



## Checklist: Researching a specific suburb

<p>1. What is the median price for the suburb?</p>	<p>Notes:</p>
<p>2. What has been the capital growth for the suburb over the last 12 months, 5 years and 10 years?</p>	<p>Notes:</p>
<p>3. What types of properties are popular with tenants?</p>	<p>Notes:</p>
<p>4. Is the rental market strong in the suburb?</p>	<p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Notes:</p>
<p>5. What has been the vacancy rate for property types in the suburb?</p>	<p>Notes:</p>
<p>6. What is the anticipated rental demand for the suburb in the next 6 months, 1 year and 2 years? What is driving this rental demand?</p>	<p>Notes:</p>

<p><b>7.</b> Are there any major infrastructure changes occurring in the suburb i.e. freeways, shopping centres etc.?</p>	<p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Notes:</p>
<p><b>8.</b> What other developments are happening in the suburb? Is the Local Council pro-development in the suburb?</p>	<p>Notes:</p>
<p><b>9.</b> What type of properties sell better in the suburb – houses, townhouses, units or apartments?</p>	<p>Notes:</p>
<p><b>10.</b> What are the sought after streets/pockets in this suburb?</p>	<p>Notes:</p>
<p><b>11.</b> Are there any streets/pockets that are less desirable to tenants/owner occupiers? Why?</p>	<p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Notes:</p>
<p><b>12.</b> What is the demographic of people who rent in this suburb?</p>	<p>Notes:</p>

<b>13.</b> Is public transport available? What types?	<input type="checkbox"/> Yes <input type="checkbox"/> No Notes:
<b>14.</b> How quickly can a property be rented out?	Notes:
<b>15.</b> What is the relative proximity to schools, childcare centres, sporting facilities?	Notes:
<b>16.</b> Are executive rentals in demand? What types of property are executives after?	<input type="checkbox"/> Yes <input type="checkbox"/> No Notes:
<b>17.</b> Are furnished rentals in demand? If so, for what type of property?	<input type="checkbox"/> Yes <input type="checkbox"/> No Notes:
<b>18.</b> What is the travel time from this suburb to the city? What are the busy roads and critical points of access? Where is the traffic congestion?	Notes:

<p><b>19.</b> What are the usual lease periods for property – 6 months, 1 year etc.?</p>	<p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Notes:</p>
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<p><b>20.</b> Is the suburb under a flight path?</p>	<p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Notes:</p>
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<p><b>21.</b> What is the current average number of days on the market before a property is sold?</p>	<p>Notes:</p>
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<p><b>22.</b> Is the Council planning any rezoning in the area?</p>	<p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Notes:</p>
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<p>Additional comments</p>
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