Comparative Market Analysis

Prepared on **19th March 2020**



53 Coster Circle Traralgon VIC 3844



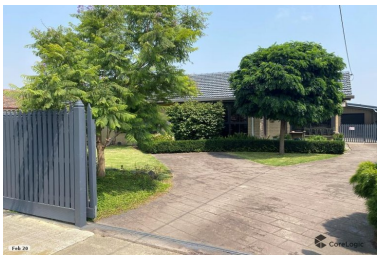
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Comparable Rentals



13 Lafayette Street Traralgon VIC 3844

3 | 1 | 6 | 947m² | 166m²

Listing Price	$350	Listed Date	05-Feb-20	Year Built	1960
		DOM	2 days	Distance	0.96km

1



204 Kay Street Traralgon VIC 3844

3 | 1 | 2 | 653m² | -

Listing Price	$340 per week	Listed Date	10-Mar-20	Year Built	-
		DOM	10 days	Distance	0.38km

2



10 Heather Grove Traralgon VIC 3844

3 | 1 | 2 | 651m² | -

Listing Price	$330.00	Listed Date	31-Jan-20	Year Built	-
		DOM	7 days	Distance	0.82km

3



178 Kay Street Traralgon VIC 3844

3 | 1 | 1 | 753m² | -

Listing Price	$330.00	Listed Date	23-Jan-20	Year Built	-
		DOM	7 days	Distance	0.56km

4



13 Armstrong Court Traralgon VIC 3844

3 | 1 | 2 | 685m² | 126m²

Listing Price	$320.00	Listed Date	06-Mar-20	Year Built	1950
		DOM	14 days	Distance	0.52km

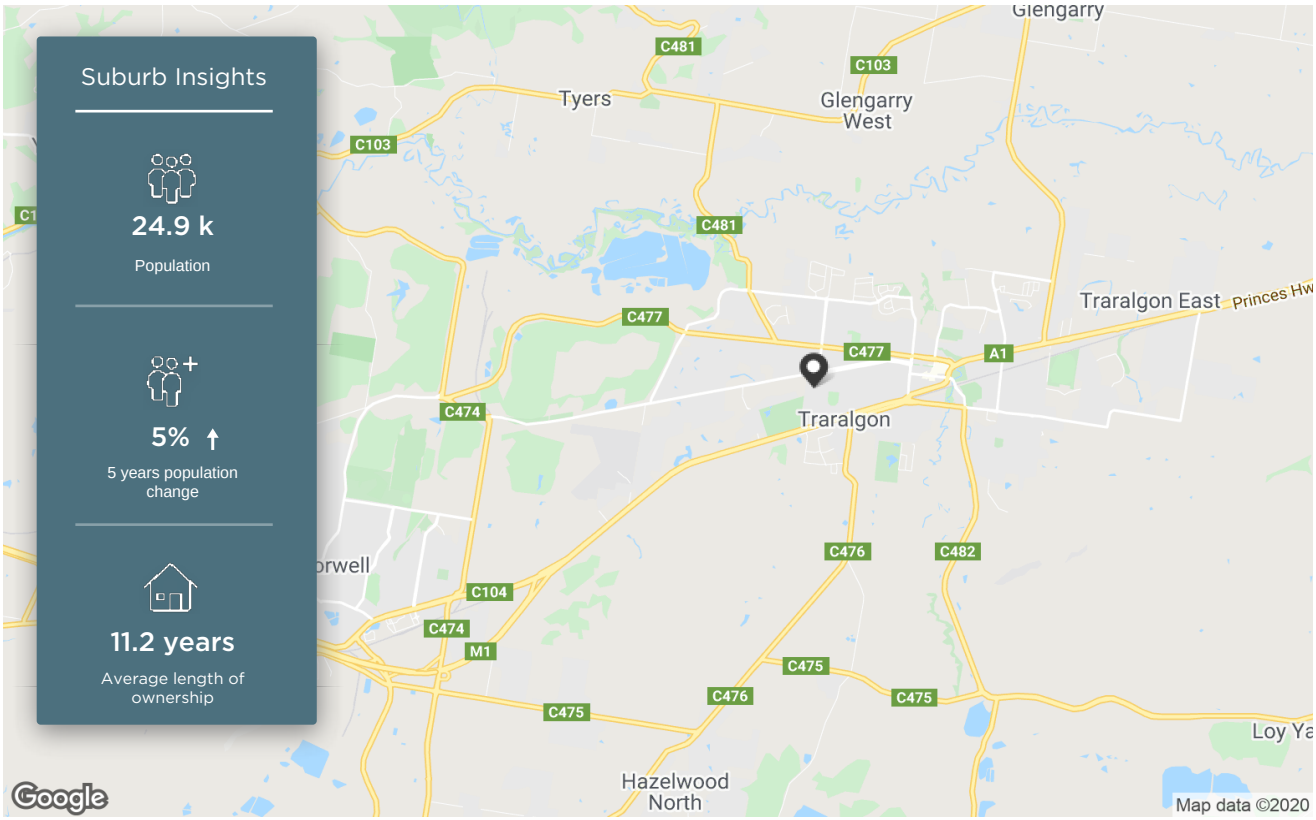
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DOM = Days on market

