

What's happening in the rental property market

We're all eagerly anticipating the grand opening of the Warrandyte Bridge, which should be completed by late January 2019. It's been a long time coming and we've loved seeing savvy drivers put the long traffic delays to good use by having their passengers do coffee runs while they wait.

Did you know?

Here are a few key facts about the property market June to December in Warrandyte that you can impress friends with at your next dinner party (it will be our secret).

Change is in the air for rentals

The state government has amended the *Residential Tenancies Act 1997* for the first time in more than 20 years. More than 130 changes are set to progressively come into effect.

The changes are broad and range from allowing tenants to keep pets at rented properties through to requiring landlords to disclose if they intend to sell a property.

Number of rental Transactions	Leased	For lease	Average	Median	Minimum	Maximum
16	16	0	\$693	\$650	\$350	\$1,300

The information provided is sourced from REIV, Property Data On-Line

Please note: The REIV relies upon data supplied by third parties and while the data is checked and reviewed, the REIV does not warrant the accuracy or completeness of the information.

Gardiner McInnes Estate Agents over the past six months has been able to achieve an average of only five days to rent a property. The benefit to our landlords is a shorter downtime with a vacant property. It is worth noting that our average days on market are well ahead of the industry standard.

Curious what your home is worth?

You don't need to be planning to rent out your property straight away, you may just be curious what your home is worth in the rental market. We would be delighted to visit you and provide a free market update for your property — after all, it's what we love to do!