



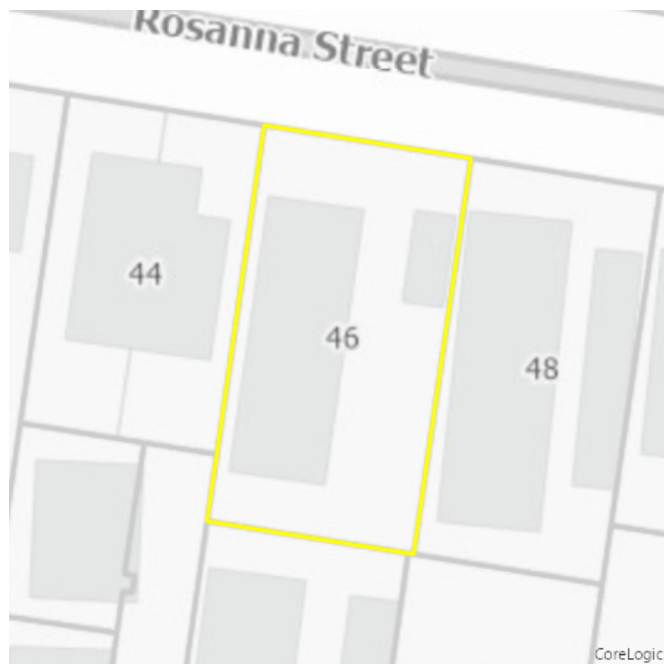
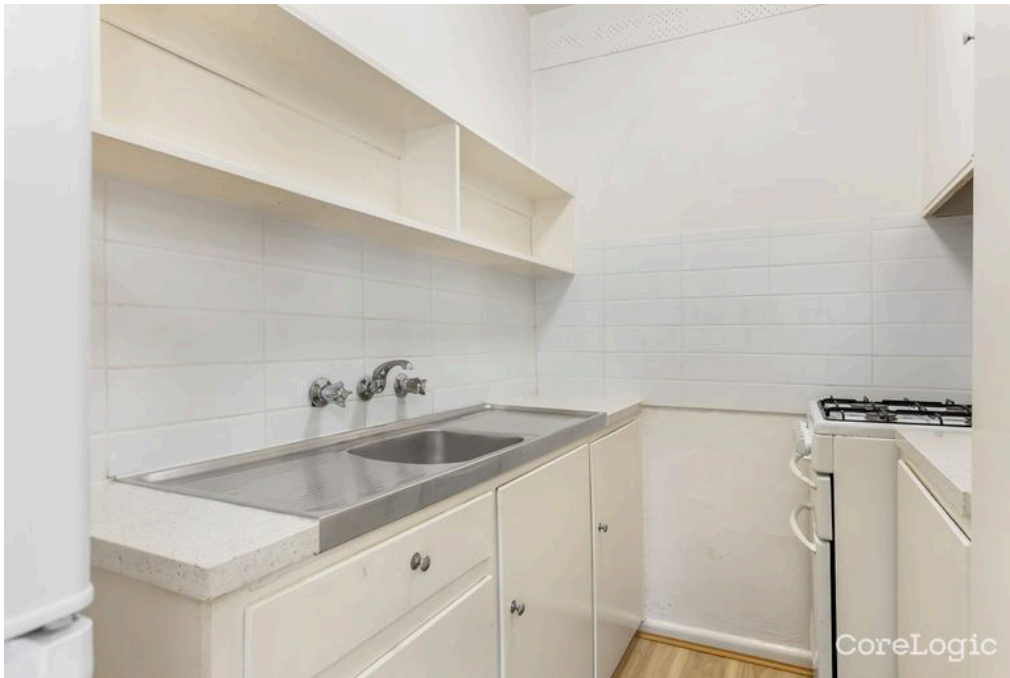
ESTIMATED RENTAL AMOUNT REPORT

3/46 Rosanna Street Carnegie VIC 3163

Prepared on: 12 January 2025

3/46 Rosanna Street Carnegie VIC 3163

 1	 2	 1	 Approx. 760m ²
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▶ PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	3/46 Rosanna Street Carnegie VIC 3163	Lot/Plan:	3/RP8713
RPD:	LOTS 3,13 RP8713	Council area:	Glen Eira
Property type:	UNIT	Year built:	1960
Floor area:	102m ²	Zone:	NRZ1, Neighbourhood Residential Zone - Schedule 1
Land use primary:	Strata Unit or Flat (Unspecified)		

▶ ESTIMATED RENTAL AMOUNT

Here we provide an estimate of the property's weekly rental value based on statistical data.