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Traralgon

Demographic



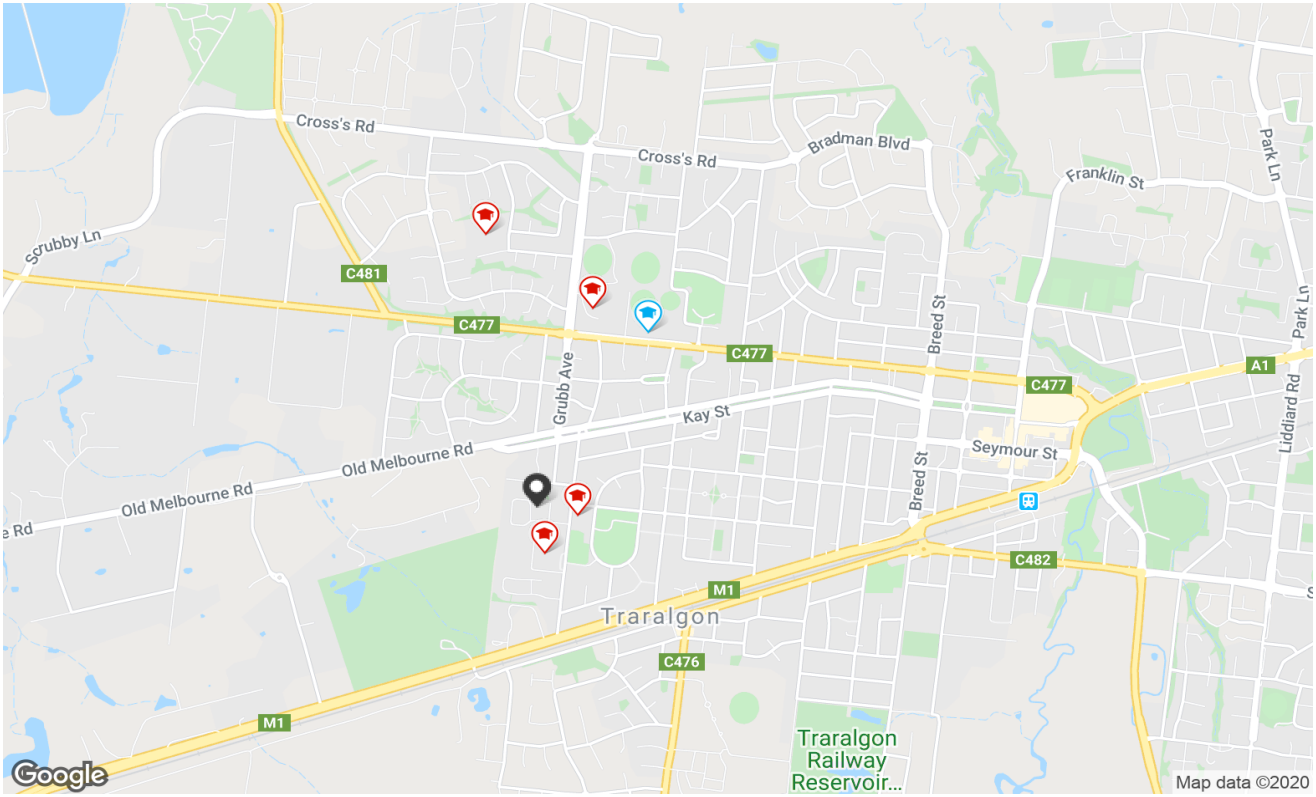
The size of Traralgon is approximately 56.3 square kilometres. It has 126 parks covering nearly 2.5% of total area. The population of Traralgon in 2011 was 23,834 people. By 2016 the population was 24,924 showing a population growth of 4.6% in the area during that time. The predominant age group in Traralgon is 20-29 years. Households in Traralgon are primarily couples with children and are likely to be repaying $1000 - $1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2011, 69.5% of the homes in Traralgon were owner-occupied compared with 68.8% in 2016. Currently the median sales price of houses in the area is $323,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.7	Owns Outright	32.0	0-15.6K	4.1	0-9	13.1
Couples with Children	40.2	Purchaser	36.8	15.6-33.8K	17.2	10-19	12.1
Single Parents	18.8	Renting	27.8	33.8-52K	15.5	20-29	13.6
Other	1.2	Other	0.6	52-78K	15.6	30-39	13.4
		Not Stated	2.9	78-130K	22.6	40-49	11.9
				130-182K	9.0	50-59	12.8
				182K+	6.6	60-69	11.0
						70-79	7.1
						80-89	4.0
						90-99	0.9

