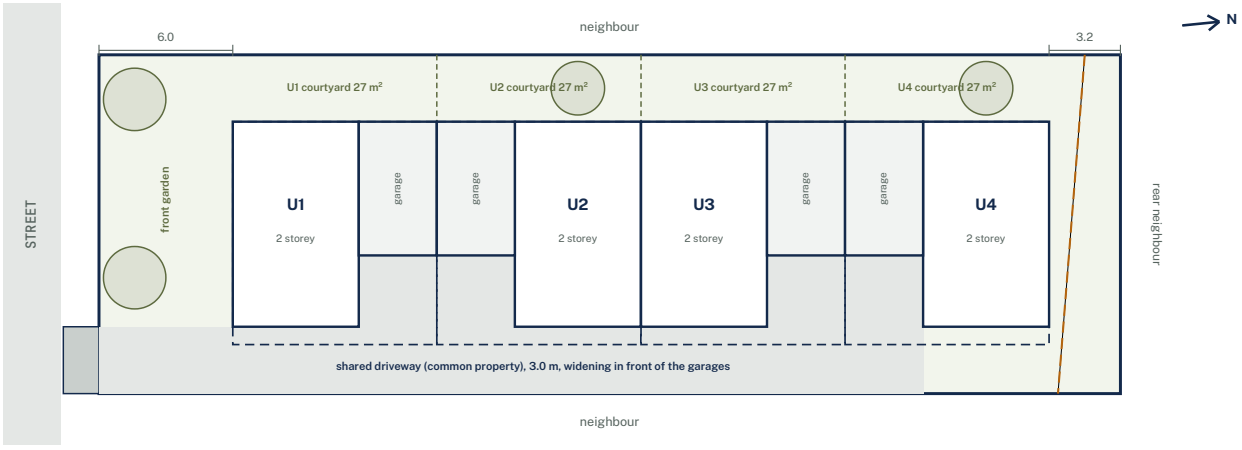
Show buyers what the site can become.

Side by side developments are struggling to stack up, so builders and investors are looking for sites that take more homes. A **YieldChecker Yield Study** shows the realistic maximum number of dwellings on your listing, with a concept site layout and the planning issues to watch, **within one business day**.



From a recent Yield Study: 4 double storey townhouses of about 165 m² on a 697 m² lot, each with a courtyard and garage off one shared driveway. Every report puts the layout on page 1.

How agents use it

MARKETING

Sell the potential, not just the house

Put the layout and yield in the listing and the buyer pack. Developers see the value in seconds, and you get more of the right buyers through the door.

APPRAISALS

Win the listing

Walk into an appraisal knowing how many dwellings the site takes. It shows the vendor you understand who their buyer is and what they'll pay.

CAMPAIGNS

Serious buyers, sooner

Developers want to know the yield before they inspect. The report answers it up front, so the right buyers move faster and compete on auction day.

REFERRALS

An answer for your buyers

When a buyer asks "how many can I fit?", refer them to us. They get an independent answer within a day, and you keep the deal moving.

The Yield Study: one report, a fixed price

	WHAT'S INCLUDED	UP TO 4 DWELLINGS	5–12 DWELLINGS
Yield Study	The concept site layout on page 1, ready to share with buyers. Recommended yield and townhouse sizes, planning controls and overlays explained in plain English, garden area, site coverage, permeability, open space and parking checks, constraints to be mindful of, and the planning pathway. About 7–8 pages, as a PDF for your buyer pack.	**$750** + GST 1 business day	**$1,250** + GST 2 business days
Priority	Same-day Yield Study for orders received by 11am on a business day (sites up to 4 dwellings).	+ $250 + GST	n/a

Launch prices. Larger sites, apartments and mixed use are quoted. **Agency bundles available:** ask us about pricing for a set number of Yield Studies a month.

AGENT OFFER

Your first Yield Study is on us.

Send us the address of one current or upcoming development site listing and we'll prepare a full Yield Study free of charge, so you can see exactly what your buyers would get.

Why YieldChecker

- **Prepared by a building designer, not software.** Benni Trajcevski has 30 years' experience and more than 4,000 projects across Melbourne.
- **Real layouts.** Driveways, garages, setbacks and open space are tested the way council will assess them.
- **Fast and fixed.** A published price and a next-day answer, in plain English.
- **Independent.** A clear read on what the site can take, from someone who designs and lodges these projects every week.

How to order

1. Send the address, the report you want and any auction date.
2. Attach the Section 32 if you have it; we review the title and covenants at no extra cost.
3. We confirm the price and timing, and your Yield Study arrives as a PDF ready to share with buyers.

Not sure a site is worth a Yield Study? Send us the address and we'll do a **free check** first. Some sites, such as those with protected trees, heritage controls or flooding, need other reports before the yield can be tested, and we'll tell you up front.

Sample Yield Studies are on our website.

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WEB
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YieldChecker serves Melbourne's western and northern suburbs and beyond. YieldChecker is a business name of Achieve Design Group Pty Ltd, ABN 40 080 313 864, 451 Melbourne Road, Newport VIC 3015. Reports are concept-level guides prepared under our Terms of Service (yieldchecker.com.au/terms). They are not a guarantee of planning approval, a valuation, or financial advice; buyers should get their own planning and design advice before deciding.