Estimated Rent:	\$412/W	 High Confidence
Estimated Rent Range:	\$379/W - \$445/W	
Estimated Yield:	3.33%	

This rental estimate is provided by CoreLogic, and is based on statistical market data such as recent advertised rental properties, property size, number of bedrooms and many more factors. Estimated gross rental yield is also a computer generated estimate and does not take into account any expenses associated with keeping the property. Information used in these estimates comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar
- requesting a valuation from a licensed valuer
- recent and historical rental price details for this property
- recent advertised rental prices for similar properties in the area
- the costs associated with owning, maintaining and renting this property

▶ PROPERTY HISTORY - FOR RENT

Campaign period:	16/12/2022 - 21/12/2022	Latest ad price:	\$325/-
Days on Market:	6	Listed by:	Goki Prasad, Harea Real Estate Agency
Campaign period:	12/09/2022 - 20/09/2022	Latest ad price:	\$305/W
Days on Market:	9	Listed by:	Goki Prasad, HAREA Real Estate Agency
Campaign period:	20/01/2021 - 31/03/2021	Latest ad price:	\$255/W
Days on Market:	71	Listed by:	Carnegie Leasing, Woodards Carnegie

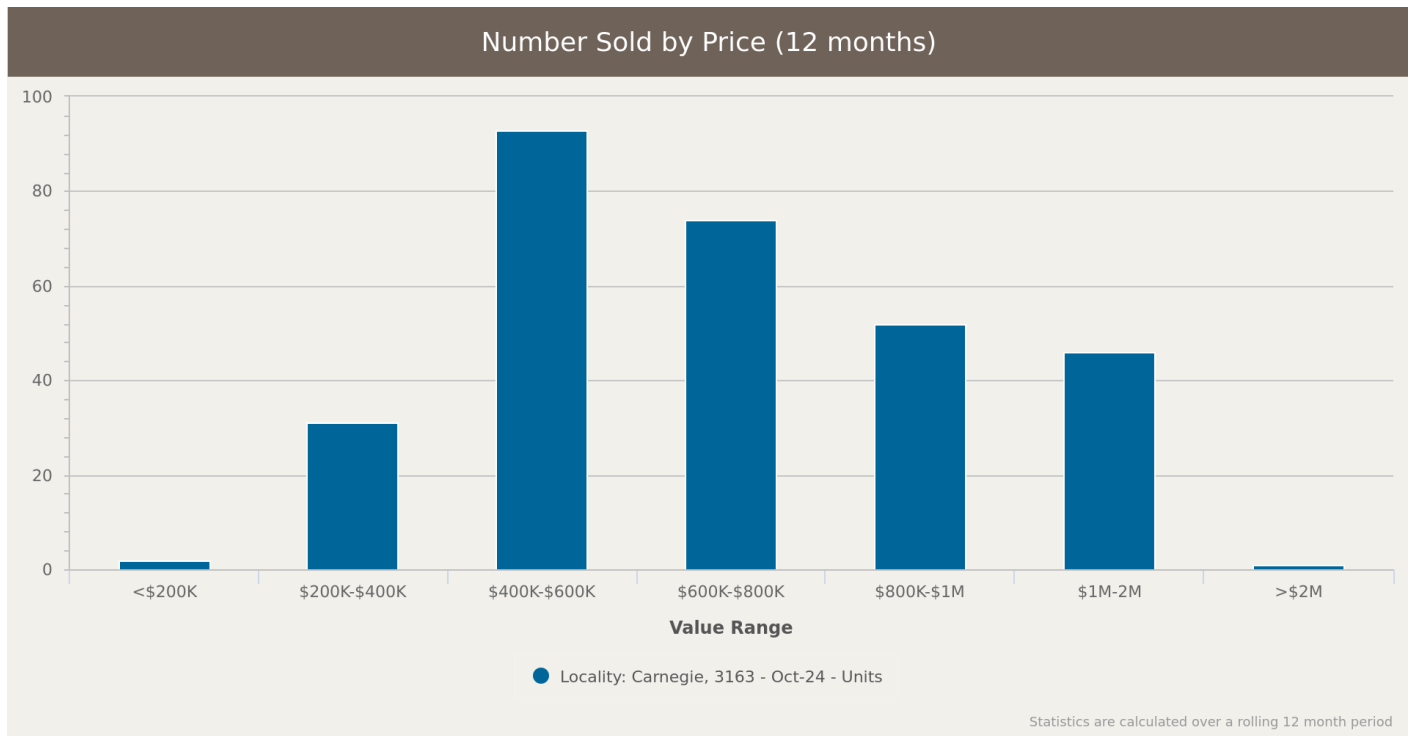
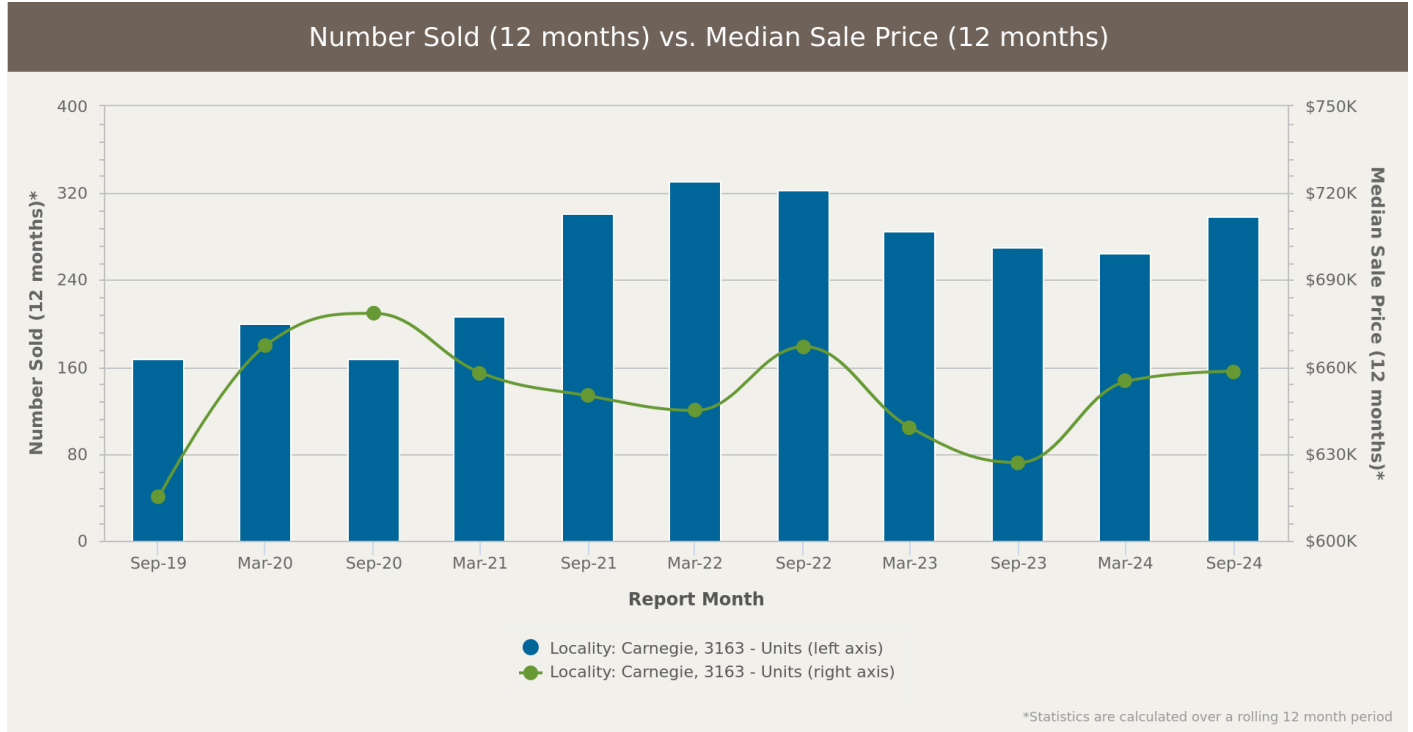
▶ PROPERTIES FOR RENT