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Local Schools



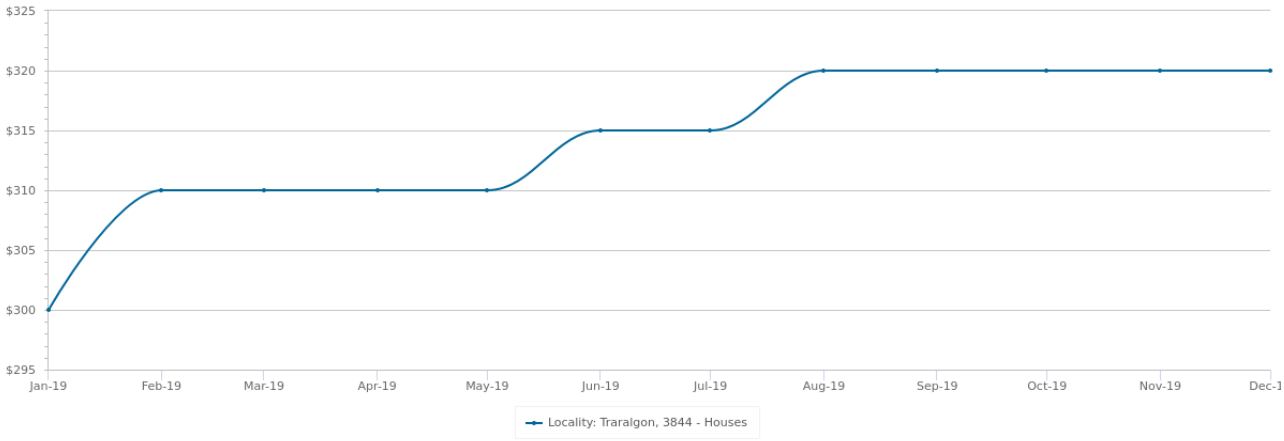
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Traralgon (Kosciuszko Street) Primary School Garibaldi Street Traralgon VIC 3844	0.22km	Primary	Mixed	Government	0-6
	Lavalla Catholic College	0.23km	Secondary	Mixed	Non-Government	7-12
	Lavalla Catholic College - St Paul's Campus 206-220 Grey Street Traralgon VIC 3844	0.98km	Secondary	-	Non-Government	0-0
	Traralgon College	0.99km	Secondary	Mixed	Government	7-12
	St Gabriel's School 30-50 Rangeview Drive Traralgon VIC 3844	1.31km	Primary	Mixed	Non-Government	0-6

Property is within school catchment area Property is outside school catchment area

