

Mount Eliza Marketplace Report October-December 2021



Janice **Dunn**

Estate Agents



5 Eumeralla Court, Frankston South

Sold in 4 Days for \$2,250,000

“Janice at all times displayed exceptional service, advice and professionalism. In uncertain times Janice provided confidence and understanding. Janice’s knowledge of the area and the current market was comforting and reassuring. Janice is friendly and outgoing which I also admire. I am pleased to recommend Janice and her team for the sale of your home. We are grateful and thankful for our outstanding result and experience, thanks to Janice.”

- Kris & Margaret (Vendors)

“Very impressed. Straight talker, good attention to detail. Great to deal with”

- Buyers

Curious as to what your property could be worth?

Pop into the office and have a chat to one of our team members.

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Janice Dunn

Estate Agents

Welcome to your Market Update.

October - December Quarter 4
Results for Mount Eliza



A Note from Janice

Time has certainly gone fast since our last report, with the real estate market in this wonderful neighbourhood still the strongest we have experienced in my time listing and selling Real Estate.

Buyer, as well as renter demand, doesn't appear to be slowing down at all - not surprising considering we have so much to offer in this amazing Beach Side neighbourhood.




We are continuing to achieve record sales, as well as strong rental returns for our investors, and it is amazing to see so many first home buyers paying close to the million dollar price bracket to get into our marketplace.

If you are wanting to know what your home might sell for in today's very strong Real Estate Market then make sure you pop into our office, or give us a call to discuss how we can help you in your Real Estate journey.




Looking forward to hearing from you.



Sales Results in Mount Eliza

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
1336 Nepean Highway	House	4	2	2	873	\$905,000	2-Aug-21
6 Kolora Crescent	House	3	1	4	1045	\$997,500	10-Nov-21
29 Acheron Avenue	House	2	1	1	403	\$1,040,000	10-Jul-21
21 Bundara Crescent	House	1	1	2	741	\$1,080,000	19-Aug-21
9 Spero Avenue	House	4	2	2	371	\$1,105,000	10-Sep-21
19 Gannet Street	House	3	2	2	1078	\$1,120,000	18-Nov-21
16 Kolora Crescent	House	4	3	2	1035	\$1,125,000	5-Aug-21
23 Mountain View Road	House	3	2	0	688	\$1,125,000	20-Nov-21
1331 Nepean Highway	House	4	1	2	960	\$1,150,000	22-Sep-21
28 Eliza Drive	House	3	2	2	793	\$1,160,000	14-Aug-21
2 Boxmoor Court	House	4	2	1	1065	\$1,170,000	10-Aug-21
132 Kuning Road	House	3	1	2	434	\$1,210,000	8-Oct-21
6 Yewers Avenue	House	3	1	2	878	\$1,215,000	3-Oct-21
11 Stewart Street	House	3	2	2	700	\$1,220,000	11-Nov-21
7 Mountain View Road	House	3	2	2	650	\$1,225,000	23-Oct-21
19 Acheron Avenue	House	3	2	2	483	\$1,235,000	24-Jul-21
69 Summerhill Crescent	House	4	2	2	917	\$1,250,000	7-Nov-21
114 Humphries Road	House	4	2	1	2682	\$1,265,000	22-Jul-21
22 Bundara Crescent	House	3	2	2	697	\$1,270,000	24-Aug-21
29 Ocean Grove	House	3	2	2	761	\$1,290,000	24-Oct-21
21 Warana Way	House	3	2	3	806	\$1,295,000	12-Oct-21
33 Brighton Crescent	House	3	2	2	799	\$1,320,000	23-Sep-21
31 Millbank Drive	House	3	2	2	3604	\$1,338,000	10-Jul-21
6 Wiringa Crescent	House	3	1	1	1168	\$1,340,000	18-Oct-21
9 Bonito Street	House	3	2	2	1032	\$1,350,000	11-Jul-21
12 Coonara Avenue	House	4	2	2	1222	\$1,350,000	9-Jul-21





ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
90 Koetong Parade	House	4	2	1	1659	\$1,356,000	27-Nov-21
66 Koornalla Crescent	House	4	2	4	970	\$1,361,000	17-Aug-21
344 Canadian Bay Road	House	4	2	2	1658	\$1,370,000	23-Jul-21
107 Bellbird Road	House	3	2	4	2864	\$1,400,000	1-Jul-21
2 Burong Court	House	3	2	2	1066	\$1,400,000	14-Dec-21
124 Mount Eliza Way	House	3	1	3	848	\$1,400,000	3-Jul-21
6 Torina Court	House	3	2	5	890	\$1,400,000	18-Oct-21
13 Baden Powell Place	House	3	2	2	586	\$1,402,000	5-Oct-21
26-28 Lower Crescent	House	4	2	2	1547	\$1,420,000	19-Oct-21
35 Ocean Grove	House	4	2	2	634	\$1,430,000	26-Nov-21
115 Baden Powell Drive	House	4	2	2	2709	\$1,440,000	10-Oct-21
31 Redbourne Avenue	House	3	2	3	832	\$1,440,000	20-Nov-21
12 Roborough Avenue	House	3	1	2	793	\$1,440,000	10-Jul-21
23 Redbourne Avenue	House	4	2	2	850	\$1,450,000	28-Dec-21
26 Rutland Avenue	House	3	3	1	867	\$1,450,000	29-Nov-21
10 Brighton Crescent	House	3	2	2	893	\$1,455,000	17-Oct-21
18 Kardella Lane	House	3	2	2	1008	\$1,460,000	9-Oct-21
8 Kolora Crescent	House	4	2	2	1034	\$1,465,000	15-Dec-21
6 View Point Avenue	House	3	1	1	610	\$1,500,000	2-Dec-21
21 Koetong Parade	House	3	2	1	976	\$1,521,000	12-Oct-21
17 Ocean Grove	House	3	2	2	745	\$1,550,000	17-Dec-21
10-12 Station Street	House	3	2	3	1405	\$1,550,000	6-Jul-21
26 Koetong Parade	House	4	3	3	968	\$1,552,000	21-Sep-21
13 Dueran Street	House	4	2	1	1061	\$1,553,500	22-Oct-21
108 Banool Crescent	House	4	2	4	1610	\$1,555,000	6-Oct-21
13 Bonnyview Road	House	4	2	2	730	\$1,570,000	7-Dec-21

Sales Results in Mount Eliza


ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
412 Canadian Bay Road	House	3	1	2	1642	\$1,570,000	6-Dec-21
7 Tower Road	House	3	2	1	919	\$1,570,000	16-Nov-21
2 Stevenson Court	House	3	2	2	508	\$1,580,000	19-Nov-21
91 Quinns Parade	House	3	2	2	1394	\$1,590,000	21-Jul-21
10 Summerhill Crescent	House	5	3	3	695	\$1,600,000	24-Oct-21
27 Ravenscourt Crescent	House	3	2	2	842	\$1,615,000	19-Oct-21
91 Koornalla Crescent	House	4	3	2	1289	\$1,622,000	11-Sep-21
66 Bellbird Road	House	4	2	2	2791	\$1,625,000	7-Sep-21
128 Winona Road	House	4	2	2	2775	\$1,625,000	27-Oct-21
82 Wimborne Avenue	House	3	2	2	930	\$1,631,000	4-Jul-21
5 Kogia Street	House	5	2	2	1002	\$1,636,500	21-Aug-21
21 Two Bays Road	House	5	3	3	2939	\$1,640,000	30-Dec-21
26-28 Claremont Street	House	3	2	2	1394	\$1,640,000	23-Nov-21
9 Buring Court	House	4	3	2	1280	\$1,650,000	12-Jul-21
16 Rowsley Road	House	4	2	2	1030	\$1,660,000	21-Sep-21
72 Bethanga Street	House	3	3	2	1033	\$1,668,000	5-Oct-21
18 Walkers Road	House	4	2	2	2691	\$1,670,000	5-Aug-21
105 Walkers Road	House	4	2	2	3093	\$1,670,000	7-Dec-21
50 Walkers Road	House	4	2	2	2698	\$1,671,500	2-Nov-21
56 Volitans Avenue	House	5	2	4	1301	\$1,675,000	15-Aug-21
4 Bundara Crescent	House	5	3	2	2000	\$1,700,000	11-Sep-21
125 Kunyung Road	House	4	2	2	1046	\$1,700,000	12-Oct-21
21 Old Mornington Road	House	3	1	2	1518	\$1,700,000	11-Jul-21
17A St Johns Lane	House	3	2	2	2035	\$1,700,000	31-Aug-21
80 Wimborne Avenue	House	3	2	2	1020	\$1,700,000	6-Jul-21
28 Rutland Avenue	House	4	2	2	868	\$1,701,700	22-Oct-21



ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
52 The Ridge	House	4	2	2	2653	\$1,706,500	11-Dec-21
16 Bundara Crescent	House	4	2	2	808	\$1,712,500	26-Nov-21
3 Mein Place	House	4	2	2	3213	\$1,720,000	17-Sep-21
59 Bellbird Road	House	4	2	5	2691	\$1,725,000	11-Aug-21
26 Mather Road	House	5	2	4	2695	\$1,725,000	27-Oct-21
14 Dudson Close	House	3	2	6	2602	\$1,730,000	20-Oct-21
4 Richard Court	House	3	3	3	1143	\$1,740,000	28-Jul-21
113-115 Mountain View Rd	House	5	3	2	1388	\$1,750,000	2-Aug-21
6 Two Bays Road	House	4	3	3	2357	\$1,750,000	1-Nov-21
52 Wimborne Avenue	House	3	2	2	890	\$1,755,000	8-Oct-21
9 Kardella Lane	House	4	3	2	983	\$1,760,000	14-Oct-21
9 Bellevue Crescent	House	4	2	2	767	\$1,765,000	21-Oct-21
2 Koetong Parade	House	3	2	2	1038	\$1,810,000	27-Nov-21
75 Allison Road	House	4	2	2	2969	\$1,820,000	30-Aug-21
30 Gillards Road	House	4	2	4	2893	\$1,820,000	27-Aug-21
110 Bellbird Road	House	5	3	4	3393	\$1,825,000	8-Oct-21
19 Mohilla Street	House	4	2	4	961	\$1,825,000	15-Sep-21
121 Winona Road	House	5	3	3	3172	\$1,840,000	12-Sep-21
16 Blake Court	House	3	2	2	2747	\$1,850,000	11-Dec-21
115 Kunyung Road	House	3	2	2	1039	\$1,857,000	19-Sep-21
16 Allen Drive	House	2	3	4	1244	\$1,860,000	30-Oct-21
12 McGown Road	House	5	3	2	2737	\$1,880,000	15-Dec-21
31 Gillards Road	House	4	3	2	3080	\$1,897,000	11-Aug-21
28 Walkers Road	House	3	2	6	2714	\$1,900,000	19-Oct-21
58 Fulton Road	House	4	2	2	2748	\$1,900,888	4-Dec-21
31 Barmah Street	House	4	2	2	1110	\$1,901,700	20-Oct-21