	<p>5/48 Rosanna Street Carnegie VIC 3163</p>	
<p>📍 from property: 20m</p>	<p>Latest ad price: \$470/WEEKLY</p> <p>Campaign period: 04/12/2024 - 12/12/2024</p> <p>Days on Market: 9</p>	<p>Lot/Plan: 5/RP9765</p> <p>Listed by: Shelley Macgregor, Metropole Properties Melbourne</p>
	<p>10/161 Oakleigh Road Carnegie VIC 3163</p>	
<p>📍 from property: 40m</p>	<p>Latest ad price: \$410/WEEKLY</p> <p>Campaign period: 21/10/2024 - 28/10/2024</p> <p>Days on Market: 8</p>	<p>Lot/Plan: 10/RP14236</p> <p>Listed by: Dianne Smith, Whiting & Co</p>
	<p>10/161A Oakleigh Road Carnegie VIC 3163</p>	
<p>📍 from property: 40m</p>	<p>Latest ad price: \$375/WEEKLY</p> <p>Campaign period: 07/01/2025 - 11/01/2025</p> <p>Days on Market: 5</p>	<p>Lot/Plan: 10/RP14230</p> <p>Listed by: Steven Tsimiklis, Gary Peer & Associates</p>
	<p>3/161A Oakleigh Road Carnegie VIC 3163</p>	
<p>📍 from property: 40m</p>	<p>Latest ad price: \$385/WEEKLY</p> <p>Campaign period: 06/01/2025 - 11/01/2025</p> <p>Days on Market: 6</p>	<p>Lot/Plan: 20/RP14230</p> <p>Listed by: Lachie Whitehead, Ray White Carnegie</p>

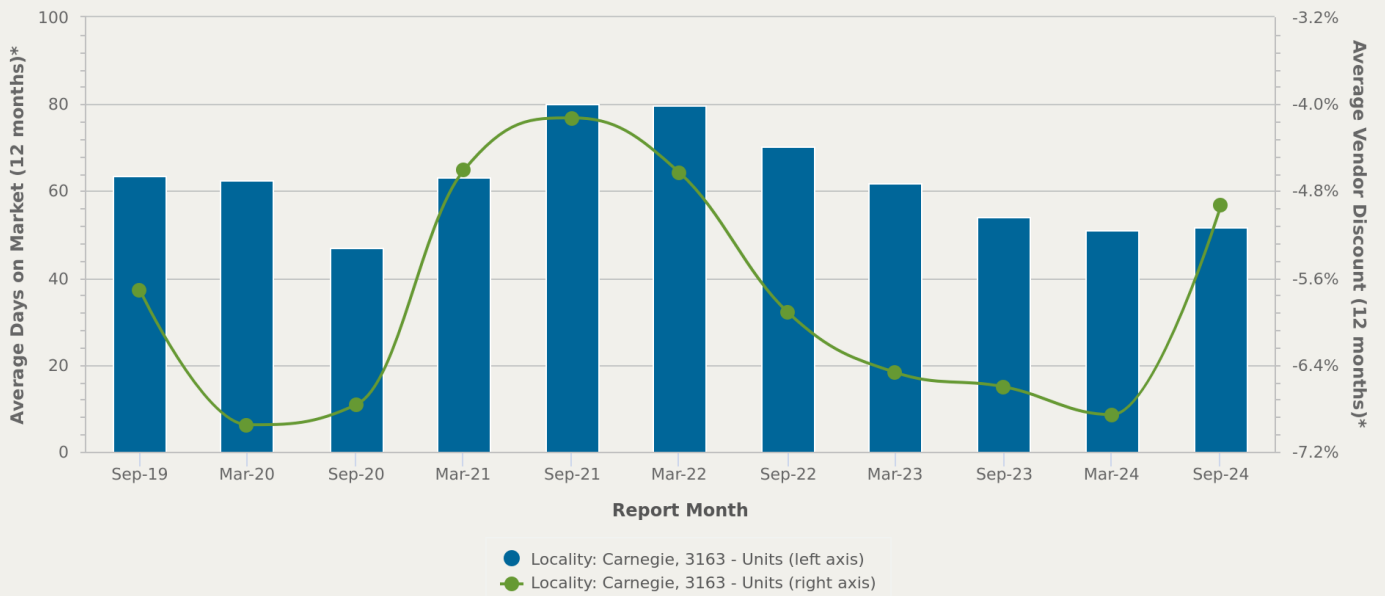
📍 Distance from 3/46 Rosanna Street Carnegie VIC 3163

