



## 45 WIRILDA COURT GLENGARRY NORTH VIC 3854

Prepared on 27th April 2023

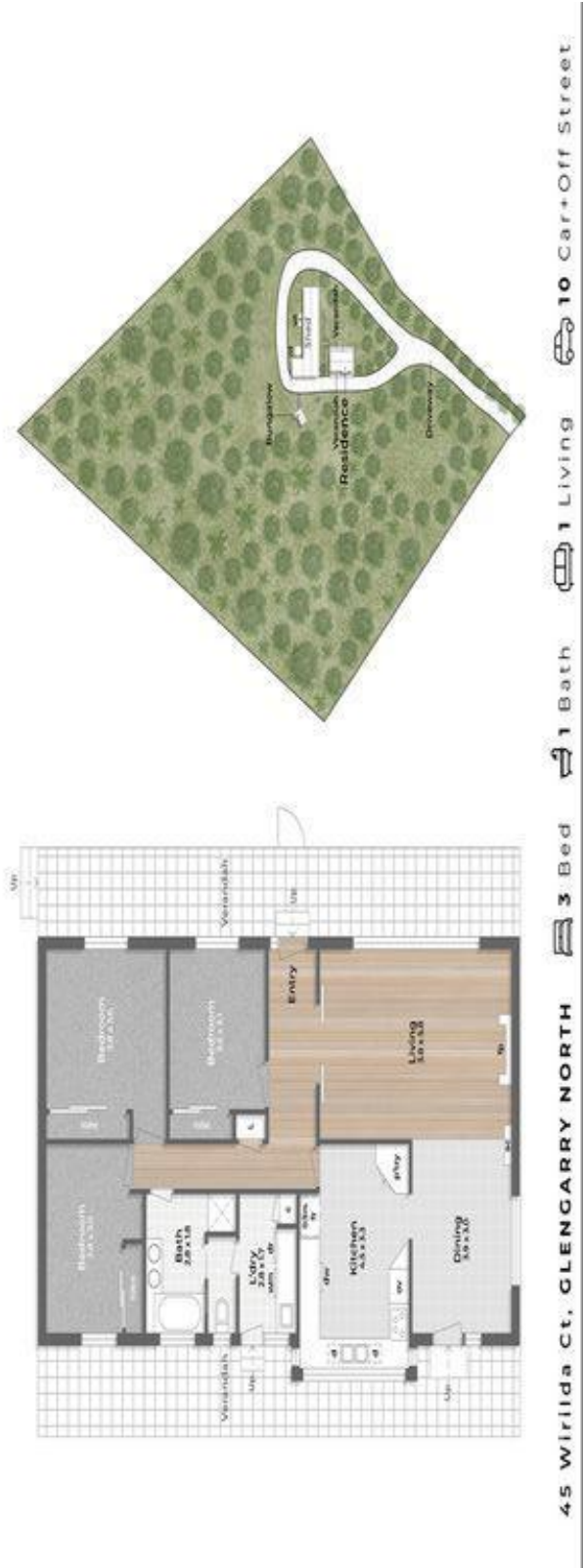


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Floor Plan



wilsonproperty

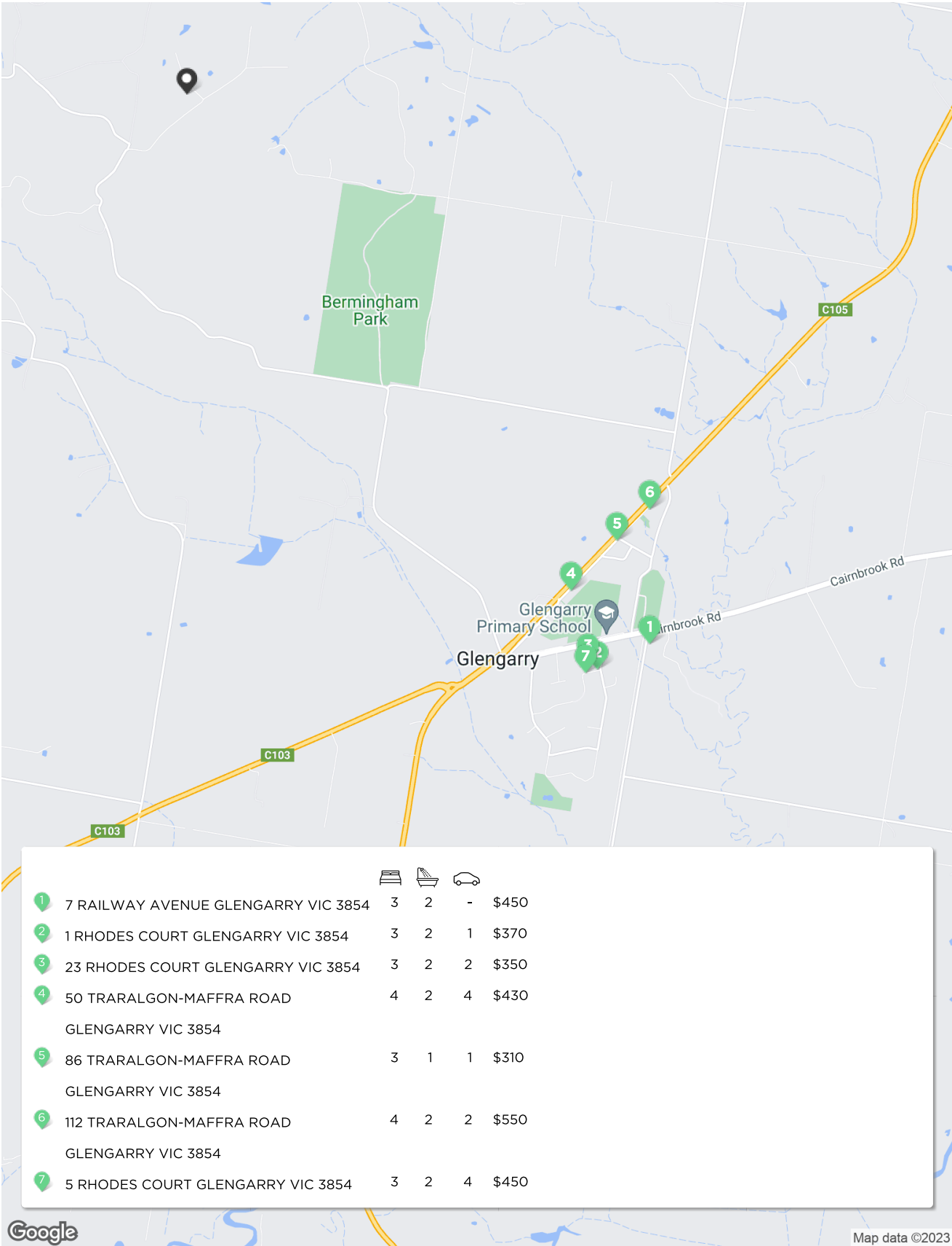
The above plan is an artist's impression only. It includes elements that are for display purposes only and may not be to scale. Landscaping shown is indicative only. All measurements are approximate & individuals should rely on their own information.



# Floor Plan



# Comps Map: Rentals



Google

Map data ©2023

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

# Comparable Rentals

## 1 7 RAILWAY AVENUE GLENGARRY VIC 3854



3 2 - 895m<sup>2</sup> 150m<sup>2</sup>  
 Year Built 1970 DOM 24 days  
 Listing Date 31-Oct-22 Distance 4.45km  
 Listing Price \$450.00 per week

## 2 1 RHODES COURT GLENGARRY VIC 3854



3 2 1 755m<sup>2</sup> 132m<sup>2</sup>  
 Year Built 1990 DOM 57 days  
 Listing Date 23-Nov-21 Distance 4.39km  
 Listing Price \$370 PW / AVAIL. 19.01.2022

## 3 23 RHODES COURT GLENGARRY VIC 3854



3 2 2 823m<sup>2</sup> 153m<sup>2</sup>  
