Comparative Market Analysis



17 WALTON STREET ROSEDALE VIC 3847

Prepared on **9th February 2023**



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Comparable Rentals

1 30 DAWSON STREET ROSEDALE VIC 3847



3 | 1 | 1 | 786m² | 102m²

Year Built	1970	DOM	30 days
Listing Date	10-Jan-23	Distance	0.07km
Listing Price	$380 pw		

2 16 WALTON STREET ROSEDALE VIC 3847



3 | 1 | 2 | 929m² | 79m²

Year Built	1995	DOM	7 days
Listing Date	24-Nov-22	Distance	0.08km
Listing Price	$380 pw		

3 20 KING STREET ROSEDALE VIC 3847



3 | 2 | 2 | 993m² | 113m²

Year Built	1950	DOM	101 days
Listing Date	31-Oct-22	Distance	0.8km
Listing Price	$400.00 per week		

4 67 CANSICK STREET ROSEDALE VIC 3847



3 | 1 | 2 | 826m² | 106m²

Year Built	1990	DOM	7 days
Listing Date	16-May-22	Distance	0.29km
Listing Price	$380 pw		

5 11 DAWSON STREET ROSEDALE VIC 3847



3 | 1 | 1 | 782m² | 105m²

Year Built	1970	DOM	63 days
Listing Date	24-Feb-22	Distance	0.31km
Listing Price	$340 pw		

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

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Appraisal price range
$380 - $400 per week

Notes from your agent

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