Sales Results in Mount Eliza

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
90 Koornalla Crescent	House	5	4	2	989	\$1,910,000	19-Oct-21
1 Quinton Court	House	5	3	6	2610	\$1,920,000	26-Oct-21
27 Two Bays Road	House	3	2	2	4126	\$1,925,000	1-Oct-21
1 Waterview Close	House	4	3	2	1012	\$1,975,000	27-Nov-21
166 Grant Road	House	3	2	2	1337	\$1,980,000	13-Nov-21
48 The Ridge	House	4	2	4	2169	\$2,000,000	9-Dec-21
26 Tourello Road	House	3	2	2	1042	\$2,000,000	18-Dec-21
9 Roborough Avenue	House	4	2	2	912	\$2,010,000	19-Oct-21
20 Rowsley Road	House	4	2	2	1035	\$2,020,000	18-Sep-21
16 Glen Shian Lane	House	4	3	2	1486	\$2,025,000	1-Jul-21
26 Matong Road	House	5	3	3	1032	\$2,050,000	5-Jul-21
184 Mount Eliza Way	House	5	2	2	924	\$2,050,000	10-Oct-21
3 Attunga Way	House	5	3	2	2003	\$2,075,000	12-Dec-21
28 Mohilla Street	House	4	3	2	1012	\$2,100,000	21-Nov-21
9 Rendlesham Avenue	House	4	2	2	813	\$2,100,000	17-Dec-21
8 Thornton Road	House	6	3	2	4187	\$2,100,000	4-Oct-21
133 Wooralla Drive	House	4	2	2	858	\$2,100,000	29-Nov-21
105 Bellbird Road	House	5	3	2	2844	\$2,155,000	4-Aug-21
7 Pennington Close	House	4	3	3	3170	\$2,175,000	4-Nov-21
6 Quinton Court	House	5	3	2	3946	\$2,200,000	6-Oct-21
4 Rosserdale Crescent	House	3	3	2	835	\$2,200,000	26-Oct-21
42 Erang Drive	House	5	3	2	2734	\$2,215,000	10-Nov-21
56 The Ridge	House	4	2	2	1208	\$2,229,000	26-Sep-21
34 Allison Road	House	5	4	2	5061	\$2,250,000	20-Oct-21
103 Winona Road	House	4	3	2	3023	\$2,250,000	3-Jul-21
11 Jamesbrad Court	House	4	2	3	2605	\$2,255,000	21-Sep-21



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ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
8 Mount Eliza Way	House	5	2	2	2720	\$2,260,000	21-Jul-21
48 Walkers Road	House	4	2	2	2699	\$2,265,000	18-Nov-21
3 Maddison Avenue	House	4	3	2	1405	\$2,281,000	25-Nov-21
10 Koetong Parade	House	4	3	4	1038	\$2,298,000	25-Sep-21
73 Kunyung Road	House	4	3	2	1109	\$2,332,000	23-Dec-21
12 Blake Court	House	5	2	2	2732	\$2,360,000	9-Sep-21
5 Freelands Drive	House	5	2	8	3396	\$2,360,000	31-Oct-21
33 Roborough Avenue	House	5	3	2	858	\$2,385,000	8-Oct-21
8 Rosserdale Crescent	House	3	2	2	827	\$2,420,000	6-Oct-21
15 Winona Road	House	6	4	2	2750	\$2,425,000	5-Aug-21
8 Blake Court	House	4	2	2	2687	\$2,425,000	20-Oct-21
8 Koornalla Crescent	House	5	3	2	1255	\$2,450,000	23-Oct-21
4 Oliver Court	House	4	3	2	1671	\$2,450,000	5-Dec-21
7 Barton Drive	House	4	2	2	1485	\$2,485,000	25-Aug-21
5 Brulu Close	House	1	3	2	2514	\$2,500,000	16-Oct-21
17A Gillards Road	House	4	2	3	5174	\$2,500,000	17-Jul-21
62 Rutland Avenue	House	4	3	2	863	\$2,500,000	7-Jul-21
51 Fulton Road	House	4	3	2	3133	\$2,550,000	20-Oct-21
23 Lowe Street	House	3	0	0	3605	\$2,600,000	22-Sep-21
89 Winona Road	House	5	2	2	2874	\$2,600,000	20-Dec-21
144 Grant Road	House	5	2	4	2063	\$2,675,000	28-Oct-21
16 Bellbird Road	House	4	2	3	2928	\$2,700,000	30-Nov-21
53 The Ridge	House	5	3	2	1762	\$2,735,000	26-Aug-21
7 Matong Road	House	5	3	2	1044	\$2,750,000	4-Oct-21
25 Glen Shian Crescent	House	3	0	0	5423	\$2,980,000	20-Nov-21
88 Allison Road	House	4	3	2	2002	\$3,000,000	9-Aug-21

