SEARCH PARTY PROPERTY

Due Diligence Report

24 MEDEW ST, CHURCHILL

PREPARED FOR

Ingbert & Sokchea Eckart

5 September 2026

Property image

Property Recommendation

SEARCH PARTY PROPERTY

Client Buying Brief

WHAT WE ARE LOOKING FOR

> Purchase Price Range $600,000 Greater MEL and Regions: 1. Pakenham and surrounds 2. Warragul 3. LaTrobe Valley -freestanding house -3 to 4 bedrooms | 2 bath | 2 car -600 sqm+ is preferred -well maintained to avoid excessive repairs -avoid weatherboard -long term investment outlook -very open to potential for GF or second dwelling Goals are to create a strategy for long term investing To provide long term security for my family

Why We Like It

- Large land size
- Currently 4 bedroom, you could enclose the front lounge and make it 5 bedroom
- Large functional 4 bedroom family layout
- 3 year old home – still under warranty
- Pretty façade
- Currently tenanted
- Close to multiple schools i.e Churchill primary school 1km,
- Karnai College 2km
- Federation University Gippsland campus – 2km
- Hazelwood shopping centre 1km away West Place Shopping centre 1km away Great yield

Property Overview

AGENT EXPECTED PRICE **$610,000**

RENT **$515-$540**

YIELD **4.46%-4.68%**

BED / BATH / CAR **4/2/2**	DWELLING TYPE **House**
BLOCK SIZE **722**	HOUSE SIZE **N/A**
BUILT **2023**	FLOOD ZONE **No**
BUSHFIRE ZONE **Yes**	PLANNING ZONE **General Residential Zone**

Cashflow Analysis

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Upfront Costs

INITIAL OFFER	STATE
$600,000	VIC

Deposit 20%	$120,000
Loan amount	$480,000
Estimated stamp duty	$31,070
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$16,000
Total funds required	**$171,180**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$303 to -$327	4.46% - 4.68%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$515	$540	$2,286	$27,430
Holding costs				
Council/water	($46)	($46)	($200)	($2,400)
Strata / body corp	$0	$0	$0	$0
Building insurance	($31)	($31)	($133)	($1,600)
Landlord insurance	($8)	($8)	($33)	($400)
Land tax	($26)	($26)	($113)	($1,350)
Property management fee (5.50%)	($28)	($30)	($126)	($1,509)
Loan repayments	($703)	($703)	($3,047)	($36,559)
Pre-tax cashflow	($327)	($303)	($1,366)	($16,387)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	6.54%	30 Years

Disclaimer

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