



Better:
- Systems
- Service
- Results

MovedBy.com.au

MovedBy:

Prepared by:

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REAL
ESTATE



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Why Choose Us:

Dedicated Attention Every Step of the Way

Personal Touch:

At our agency, we prioritise the personal touch, ensuring your investment property receives the dedicated attention it deserves. Unlike many agencies, we maintain a low ratio of properties per property manager, guaranteeing that every aspect of your property is managed in-house, including routine inspections.

Hands-On Approach:

Expect a hands-on approach with our team. We personally conduct comprehensive inspections every three months, providing you with detailed condition reports accompanied by numerous photos. From handling routine maintenance to addressing tenancy matters, we're committed to overseeing every aspect of your property's management firsthand.

Meticulous Tenant Selection

Thorough Screening Process:

When it comes to tenant selection, we leave no stone unturned. Our meticulous screening process involves cross-referencing and double-checking applications to secure only the most reliable tenants for your property. You can rest assured that your investment is in safe hands with us.

Seamless Integration of Technology

Innovative Systems:

What truly sets us apart is our innovative use of market-leading systems, seamlessly integrated with our personalized service. With our consolidated 24/7 live property dashboard, you'll have real-time access to every detail of your property's performance. From financial transactions to maintenance tasks and condition reports, you'll stay informed every step of the way.

Instant Disbursement: Maximising Your Cash Flow

Immediate Payouts:

But here's the game-changer: our instant disbursement system. Say goodbye to waiting for monthly payouts. The moment your tenant pays rent, your money is swiftly disbursed into your account, maximising your cash flow and allowing your investment to start working for you immediately. Experience the difference with our agency – where personalised service meets cutting-edge technology for unparalleled property management.

Here's a link with some further details about how we work:

<https://www.movedby.com.au/movedby-the-future-of-your-property-management/>

Please see below a summary of our services:

- Professional photography and advertising on all major websites, including realestate.com.au & domain, plus many others.
- We limit the number of properties our managers handle to only 100 properties. This is much less than other agencies and ensures we know your property better and closely monitor its condition.
- No surprise hidden fees - We keep things simple and easy to calculate without hiding other fees in the agreement.
- Quarterly Routine inspections conducted in-house by us
- Assistance to meet your legislative & legal compliance obligations, including the raft of new laws impacting rental properties.
- We don't outsource; we handle all aspects of managing your property
- The person that you sign with is your manager (you won't be passed off to a junior)
- Our communication is second to none. You won't be left wondering what is happening at your property
- Benefit from our relationship with the best trades in the area, with discounted rates and priority service.
- Your property dashboard gives you absolute and easy access to all aspects of your property 24/7



Saturday, 24 January 2026

RENTAL APPRAISAL: 3/89 Frank St, Labrador

Thank you for the opportunity to provide a market rental appraisal for the above property.

Property Overview

- **Configuration:** 2 bedrooms, 2 bathrooms
- **Parking:** 2 car spaces
- **Additional storage:** Private lockable shed
- **Condition:** Slightly dated internally but very well maintained
- **Outlook & access:** Small ocean views with **direct access to the beachfront**
- **Complex:** Boutique-style complex in a premium beachfront position

This combination of beachfront access, two bathrooms, two car spaces, and additional storage places this unit above standard 2-bed stock in Labrador.

Summary for Owners & Investors

- **RTA median rent (latest quarter):** \$745/week (based on 520 bonds lodged)
- **Indicative achievable rent:** ~\$750 to \$800 per week
- **Key value drivers:** Beachfront access, ocean views, 2 bathrooms, 2 car spaces, private storage
- **Tenant appeal:** Strong demand from professionals, downsizers, and lifestyle renters seeking beach proximity without high-rise density. All nearby properties with 2 carparks are advertised over \$800pw

This property presents as a **high-quality lifestyle investment** with rental income well supported by both RTA data and current market evidence.

Note: These estimates are based on current market trends and comparable properties in the area. Actual rental income may vary based on condition, and market demand at the time.

Please feel free to contact me any time to discuss this in more detail.

Yours sincerely,

Mike Rooney

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