



ESTIMATED RENTAL AMOUNT REPORT

11 Innamincka Road Greenmount WA 6056

Prepared on: 01 February 2025

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▶ PROPERTY DETAILS

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

Address:	11 Innamincka Road Greenmount WA 6056	Lot/Plan:	4/D032361
RPD:	LOT 4 D032361	Council area:	Mundaring
Property type:	HOUSE	Year built:	2001
Floor area:	196m ²	Zone:	R5/12, R5/12
Land use primary:	House		

▶ ESTIMATED RENTAL AMOUNT

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

Estimated Rent:	\$754/W	 High Confidence
Estimated Rent Range:	\$664/W - \$844/W	
Estimated Yield:	4.28%	

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.

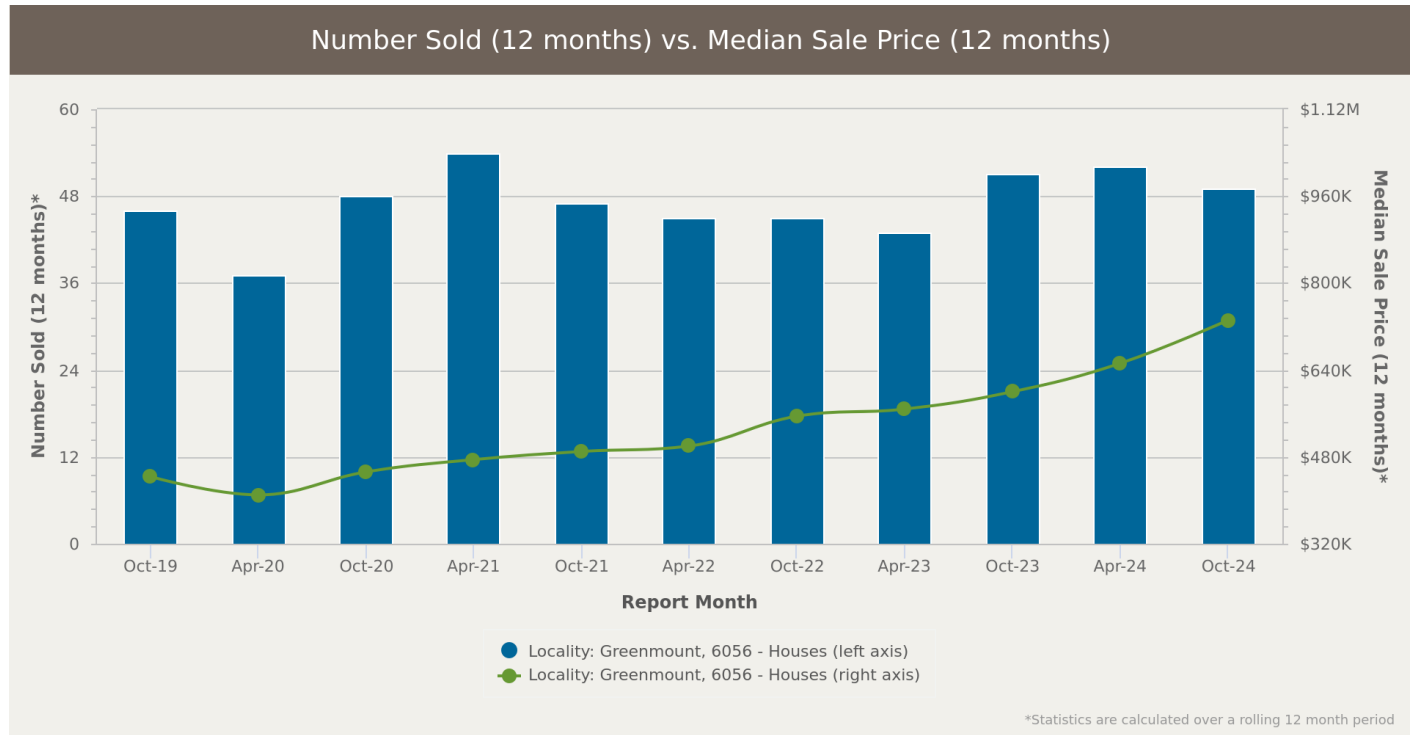
Doing your research

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:

