



4/46-48 STRATHCOLE DRIVE TRARALGON VIC 3844

Prepared on 12th October 2023

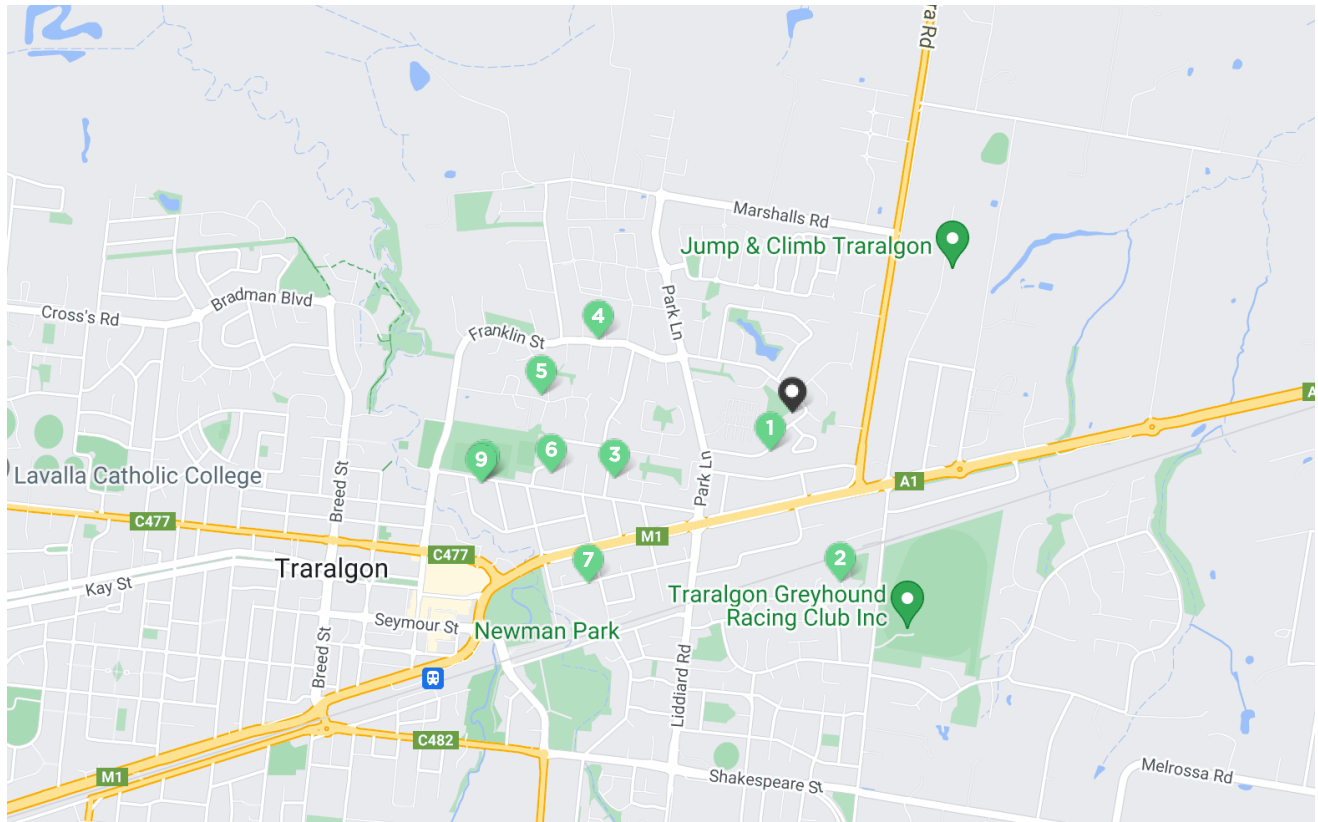


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Comps Map: Rentals



1	4/29-31 STRATHCOLE DRIVE TRARALGON	2	1	1	\$315
	VIC 3844				
2	2/1 BAYSTONE COURT TRARALGON VIC	2	1	1	\$345
	3844				
3	5/90-92 DAVIDSON STREET TRARALGON	2	1	1	\$330
	VIC 3844				
4	314 FRANKLIN STREET TRARALGON VIC	2	1	1	\$375
	3844				
5	20 CENTRAL PARK AVENUE TRARALGON	2	1	1	\$370
	VIC 3844				
6	1/64 DAVIDSON STREET TRARALGON	2	1	1	\$280
	VIC 3844				
7	2/17 GWALIA STREET TRARALGON VIC	2	1	1	\$280
	3844				
8	4/23-25 DAVIDSON STREET TRARALGON	2	1	1	\$350
	VIC 3844				
9	6/28-30 GEORGE STREET TRARALGON	2	1	1	\$320
	VIC 3844				

Comparable Rentals

1 4/29-31 STRATHCOLE DRIVE TRARALGON VIC 3844



2 1 1 127m²
 Year Built 1980
 Listing Date 15-Mar-23
 Listing Price \$315.00 per week

67m²
 DOM 59 days
 Distance 0.21km

Notes from your agent

Renovated brick 2 bedroom unit in private block of 8. Updated kitchen & bathroom (shower only), painted throughout with updated floor and window coverings. Gas stove, reverse cycle air con/heating, BIR to master bedroom, partially concreted neat rear yard with clothes line and garden shed. Lovely garden and single carport.

2 2/1 BAYSTONE COURT TRARALGON VIC 3844



2 1 1 368m²
 Year Built 1993
 Listing Date 25-May-23
 Listing Price \$345

81m²
 DOM 42 days
 Distance 0.81km

3 5/90-92 DAVIDSON STREET TRARALGON VIC 3844



2 1 1 231m²
 Year Built 1980
 Listing Date 20-Mar-23
 Listing Price \$330

75m²
 DOM 36 days
 Distance 0.85km

4 314 FRANKLIN STREET TRARALGON VIC 3844



2 1 1 321m²
 Year Built 2002
 Listing Date 28-Jul-23
 Listing Price \$375

-
 DOM 7 days
 Distance 0.92km

Comparable Rentals

5 20 CENTRAL PARK AVENUE TRARALGON VIC 3844



2 1 1 543m² 84m²
 Year Built 1980 DOM 7 days
 Listing Date 30-Aug-23 Distance 1.13km
 Listing Price \$370

6 1/64 DAVIDSON STREET TRARALGON VIC 3844



2 1 1 733m² 76m²
 Year Built - DOM 12 days
 Listing Date 22-May-23 Distance 1.12km
 Listing Price \$280 per week

7 2/17 GWALIA STREET TRARALGON VIC 3844



2 1 1 99m² 65m²
 Year Built 1970 DOM 19 days
 Listing Date 11-Aug-23 Distance 1.2km
 Listing Price \$280 PW / AVAIL. 01.09.2023

8 4/23-25 DAVIDSON STREET TRARALGON VIC 3844



2 1 1 190m² 66m²
 Year Built 1975 DOM 4 days
 Listing Date 30-Jun-23 Distance 1.42km
 Listing Price \$350

9 6/28-30 GEORGE STREET TRARALGON VIC 3844



2 1 1 134m² -
 Year Built 1970 DOM 22 days
 Listing Date 03-Aug-23 Distance 1.43km
 Listing Price \$320.00 per week

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

Summary

4/46-48 STRATHCOLE DRIVE TRARALGON VIC 3844



Appraisal price range

\$300 - \$330 per week approximately

Notes from your agent

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