Sales Results in Mount Eliza

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
10 Canadian Bay Road	House	4	2	2	847	\$3,000,000	20-Sep-21
58 Watts Parade	House	4	4	3	1437	\$3,000,000	18-Sep-21
17 Waterview Close	House	4	4	6	1180	\$3,050,000	21-Oct-21
34 Barmah Street	House	5	5	3	1047	\$3,080,000	1-Oct-21
91 Tower Road	House	4	4	2	5463	\$3,100,000	11-Dec-21
6 Allfrey Court	House	4	3	2	2737	\$3,101,000	23-Sep-21
50 Old Mornington Road	House	5	2	2	2827	\$3,150,000	24-Aug-21
22 Tourello Road	House	5	3	2	1047	\$3,200,000	16-Dec-21
66 Rutland Avenue	House	4	2	2	878	\$3,215,116	30-Nov-21
1 Almeria Court	House	5	3	2	2609	\$3,225,000	21-Dec-21
8 Freelands Drive	House	4	3	5	2703	\$3,230,000	25-Nov-21
3 Granya Grove	House	4	3	2	741	\$3,300,000	2-Aug-21
9 Winona Road	House	4	3	2	2822	\$3,350,000	13-Nov-21
3 Watts Crescent	House	4	3	3	1600	\$3,450,000	7-Sep-21
2 Archer Close	House	4	3	2	1702	\$3,775,000	3-Nov-21
15 The Ridge	House	6	4	4	3384	\$3,800,000	18-Nov-21
111 Oakbank Road	House	4	4	6	40351	\$3,800,000	8-Dec-21
7 Quindi Court	House	4	3	3	1551	\$3,850,000	26-Oct-21
16 Tourello Road	House	5	4	3	1027	\$4,300,000	3-Nov-21
25 Winona Road	House	5	4	3	2605	\$4,300,000	6-Oct-21
40 Shotton Road	House	6	3	4	40404	\$4,600,000	24-Sep-21
95 Shotton Road	House	5	2	4	67291	\$5,000,000	27-Oct-21
9 Watts Parade	House	4	2	2	2428	\$5,100,000	10-Dec-21
31 Jacksons Road	House	4	4	3	2593	\$5,795,000	13-Aug-21
45 Canadian Bay Road	House	4	4	2	2740	\$6,175,000	1-Nov-21
42 Jacksons Road	House	4	3	2	2733	\$6,250,000	11-Jul-21