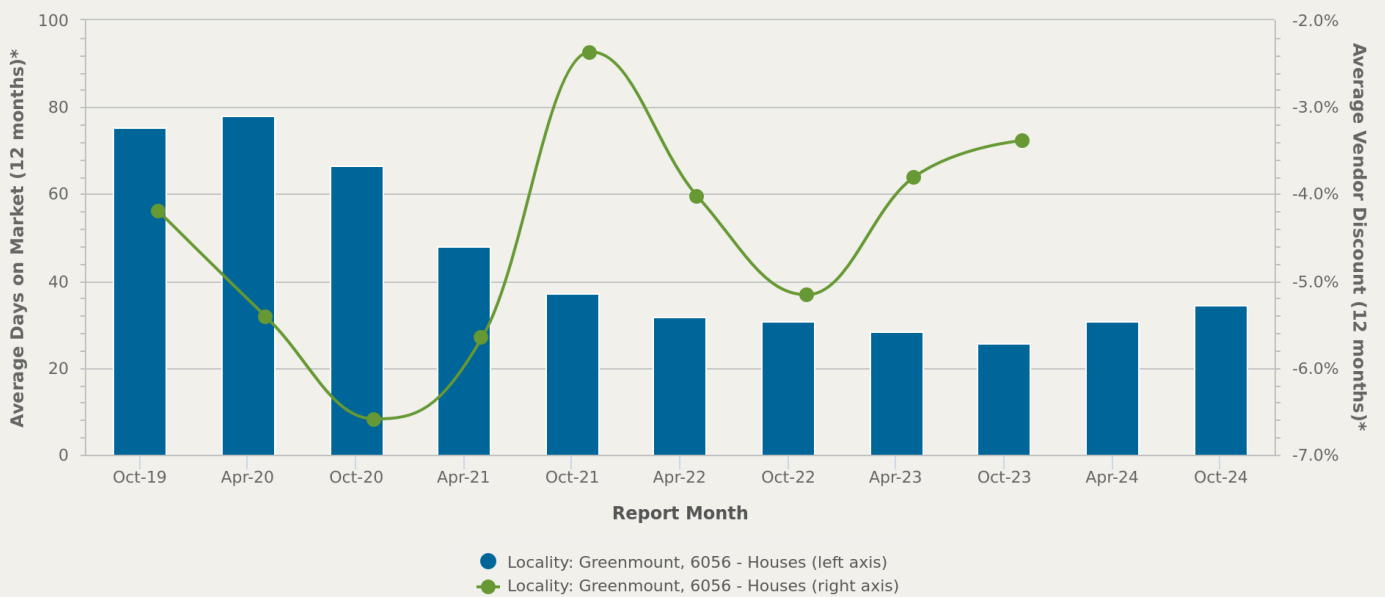
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar
- requesting a valuation from a licensed valuer
- recent and historical rental price details for this property
- recent advertised rental prices for similar properties in the area
- the costs associated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

GREENMOUNT 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)

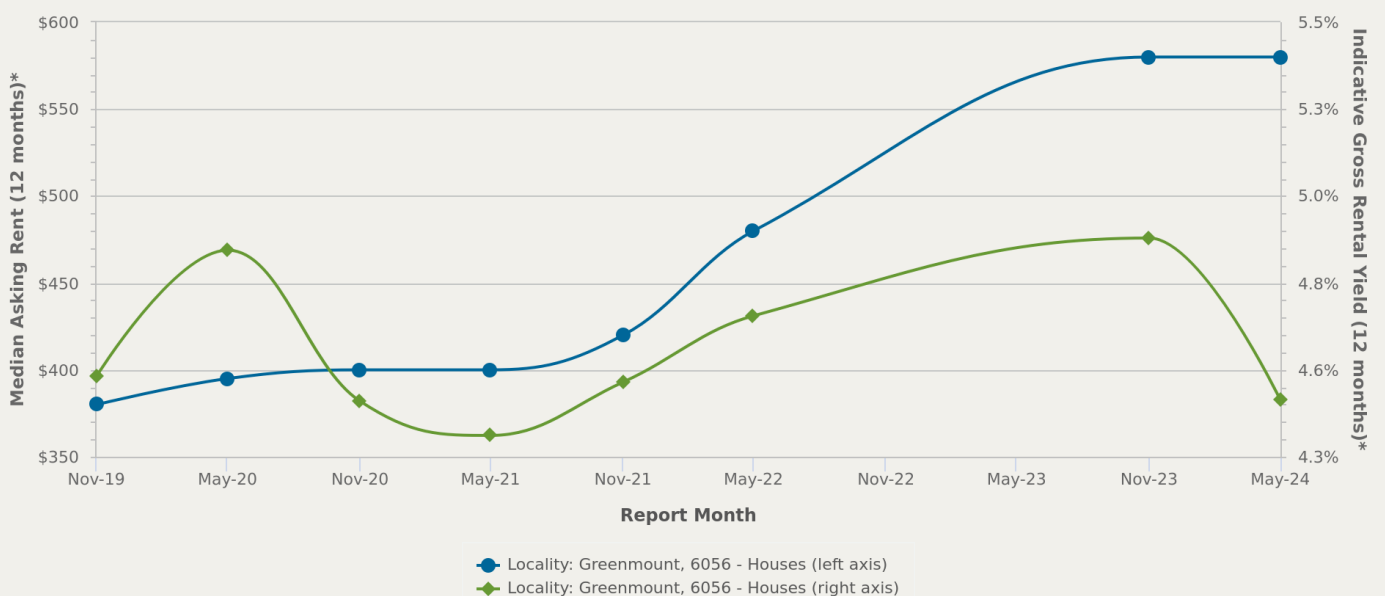


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Oct-2024	\$756,447	↑ 20.7%
Oct-2023	\$626,701	↑ 17.2%
Oct-2022	\$534,705	↑ 10.4%
Oct-2021	\$484,157	↑ 7.8%
Oct-2020	\$449,130	↑ 5.2%

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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Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

This publication contains an automated rental valuation model estimate (**Rental Estimated Value**). This Rental Estimated Value is 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 as such. The accuracy of the methodology used to develop the Rental Estimated Value, the existence of the subject property, and the accuracy of the predicted 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 Rental Estimated Value.

Listing Disclaimer

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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