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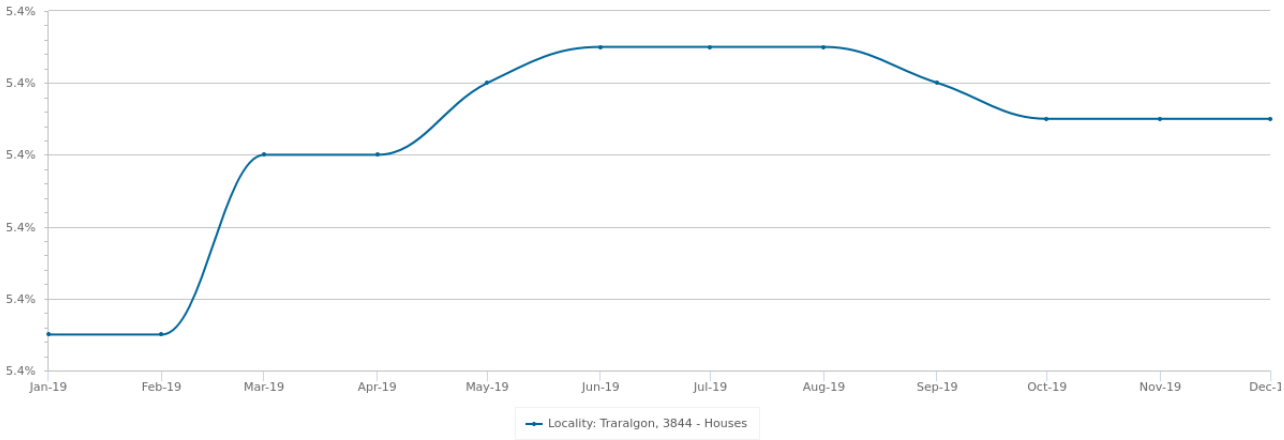
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



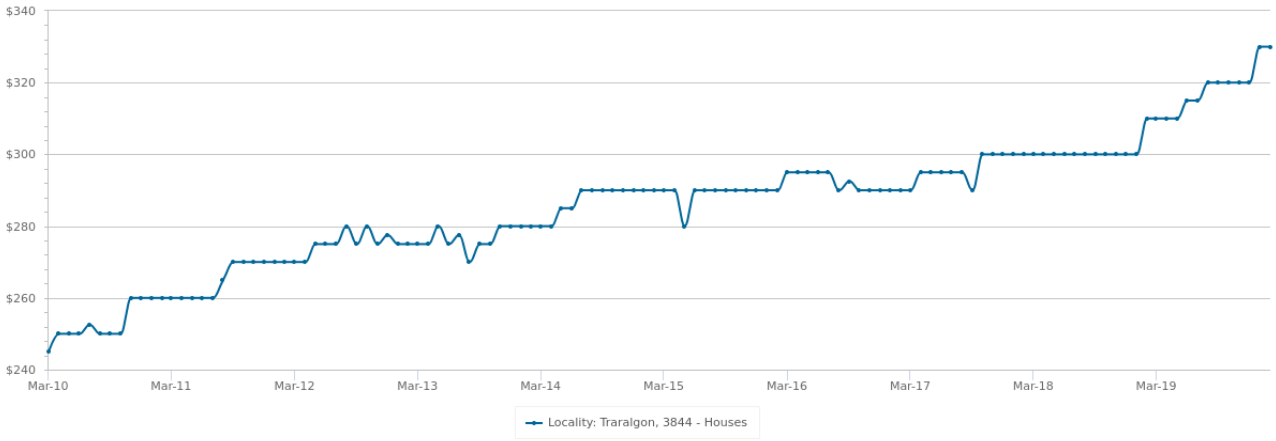
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2019	$320	0.0%	5.4%	553
Nov 2019	$320	0.0%	5.4%	533
Oct 2019	$320	0.0%	5.4%	554
Sep 2019	$320	0.0%	5.4%	559
Aug 2019	$320	1.6% ▲	5.4%	566
Jul 2019	$315	0.0%	5.4%	585
Jun 2019	$315	1.6% ▲	5.4%	608
May 2019	$310	0.0%	5.4%	608
Apr 2019	$310	0.0%	5.4%	604
Mar 2019	$310	0.0%	5.4%	614
Feb 2019	$310	3.3% ▲	5.4%	625
Jan 2019	$300	0.0%	5.4%	634