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ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
110 Cobb Road	House	5	3	2	128465	\$7,950,000	20-Oct-21
5 Old Mornington Road	House	6	1	10	554	Not Disclosed	24-Nov-21
74 Two Bays Road	Land	0	0	0	4248	\$760,000	9-Aug-21
2/153 Mount Eliza Way	Land	2	1	1	327	\$830,000	4-Jul-21
29 Erang Drive	Land	0	0	0	2001	\$1,200,000	23-Aug-21
84A Allison Road	Land	0	0	0	2531	\$1,200,000	8-Sep-21
1 Stevenson Court	Land	3	2	2	629	\$1,620,000	21-Dec-21
18 Humphries Road	Land	1	1	2	4830	\$1,675,000	29-Sep-21
60 Old Mornington Road	Land	4	3	3	911	\$2,500,000	10-Nov-21
2/5 Wendy Avenue	Unit	1	1	1	78	\$346,200	18-Oct-21
5/12 Leicester Avenue	Unit	1	1	1	87	\$440,000	28-Oct-21
4/1-3 Betty Avenue	Unit	2	1	1	1442	\$457,499	25-Aug-21
6/168 Canadian Bay Road	Unit	2	1	1	939	\$496,000	31-Aug-21
3/121-123 Mt Eliza Way	Unit	2	1	1	80	\$550,000	7-Sep-21
16/193-197 Mt Eliza Way	Unit	2	1	1	106	\$600,000	29-Jul-21
6/131-133 Mt Eliza Way	Unit	2	1	1	134	\$615,000	16-Jul-21
4/7-9 Coonara Avenue	Unit	2	1	1	231	\$650,000	9-Aug-21
3/154 Canadian Bay Road	Unit	2	1	1	82	\$659,000	19-Oct-21
1/154 Canadian Bay Road	Unit	2	1	1	81	\$660,000	1-Jul-21
2/5 Betty Avenue	Unit	2	1	1	328	\$725,000	10-Nov-21
4/165 Mount Eliza Way	Unit	2	1	1	142	\$726,000	8-Nov-21
2/10 Leicester Avenue	Unit	2	1	2	328	\$737,500	5-Jul-21
3/29 Clarkestown Avenue	Unit	3	1	2	247	\$775,000	25-Oct-21
3/30 Warana Way	Unit	3	2	2	267	\$830,000	23-Oct-21
2/29 Clarkestown Avenue	Unit	3	2	2	328	\$835,000	24-Dec-21
5/12-14 Clarkestown Ave	Unit	2	1	2	251	\$840,000	4-Aug-21



Sales Results in Mount Eliza

ADDRESS	TYPE				LAND SIZE	SALE PRICE	SALE DATE
2/23 Baden Powell Place	Unit	3	2	2	251	\$845,000	22-Oct-21
4/12-14 Clarkestown Avenue	Unit	2	1	1	195	\$854,000	10-Oct-21
1/4 Leicester Avenue	Unit	2	2	1	292	\$860,000	15-Jul-21
1/6 Bonito Street	Unit	3	2	2	514	\$1,000,000	8-Dec-21
145 Mount Eliza Way	Unit	3	2	2	361	\$1,051,000	5-Jul-21
8/7 Spero Avenue	Unit	3	2	2	0	\$1,090,000	11-Dec-21
1/20 Walkers Road	Unit	3	2	4	2320	\$1,520,000	29-Nov-21
1A Crawford Street	Unit	3	2	2	738	\$1,735,000	14-Oct-21
18 Mount Eliza Way	Unit	3	2	3	762	\$2,750,000	16-Dec-21

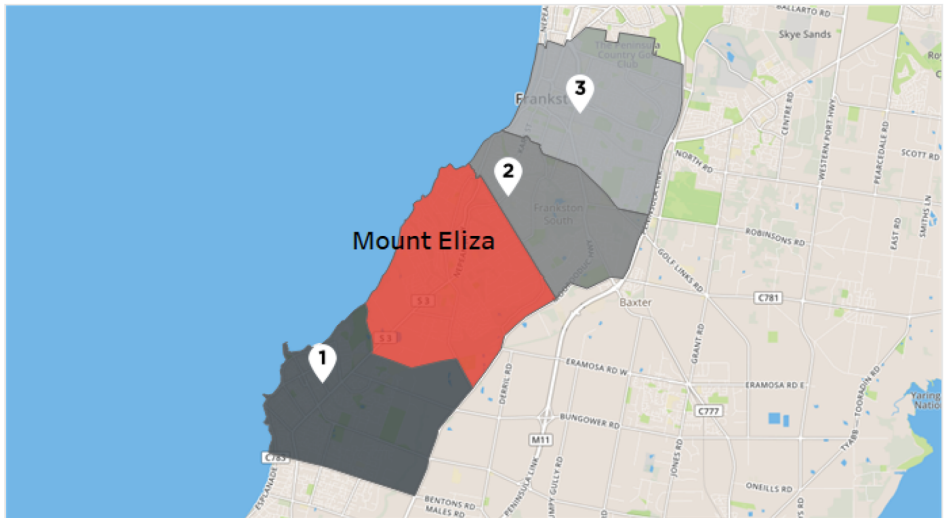
Information about this report: This report shows 3 months of sold properties (1/10/2021-31/12/2021), as reported on 22/01/2021.

