
						70-79	6.1
						80-89	0.7
						90-99	0.1

# Local Schools



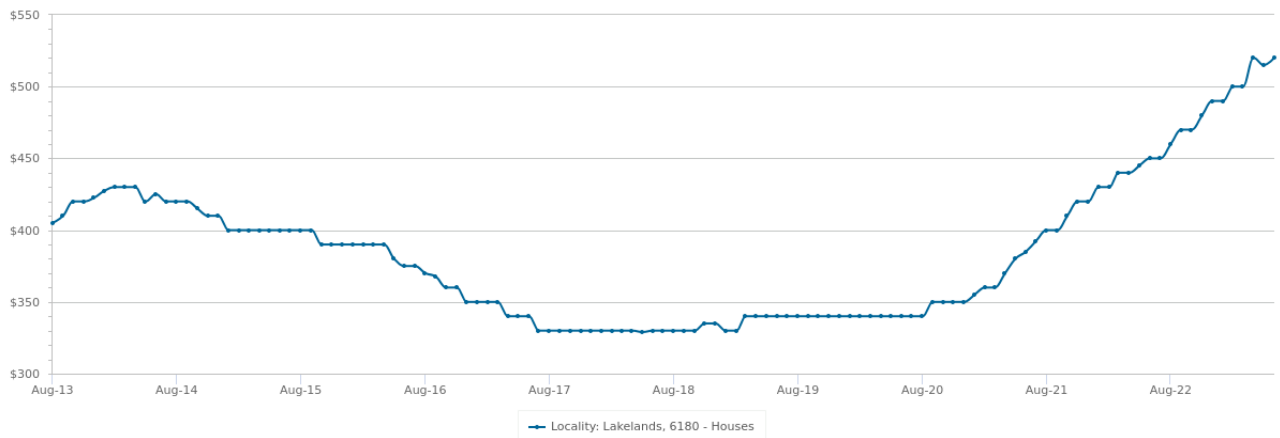
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Lakelands Primary School</b> 1 Cawana Parkway Lakelands WA 6180	0.48km	Primary	Mixed	Government	0-6
 <b>Mandurah Baptist College</b> LOT 6000 Badgerup Avenue Lakelands WA 6180	0.63km	Combined	Mixed	Non-Government	0-12
 <b>Oakwood Primary School</b>	0.85km	Primary	Mixed	Non-Government	0-0
 <b>Coastal Lakes College</b>	1.59km	Secondary	Mixed	Non-Government	0-0
 <b>Meadow Springs Education Support Centre</b> 320 Oakmont Avenue Meadow Springs WA 6210	2.12km	Special	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

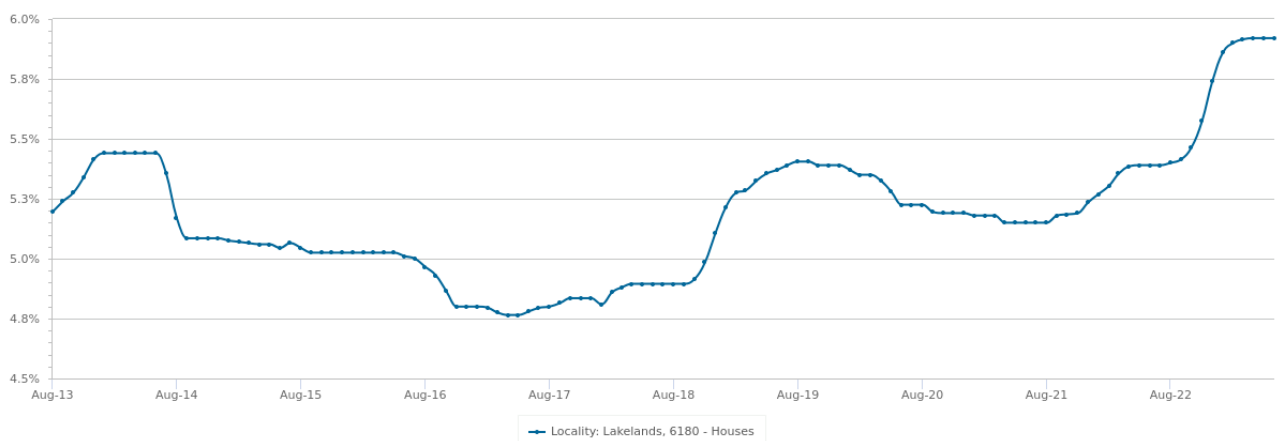
# Long Term Market Trends

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
2023	\$520	15.6% ▲	5.9%	118
2022	\$450	16.9% ▲	5.4%	107
2021	\$385	13.2% ▲	5.1%	119
2020	\$340	0.0%	5.2%	160
2019	\$340	3.0% ▲	5.4%	172
2018	\$330	-2.9% ▼	4.9%	186
2017	\$340	-9.3% ▼	4.8%	197
2016	\$375	-6.2% ▼	5%	187
2015	\$400	-5.9% ▼	5%	156
2014	\$425	-	5.4%	127



# Summary

**12 HIGHCLIFFE CIRCLE LAKELANDS WA 6180**



**Appraisal price range**  
\$530 to \$560 pw

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