Comparative Market Analysis

ONE AGENCY LATROBE VALLEY



33 Hyland Street Traralgon VIC 3844

Prepared on **29th November 2021**



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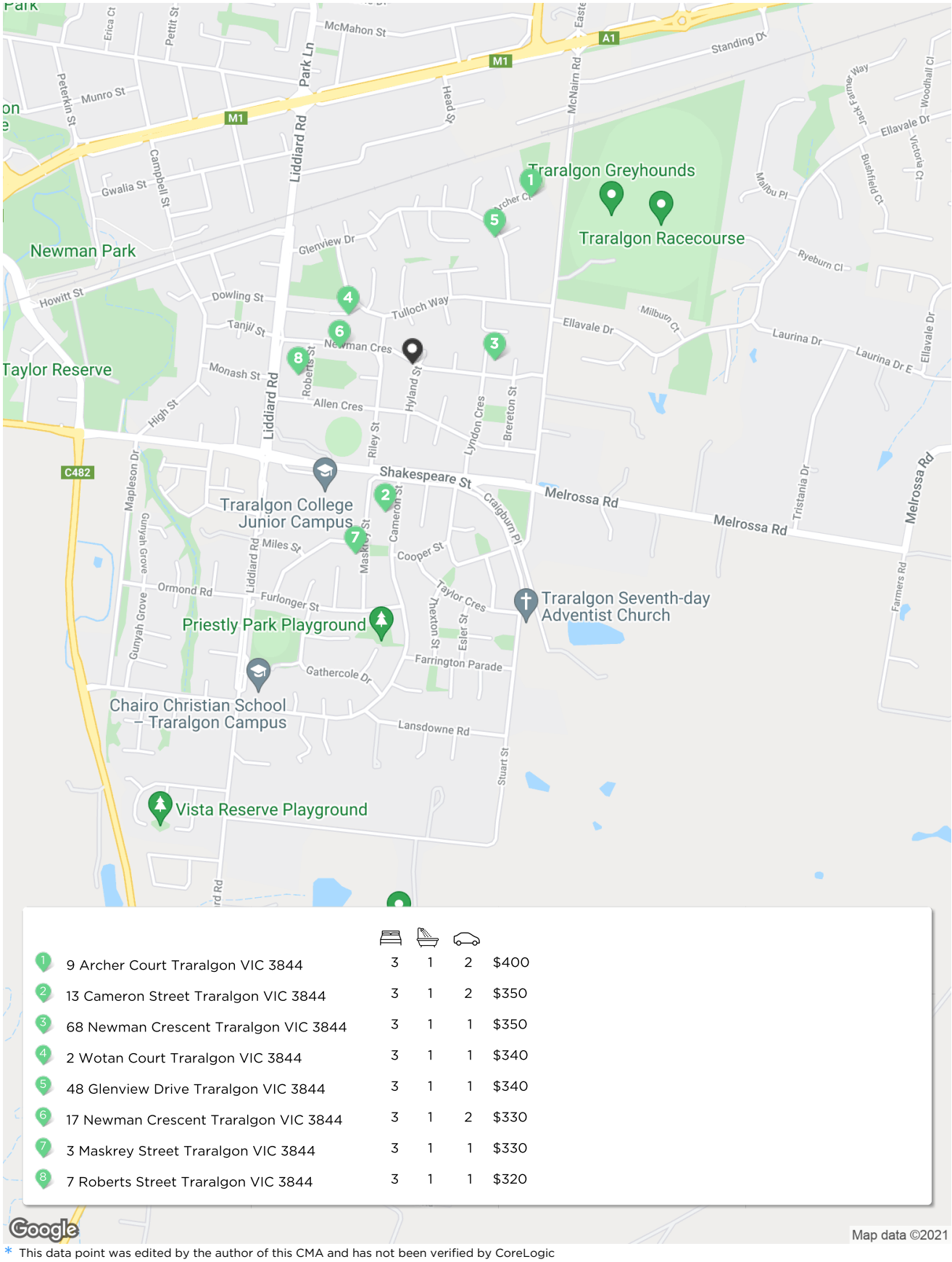
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ONE AGENCY
LATROBE VALLEY

Comps Map: Rentals



1	9 Archer Court Traralgon VIC 3844	3	1	2	$400
2	13 Cameron Street Traralgon VIC 3844	3	1	2	$350
3	68 Newman Crescent Traralgon VIC 3844	3	1	1	$350
4	2 Wotan Court Traralgon VIC 3844	3	1	1	$340
5	48 Glenview Drive Traralgon VIC 3844	3	1	1	$340
6	17 Newman Crescent Traralgon VIC 3844	3	1	2	$330
7	3 Maskrey Street Traralgon VIC 3844	3	1	1	$330
8	7 Roberts Street Traralgon VIC 3844	3	1	1	$320

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Comparable Rentals

1 9 Archer Court Traralgon VIC 3844



3 | 1 | 2 | 992m² | 137m²

Year Built	1995	DOM	23 days
Listing Date	11-Aug-21	Distance	0.63km
Listing Price	$400 per week		

2 13 Cameron Street Traralgon VIC 3844



3 | 1 | 2 | 530m² | 120m²

Year Built	1960	DOM	21 days
Listing Date	11-Aug-21	Distance	0.47km
Listing Price	$350 per week		

3 68 Newman Crescent Traralgon VIC 3844



3 | 1 | 1 | 594m² | 93m²

Year Built	-	DOM	7 days
Listing Date	17-Sep-21	Distance	0.26km
Listing Price	$350 per week		

4 2 Wotan Court Traralgon VIC 3844



3 | 1 | 1 | 687m² | 100m²

Year Built	-	DOM	17 days
Listing Date	31-Aug-21	Distance	0.25km
Listing Price	$340 per week		

5 48 Glenview Drive Traralgon VIC 3844



3 | 1 | 1 | 855m² | -

Year Built	-	DOM	42 days
Listing Date	19-Oct-21	Distance	0.46km
Listing Price	$340 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 17 Newman Crescent Traralgon VIC 3844



3 1 2 587m² 88m²

Year Built	1960	DOM	63 days
Listing Date	27-May-21	Distance	0.23km
Listing Price	$330 per week		

7 3 Maskrey Street Traralgon VIC 3844



3 1 1 548m² 131m²

Year Built	1960	DOM	19 days
Listing Date	17-Sep-21	Distance	0.62km
Listing Price	$330 per week		

8 7 Roberts Street Traralgon VIC 3844



3 1 1 618m² 95m²

Year Built	1970	DOM	63 days
Listing Date	28-Sep-21	Distance	0.35km
Listing Price	$320 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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Summary

33 Hyland Street Traralgon VIC 3844









Appraisal price range
$360 - $380 Per Week

Notes from your agent

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