Comparative Market Analysis



17 WIRILDA CRESCENT TRARALGON VIC 3844

Prepared on **27th June 2022**



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Comparable Rentals

1 41 MEADOW PARK DRIVE TRARALGON VIC 3844



4 | 2 | 3 | 595m² | 178m²

Year Built	1970	DOM	60 days
Listing Date	31-Jan-22	Distance	0.28km
Listing Price	$430 PW / AVAIL. NOW		

2 14 PATRICIA COURT TRARALGON VIC 3844



4 | 2 | 2 | 644m² | 170m²

Year Built	1990	DOM	7 days
Listing Date	03-Feb-22	Distance	0.59km
Listing Price	$450 PW / AVAIL. NOW		

3 19 PARKWOOD WAY TRARALGON VIC 3844



4 | 2 | 2 | 620m² | 192m²

Year Built	1980	DOM	7 days
Listing Date	13-Apr-22	Distance	0.61km
Listing Price	$430 pw		

4 5 KIMBERLEY DRIVE TRARALGON VIC 3844



4 | 2 | 2 | 481m² | 159m²

Year Built	2007	DOM	17 days
Listing Date	10-Jun-22	Distance	0.72km
Listing Price	$470.00 per week		

5 101 CROSSS ROAD TRARALGON VIC 3844



4 | 2 | 2 | 663m² | -

Year Built	2000	DOM	5 days
Listing Date	03-Mar-22	Distance	0.72km
Listing Price	$460.00 per week		

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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Comparable Rentals

6 55 GILMOUR STREET TRARALGON VIC 3844



4 1 1 686m² 144m²

Year Built	1975	DOM	12 days
Listing Date	21-Jan-22	Distance	0.86km
Listing Price	$410.00 per week		

7 10 ROSTREVOR CLOSE TRARALGON VIC 3844



4 2 2 744m² 242m²

Year Built	2012	DOM	8 days
Listing Date	18-Mar-22	Distance	1.04km
Listing Price	$490 PW / AVAIL. 18.04.22		

8 15 KAITLYN COURT TRARALGON VIC 3844



4 2 2 501m² 162m²

Year Built	2007	DOM	7 days
Listing Date	28-Jan-22	Distance	1.2km
Listing Price	$440		

9 6 HUNTINGFIELD CLOSE TRARALGON VIC 3844



4 2 2 501m² 179m²

Year Built	2009	DOM	10 days
Listing Date	30-Mar-22	Distance	1.21km
Listing Price	$450.00 per week		

10 2 CAGNEY COURT TRARALGON VIC 3844



4 2 4 959m² 155m²

Year Built	-	DOM	14 days
Listing Date	29-Mar-22	Distance	-
Listing Price	$500 p.w.		

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

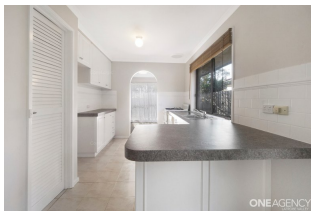
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Summary

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Appraisal price range
$460 - $480 per week

Notes from your agent

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