Comparative Market Analysis



3 FARMER CRESCENT TRARALGON VIC 3844

Prepared for **Darren Hill** on **17th April 2023**



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Comparable Rentals

1 33 MCMILLAN STREET TRARALGON VIC 3844



3 | 1 | 2 | 727m² | 100m²

Year Built	1970	DOM	41 days
Listing Date	07-Mar-23	Distance	1.43km
Listing Price	$420.00 per week		

2 16 STRATHCOLE DRIVE TRARALGON VIC 3844



3 | 1 | 1 | 664m² | 128m²

Year Built	-	DOM	17 days
Listing Date	31-Mar-23	Distance	2.68km
Listing Price	$350 PW / AVAIL. 28.04.23		

3 39 WASHINGTON STREET TRARALGON VIC 3844



3 | 1 | 4 | 762m² | 94m²

Year Built	1970	DOM	131 days
Listing Date	07-Dec-22	Distance	1.62km
Listing Price	$410.00 per week		

4 19 RYAN AVENUE TRARALGON VIC 3844



3 | 1 | 1 | 505m² | 95m²

Year Built	1950	DOM	20 days
Listing Date	28-Mar-23	Distance	0.44km
Listing Price	$410.00 per week		

5 2 ARMSTRONG COURT TRARALGON VIC 3844



3 | 1 | 1 | 534m² | 106m²

Year Built	1960	DOM	17 days
Listing Date	31-Mar-23	Distance	2.05km
Listing Price	$390		

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 7 CROSSS ROAD TRARALGON VIC 3844



3 1 2 729m² 135m²

Year Built	1980	DOM	25 days
Listing Date	23-Mar-23	Distance	0.17km
Listing Price	$430 PW / AVAIL. NOW		

7 21 MCNAIRN ROAD TRARALGON VIC 3844



3 1 - 560m² 92m²

Year Built	1960	DOM	4 days
Listing Date	13-Apr-23	Distance	3.58km
Listing Price	$390 PW / AVAIL. 27.04.23		

8 112 GREY STREET TRARALGON VIC 3844



3 1 3 721m² 123m²

Year Built	-	DOM	40 days
Listing Date	08-Mar-23	Distance	0.73km
Listing Price	$390 PW / AVAIL. 11.04.2023		

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

3 FARMER CRESCENT TRARALGON VIC 3844









Appraisal price range
$380 - $400 Per Week

Notes from your agent
With the strong demand and lack of available rental properties the likely rental range could be at the higher end of this estimate especially considering the close proximity of both primary and secondary schools.

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