 Year Built 2000 DOM 12 days  
 Listing Date 24-Dec-21 Distance 4.31km  
 Listing Price \$350.00 per week

## 4 50 TRARALGON-MAFFRA ROAD GLENGARRY VIC 3854



4 2 4 789m<sup>2</sup> 167m<sup>2</sup>  
 Year Built 1988 DOM 16 days  
 Listing Date 05-Oct-22 Distance 3.88km  
 Listing Price \$430.00 per week

## 5 86 TRARALGON-MAFFRA ROAD GLENGARRY VIC 3854



3 1 1 911m<sup>2</sup> 122m<sup>2</sup>  
 Year Built - DOM 25 days  
 Listing Date 05-Oct-21 Distance 3.84km  
 Listing Price \$310

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

## Comparable Rentals

### 6 112 TRARALGON-MAFFRA ROAD GLENGARRY VIC 3854



4 2 2 1,023m<sup>2</sup> 210m<sup>2</sup>  
 Year Built 1990 DOM 27 days  
 Listing Date 15-Sep-22 Distance 3.85km  
 Listing Price \$550.00 per week

### 7 5 RHODES COURT GLENGARRY VIC 3854



3 2 4 798m<sup>2</sup> -  
 Year Built - DOM 40 days  
 Listing Date 19-Sep-22 Distance 4.35km  
 Listing Price \$450 pw

# Summary

**45 WIRILDA COURT GLENGARRY NORTH VIC 3854**



**Appraisal price range**

**Notes from your agent**

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