



2 Selwyn Place Traralgon VIC 3844

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Comparable Rentals

1 8 Everard Court Traralgon VIC 3844



3 2 2 596m² 139m²
 Year Built 1980 DOM 2 days
 Listing Date 29-Jul-21 Distance 0.22km
 Listing Price \$440 per week

2 5 Sunset Place Traralgon VIC 3844



3 2 2 722m² 131m²
 Year Built 1980 DOM 50 days
 Listing Date 22-Jun-21 Distance 0.46km
 Listing Price \$400 per week

3 21 Nugong Place Traralgon VIC 3844



3 2 2 662m² 173m²
 Year Built 1980 DOM 11 days
 Listing Date 14-Sep-21 Distance 0.57km
 Listing Price \$400 per week

4 91 Swallow Grove Traralgon VIC 3844



3 2 2 659m² 182m²
 Year Built 1986 DOM 8 days
 Listing Date 21-Sep-21 Distance 0.34km
 Listing Price \$450 per week

5 1 Birregun Court Traralgon VIC 3844



3 2 1 723m² 170m²
 Year Built 1990 DOM 36 days
 Listing Date 10-Aug-21 Distance 0.42km
 Listing Price \$440 per week

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

Comparable Rentals

6 105 Wirilda Crescent Traralgon VIC 3844



3 2 2 649m² -
 Year Built - DOM 30 days
 Listing Date 30-Aug-21 Distance 0.88km
 Listing Price \$415 per week

7 14 Durack Place Traralgon VIC 3844



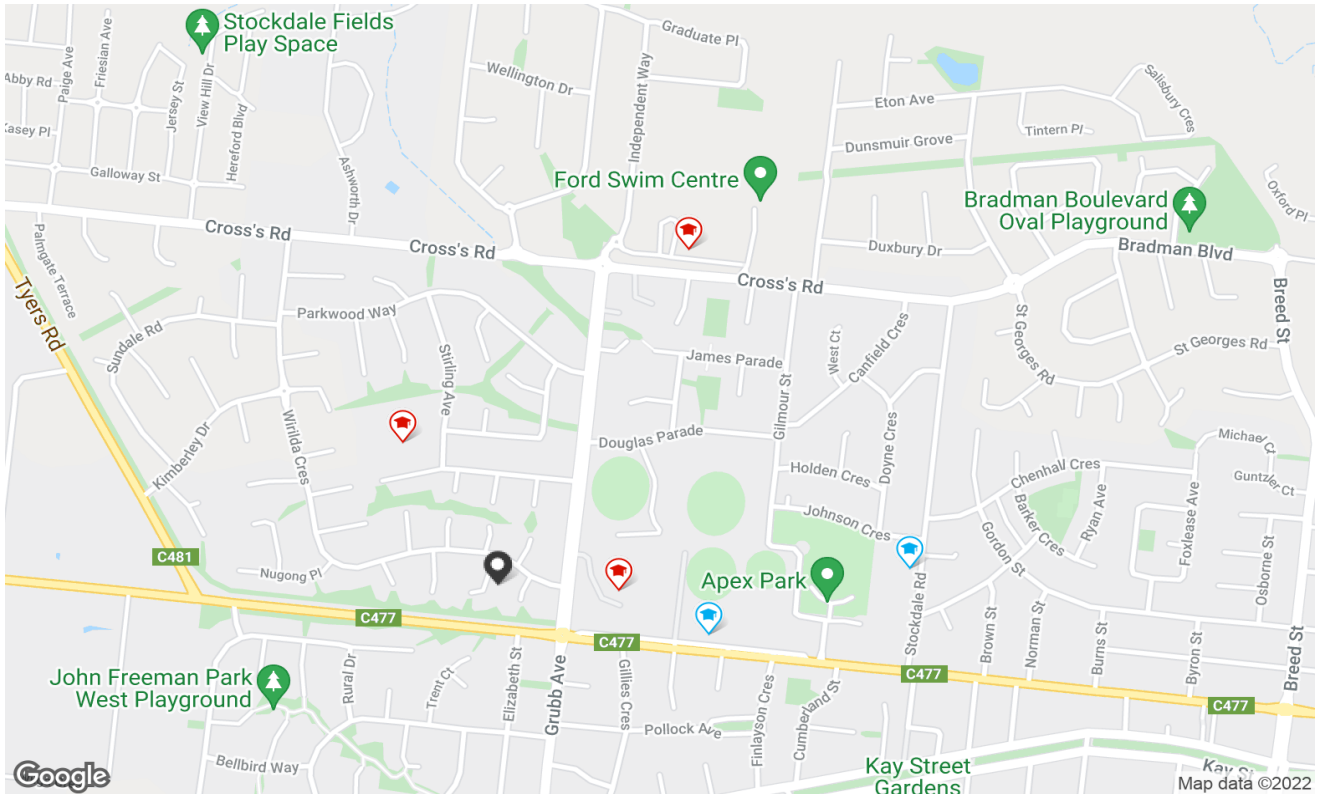
3 2 2 608m² 15m²
 Year Built 2007 DOM 27 days
 Listing Date 24-Dec-21 Distance 0.93km
 Listing Price \$410 per week

