



## 11 MONAGHAN CLOSE TRARALGON VIC 3844

Prepared on 9th December 2024



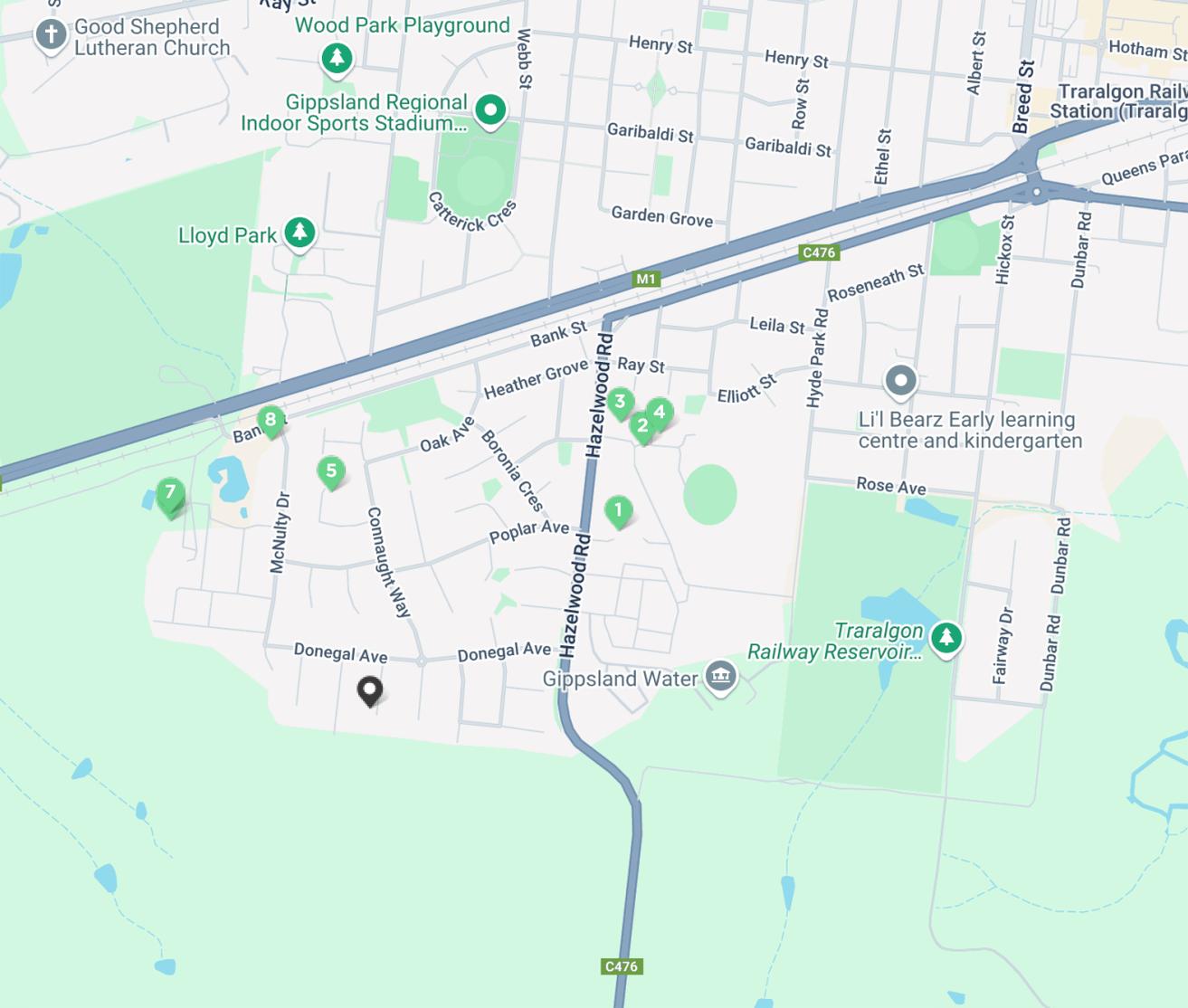
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# Comps Map: Rentals



1 10 JAZ CLOSE TRARALGON VIC 3844	4	2	2	\$600
2 11 CHRIS CRESCENT TRARALGON VIC 3844	4	2	2	\$540
3 5 CHRIS CRESCENT TRARALGON VIC 3844	4	2	2	\$570
4 2 JIM COURT TRARALGON VIC 3844	4	2	2	\$570
5 16 GALWAY COURT TRARALGON VIC 3844	4	2	2	\$540
6 18 MANLEY CIRCUIT TRARALGON VIC 3844	4	2	2	\$650
7 16 MANLEY CIRCUIT TRARALGON VIC 3844	4	2	2	\$540
8 47 MCNULTY DRIVE TRARALGON VIC 3844	4	1	2	\$630



Map data ©2024 Google

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Rentals

## 1 10 JAZ CLOSE TRARALGON VIC 3844



4 2 2 567m<sup>2</sup> 161m<sup>2</sup>  
 Year Built 2019 DOM 15 days  
 Listing Date 12-Nov-24 Distance 0.75km  
 Listing Price \$600 Per Week

## 2 11 CHRIS CRESCENT TRARALGON VIC 3844



4 2 2 598m<sup>2</sup> 177m<sup>2</sup>  
 Year Built 2018 DOM 33 days  
 Listing Date 22-Jan-24 Distance 0.93km  
 Listing Price \$540 PW / AVAIL. NOW

## 3 5 CHRIS CRESCENT TRARALGON VIC 3844



4 2 2 546m<sup>2</sup> 146m<sup>2</sup>  
 Year Built 2020 DOM 22 days  
 Listing Date 28-Jun-24 Distance 0.94km  
 Listing Price \$570 PW / AVAIL. NOW

## 4 2 JIM COURT TRARALGON VIC 3844



4 2 2 506m<sup>2</sup> 140m<sup>2</sup>  
 Year Built 2023 DOM 16 days  
 Listing Date 19-Jun-24 Distance 0.99km  
 Listing Price \$570 WEEKLY

## 5 16 GALWAY COURT TRARALGON VIC 3844



4 2 2 1,008m<sup>2</sup> 212m<sup>2</sup>  
 Year Built 2005 DOM 43 days  
 Listing Date 05-Mar-24 Distance 0.54km  
 Listing Price \$540 PW / AVAIL. 5.04.24

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

## Comparable Rentals

### 6 18 MANLEY CIRCUIT TRARALGON VIC 3844



🛏️ 4 🚿 2 🚗 2 📏 643m<sup>2</sup> 🏠 163m<sup>2</sup>  
 Year Built 2022 DOM 29 days  
 Listing Date 14-Aug-24 Distance 0.67km  
 Listing Price \$650 per week

### 7 16 MANLEY CIRCUIT TRARALGON VIC 3844



🛏️ 4 🚿 2 🚗 2 📏 643m<sup>2</sup> 🏠 -  
 Year Built - DOM 32 days  
 Listing Date 15-Jan-24 Distance 0.68km  
 Listing Price \$540 Per Week

### 8 47 MCNULTY DRIVE TRARALGON VIC 3844



🛏️ 4 🚿 1 🚗 2 📏 437m<sup>2</sup> 🏠 -  
 Year Built - DOM 48 days  
 Listing Date 18-Jan-24 Distance 0.7km  
 Listing Price \$630 WEEKLY

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

# Summary

**11 MONAGHAN CLOSE TRARALGON VIC 3844**



**Appraisal price range**  
\$580 - \$610

**Notes from your agent**

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