CARNEGIE INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

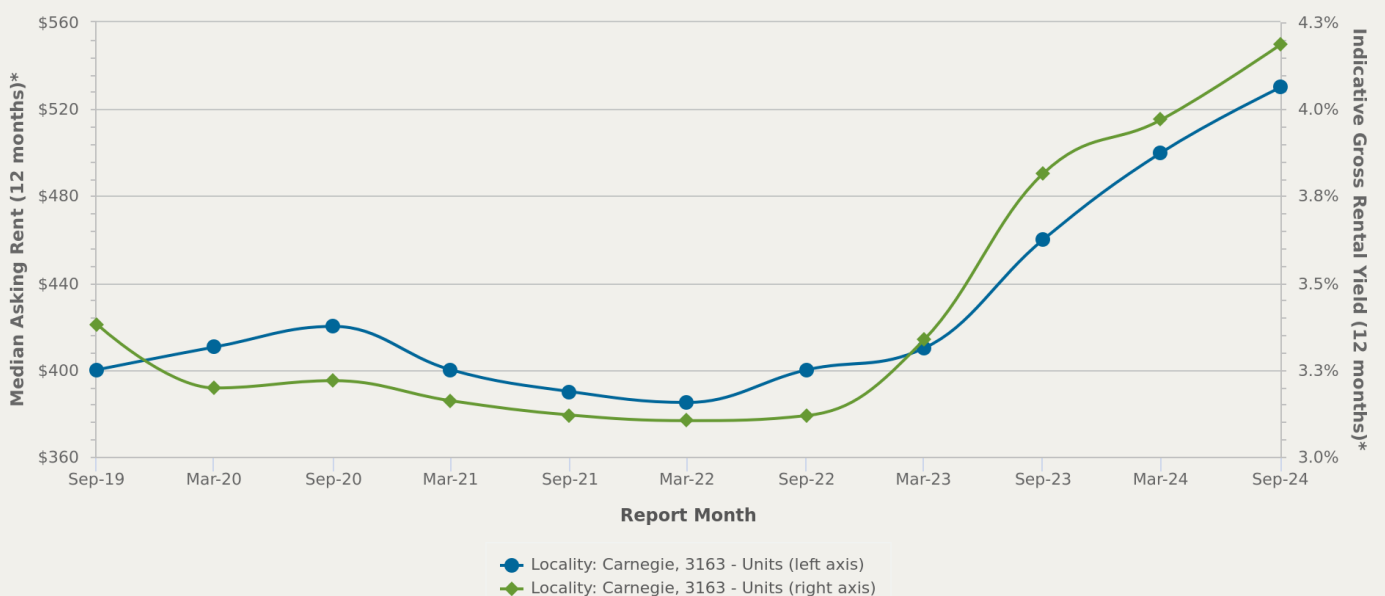


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Units	Change in Median Value (12 months)
Sep-2024	\$619,784	↓ -9.1%
Sep-2023	\$681,710	↑ 10.1%
Sep-2022	\$619,016	↓ -5.5%
Sep-2021	\$655,020	↑ 9.3%
Sep-2020	\$599,162	↑ 0.4%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

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