

**Factor: Owner Occupied Vs Renter Proportion**

Target Range: 65% - 85%

In Range?: \_\_\_\_\_

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**Factor: Suburb Vacancy Rate**

Target Range: < 2%

In Range?: \_\_\_\_\_

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**Factor: Days On Market (DOM)**

Target Range: < 60 Days

In Range?: \_\_\_\_\_

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**Factor: Stock On Market**

Target Range: 1% - 1.3%

In Range?: \_\_\_\_\_

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**Factor: 3 Year Median Price Growth Rate**

Target Range: < 50%

In Range?: \_\_\_\_\_

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**Factor: 10 Year Median Value Growth Rate**

Target Range: < 7%

In Range?: \_\_\_\_\_

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**Factor: 12 Month Rental Growth Rate**

Target Range: > 5%

In Range?: \_\_\_\_\_

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**Factor: Vendor Discounting**

Target Range: < 5%

In Range?: \_\_\_\_\_

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**Factor: Online Search Average**

Target Range: > 20:1

In Range?: \_\_\_\_\_

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**Factor: Infrastructure Proximity**

Target Range: Close to school, transport, activity centers, public transport etc.

In Range?: \_\_\_\_\_

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**Factor: Infrastructure Spending**

Target Range: New spending like roads, schools, commercial/industrial areas

In Range?: \_\_\_\_\_

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**Factor: Job Availability/Accessibility**

Target Range: Easy access to multiple job opportunities within reasonable distance

In Range?: \_\_\_\_\_

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**Factor: Building Approvals Against Total Dwellings In Area**

Target Range: < 10%

In Range?: \_\_\_\_\_

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**Factor: Ease Of New Supply**

Target Range: Limited land available for future subdivision or major expansion

In Range?: \_\_\_\_\_

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**Factor: Household Income Vs State Average**

Target Range: Household income increasing faster than the State Average

In Range?: \_\_\_\_\_

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**Factor: Household Income Vs Weekly Rent Payments**

Target Range: > 60% of households pay less than 30% of their income towards rent

In Range?: \_\_\_\_\_

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**Factor: Household Income Vs Mortgage Repayments**

Target Range: > 70% of households pay less than 30% of their income towards mortgage

In Range?: \_\_\_\_\_

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**Factor: GVA Score**

Target Range: > 25% for renovation strategy; 0% to 15% for subdivision strategy

In Range?: \_\_\_\_\_

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**Factor: Pebble In The Pond Effect**

Target Range: Median price should be lower compared to surrounding suburbs

In Range?: \_\_\_\_\_

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