This report is based on third party data. Whilst care has been taken in the preparation of the report, neither the author nor the real estate agent takes any responsibility for any incorrect, misleading or inaccurate data.

Properties listed are those sold by multiple agents/agencies in the area. Not all properties have been sold by Janice Dunn Estate Agents.

Should your property be currently exclusively listed with another agent, please disregard this communication.

People are moving to Mount Eliza from the following suburbs:

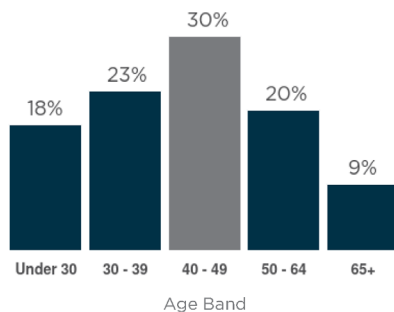


1. Mornington

2. Frankston South

3. Frankston

Mover Age Profile



Mover Characteristics

More likely:



Travellers



Home cooks

Less likely:



Fast food lovers



Vehicle owners

For a dictionary of characteristics, [click here](#)



How to find a great renter for your investment property

The goal is to attract renters who will treat your property as if it were their own.

To capture these renters, make sure that your property is clean, well presented, and desirable. Ensure your property looks as good as if you were selling it.

Property for rent? The renter you choose could be just as important as the investment property you own or purchase.

Why? Well, a good renter can theoretically provide an ongoing income stream for the long term.

So, if you do not have the right renter, you could be risking your current and future income stream.

As a rental provider (landlord), you really want a renter that will stick around. The longer they stay in your property, the longer you go without losing money and the need to spend time replacing them. This means you will need to treat your renter well and deal promptly with any issues that arise.

The search to find the “right” renter for most people is an exercise in advertising and renter screening. Here are the top 5 warning signs we look for when choosing renters.

Income to Rent Ratio

If the applicant's income shows a poor ratio, we know they are likely to struggle to pay the rent — no matter how keen they are on the property.

That ratio limit is generally viewed as rent being no more than 30% of a potential Renter's monthly income. If the ratio is above 30%, the renter will risk not being able to afford their monthly rent.

Stable Employment

The employment landscape has become increasingly fluid in recent years. If the applicant



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has a history of no more than three months in each job (and particularly if there are gaps in between) it pays to be cautious. We need to ensure the renter has a stable income so they can continue to pay their rent throughout the duration of the lease.

Proof of Income

An income check is one of the easiest ways to verify if a tenant can afford their rent. A proper check is carried out to prove the potential renter earns the yearly income they have claimed to earn on their application.

We ask the applicant to provide three or more payslips — their current one and the two previous ones – to show continuity of income. This is the standard procedure when applying for a bank loan and is equally appropriate with tenancy applications.

Professional References

Family and friends will usually provide a good reference to your applicant – we want an honest opinion that gives you all the good, bad, and ugly.

So, if the applicant lists only family or friends as references, we ask them to provide independent references, with phone numbers that are verified as belonging to a business.

We check the named business on the internet, call their main number and ask for the referee by job title.

Bond Payment

The bond for your property is largely viewed as providing you with security if the renter causes damage to your property. But it is also a particularly useful indicator in filtering out inappropriate applicants.

If the renter cannot afford to pay their bond, it is highly likely they can't afford to pay their rent. They may have all kinds of reasons why they cannot pay the bond until after they move in, but standing our ground on this one is important, this is your investment we are looking after.

Thinking of Selling or Leasing?
Think Local.
Think Janice Dunn Estate Agents.



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