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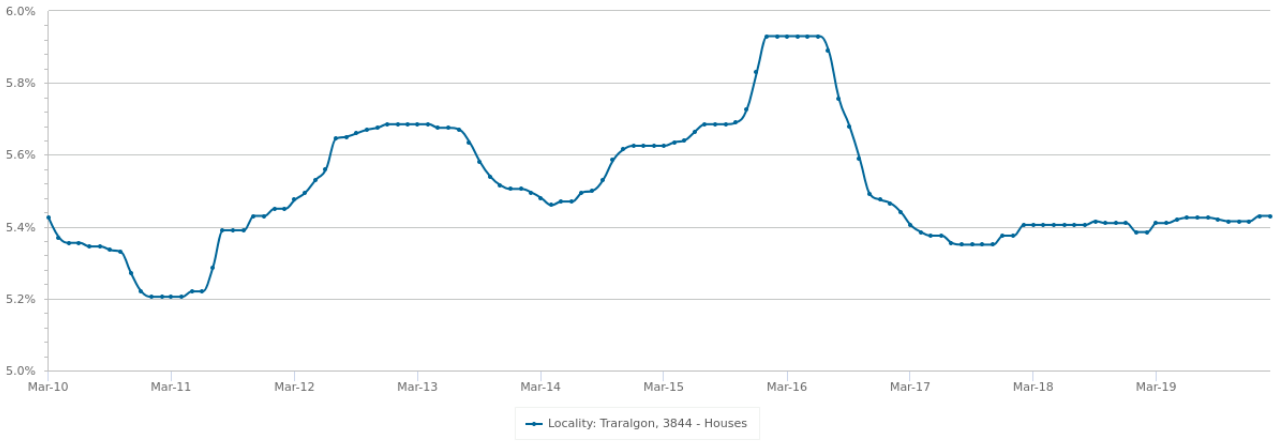
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



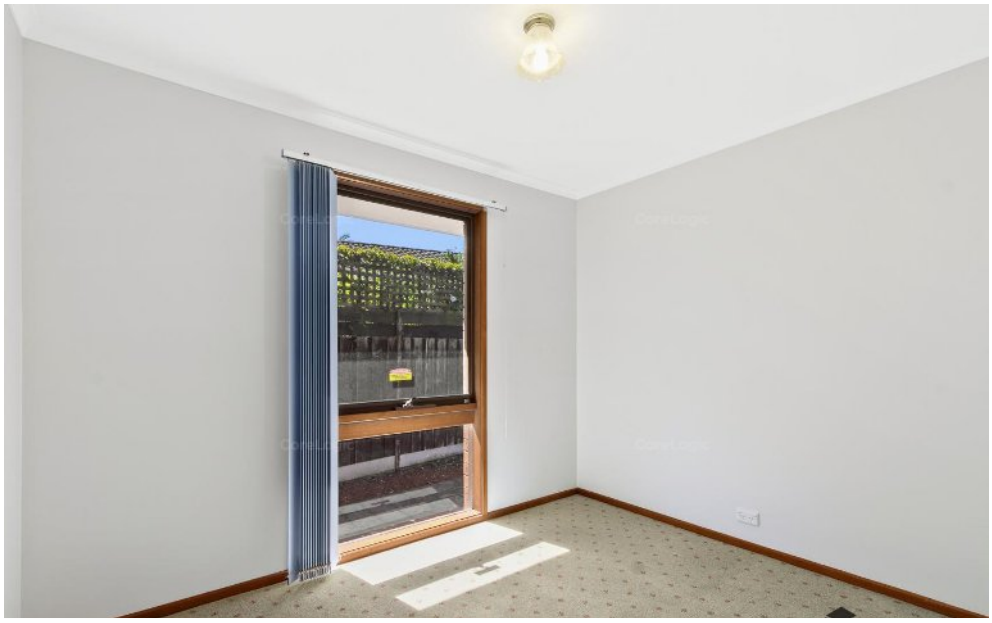
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2020	$330	6.5% ▲	5.4%	539
2019	$310	3.3% ▲	5.4%	625
2018	$300	3.4% ▲	5.4%	753
2017	$290	0.0%	5.4%	847
2016	$290	0.0%	5.9%	836
2015	$290	3.6% ▲	5.6%	757
2014	$280	1.8% ▲	5.5%	767
2013	$275	1.9% ▲	5.7%	731
2012	$270	3.8% ▲	5.5%	685
2011	$260	6.1% ▲	5.2%	647

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Summary

53 Coster Circle Traralgon VIC 3844









Appraisal price range
$330 - $350 Per Week

Notes from your agent
With strong demand for rental properties in the Traralgon area currently and taking in to consideration the quiet location in close proximity to both primary and secondary schools along with the great shedding it is likely that the achievable rental would be in the higher end of this range.

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