Comparative Market Analysis



133 KAY STREET TRARALGON VIC 3844

Prepared on **18th June 2024**



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Comparable Rentals

1 17 BROADFORD COURT TRARALGON VIC 3844



3 | 1 | 2 | 582m² | 116m²

Year Built	-	DOM	68 days
Listing Date	11-Aug-23	Distance	0.14km
Listing Price	$370 PW / AVAIL NOW		

2 3 NEVILLE STREET TRARALGON VIC 3844



3 | 1 | 1 | 644m² | 122m²

Year Built	1950	DOM	29 days
Listing Date	24-Apr-23	Distance	0.18km
Listing Price	$395		

3 152 KAY STREET TRARALGON VIC 3844



3 | 1 | 2 | 617m² | 112m²

Year Built	1960	DOM	13 days
Listing Date	15-Jun-23	Distance	0.19km
Listing Price	$380 WEEKLY		

4 156 KAY STREET TRARALGON VIC 3844



3 | 1 | 1 | 662m² | 102m²

Year Built	1960	DOM	40 days
Listing Date	09-Feb-24	Distance	0.23km
Listing Price	$390.00 per week		

5 6 FINLAYSON CRESCENT TRARALGON VIC 3844



3 | 1 | 2 | 675m² | 86m²

Year Built	1960	DOM	18 days
Listing Date	24-Jan-24	Distance	0.26km
Listing Price	$380 PW / AVAIL 28.02.24		

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 9 GEPP COURT TRARALGON VIC 3844



3 | 1 | - | 751m² | 114m²

Year Built	-	DOM	47 days
Listing Date	04-Dec-23	Distance	0.34km
Listing Price	$360 pw		

7 123 GREY STREET TRARALGON VIC 3844



3 | 1 | 1 | 546m² | 108m²

Year Built	1960	DOM	10 days
Listing Date	18-Oct-23	Distance	0.36km
Listing Price	$370		

8 41 LAFAYETTE STREET TRARALGON VIC 3844



3 | 1 | 1 | 748m² | 84m²

Year Built	1970	DOM	89 days
Listing Date	16-Nov-23	Distance	0.37km
Listing Price	$340 WEEKLY		

9 95 KAY STREET TRARALGON VIC 3844



3 | 1 | 4 | 797m² | 108m²

Year Built	-	DOM	29 days
Listing Date	09-Oct-23	Distance	0.39km
Listing Price	$360 PW / AVAIL. NOW		

10 1 BREEN COURT TRARALGON VIC 3844



3 | 1 | 2 | 603m² | 145m²

Year Built	-	DOM	32 days
Listing Date	20-Nov-23	Distance	0.4km
Listing Price	$365 WEEKLY		

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Summary

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Appraisal price range

$360 - $380 per week approximately

Notes from your agent

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