Comparative Market Analysis



8 Kingsburgh Court Traralgon VIC 3844

Prepared on **29th July 2021**



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Comparable Rentals



1-2 Rainbird Court Traralgon VIC 3844

3 | 2 | 3 | 1,377m² | 201m²

Listing Price	$500 per week	Listed Date	09-Jul-21
DOM	21 days	Year Built	1985
Distance	0.17km		

1



16 Kingsburgh Court Traralgon VIC 3844

4 | 2 | 2 | 643m² | 114m²

Listing Price	$480 per week	Listed Date	25-Mar-21
DOM	78 days	Year Built	-
Distance	0.1km		

2



4 Melissa Court Traralgon VIC 3844

4 | 2 | 2 | 1,153m² | 198m²

Listing Price	$450 per week	Listed Date	12-May-21
DOM	8 days	Year Built	2005
Distance	1.12km		

3



5 Macdougal Court Traralgon VIC 3844

3 | 2 | 2 | 974m² | 165m²

Listing Price	$450 per week	Listed Date	21-Apr-21
DOM	16 days	Year Built	1985
Distance	0.36km		

4



9 Baystone Court Traralgon VIC 3844

4 | 2 | 2 | 811m² | 114m²

Listing Price	$420 per week	Listed Date	23-Jun-21
DOM	7 days	Year Built	-
Distance	0.48km		

5

DOM = Days on market

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Comparable Rentals



13 Kingsburgh Court Traralgon VIC 3844

4 | 2 | 2 | 629m² | 170m²

Listing Price	$410 per week	Listed Date	22-Jun-21	Year Built	1995
		DOM	38 days	Distance	0.07km

6



2 Tulloch Way Traralgon VIC 3844

3 | 2 | 2 | 663m² | 18m²

Listing Price	$400 per week	Listed Date	10-Feb-21	Year Built	2005
		DOM	36 days	Distance	0.18km

7



31 Morgan Drive Traralgon VIC 3844

3 | 2 | 2 | 868m² | 130m²

Listing Price	$380 per week	Listed Date	02-Jul-21	Year Built	1985
		DOM	28 days	Distance	1.24km

8

DOM = Days on market

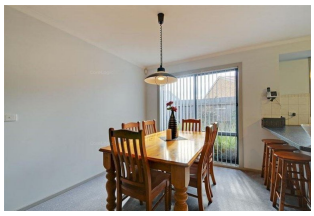
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Summary

8 Kingsburgh Court Traralgon VIC 3844









Appraisal price range
$390 - $410 Per Week

Notes from your agent
With the current strong demand and low supply of rental properties in Traralgon it is likely that the achievable rental could be in the higher end if not slightly above the estimate provided. It should be noted that the current tenant is being offered a rental that is under the current market value.

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