

# Information Memorandum



Reno Flip - 22 Felix Crescent,  
Ringwood North VIC

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# Opportunity

A value-add residential renovation project with a short holding period and resale into an established owner-occupier market.

The strategy focuses on executing a controlled cosmetic-to-light structural renovation, and exiting on completion to capture uplift.



# Project Overview

## Investment Highlights

- Well-priced acquisition
- Initial feasibility completed
- Defined renovation scope with fixed-price quotes
- Short project duration (target 4-6 months)
- Multiple exit comparables support end value
- Conservative contingency allowance

# Market Snapshot

Prices in this area have followed the overall pattern of Melbourne for the last few years.

The current median price gives an idea of the likely purchase price for an existing older house in the area, whereas our resale price is towards the top end of the market.

## Median price snapshot for 4 bed houses

Median price ⓘ

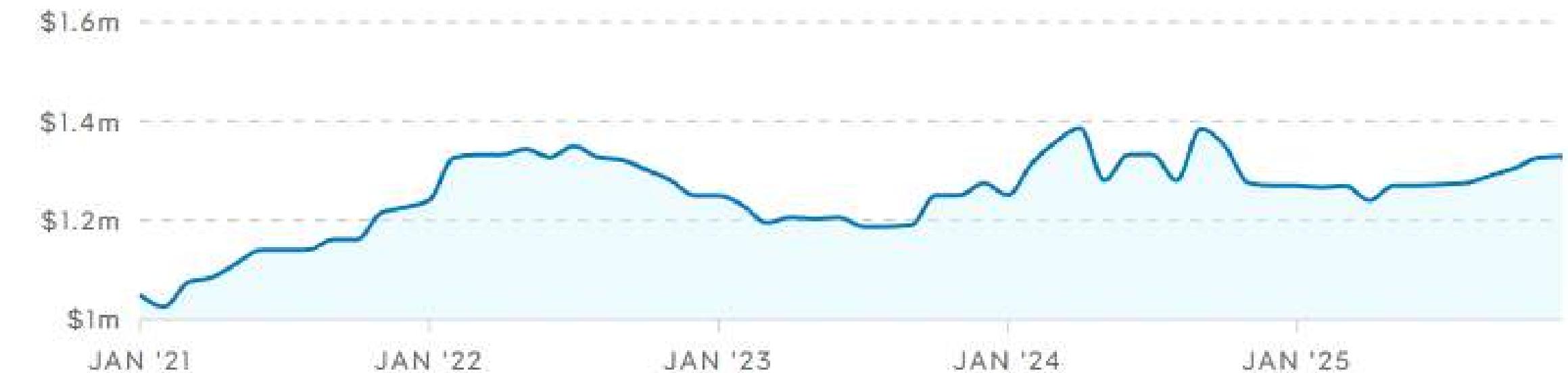
**\$1,329,000**

January 2025 - December 2025

Past 12 month growth ⓘ

**Up 4.6% ↑**

## 5 year median price trend



# Timeline

1

Prepare Scope of Works  
and Select Tradies

1-2 months (pre-settlement)

2

Renovation Works

2 months

3

Resale & Settle

4 months

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# Comparable Sales



Renovated

5 bed 3 bath 2 car 1616sqm

Sold on 8 Aug 2024

**\$1,620,000**

Renovated

4 bed 2 bath 2 car 1135sqm

Sold on 11 Oct 2025

**\$1,424,000**

Unrenovated

4 bed 2 bath 3 car 840sqm

Sold on 1 Oct 2025

**\$1,150,000**

# Feasibility

Purchase Cost	\$1,100,000
Stamp Duty	\$60,500
Reno Cost	\$145,000
Other Costs	\$133,870
<b>TOTAL DEVELOPMENT COST</b>	<b>\$1,439,370</b>
 Sales	 \$1,600,000
 Profit	 <b>\$160,630</b>



# Contact Information

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