8 16 Durack Place Traralgon VIC 3844



3 2 2 540m² 158m²
 Year Built 1990 DOM 8 days
 Listing Date 02-Aug-21 Distance 0.96km
 Listing Price \$450 per week

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Lavalla Catholic College - St Paul's Campus 206-220 Grey Street Traralgon VIC 3844	0.28km	Secondary	Mixed	Non-Government	0-0
	St Gabriel's School 30-50 Rangeview Drive Traralgon VIC 3844	0.4km	Primary	Mixed	Non-Government	0-6
	Traralgon College	0.5km	Secondary	Mixed	Government	7-12
	St Paul's Anglican Grammar School - Traralgon Campus 46 Crosss Road Traralgon VIC 3844	0.91km	Combined	Mixed	Non-Government	0-0
	Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.94km	Primary	Mixed	Government	0-6



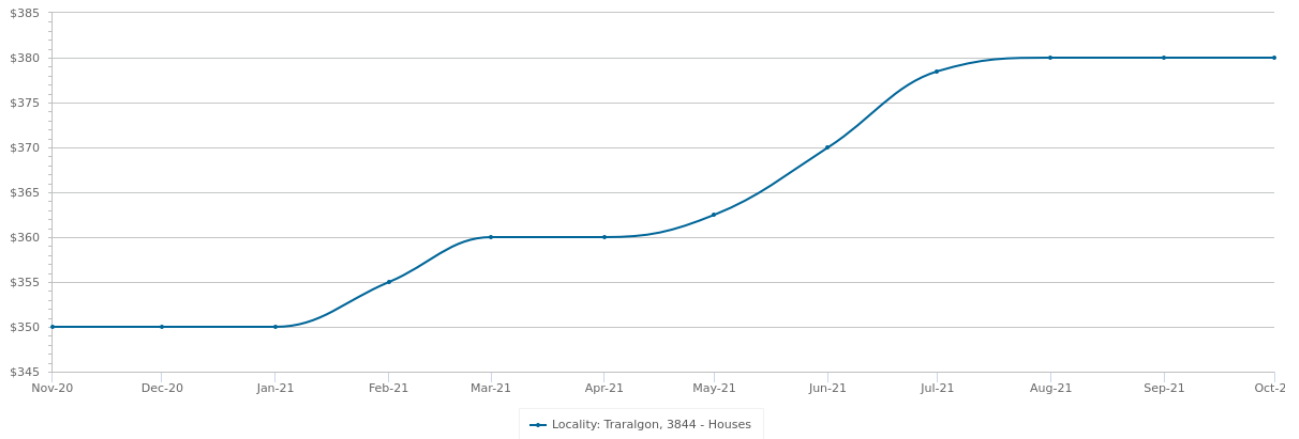
Property is within school catchment area



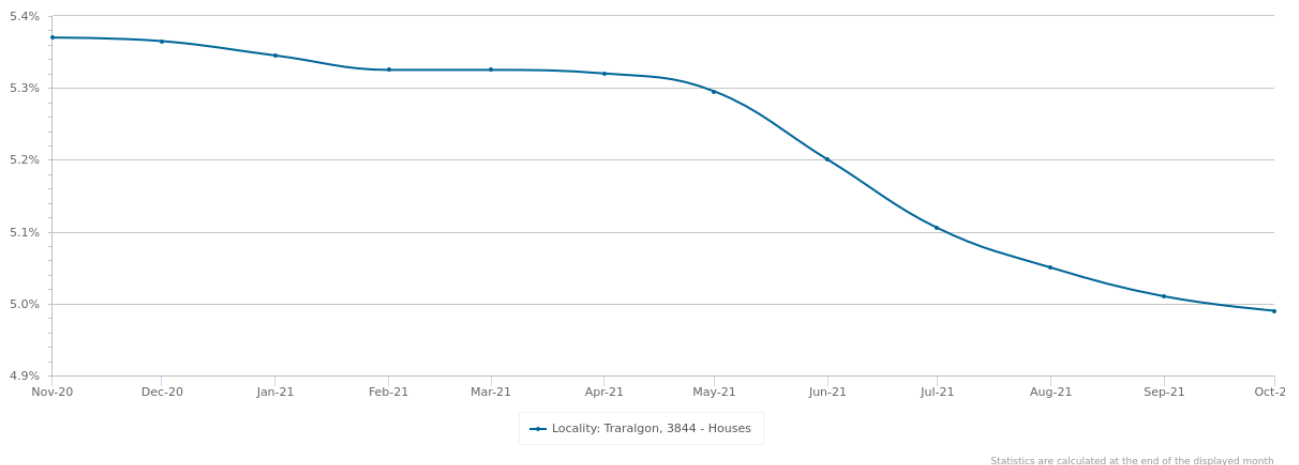
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



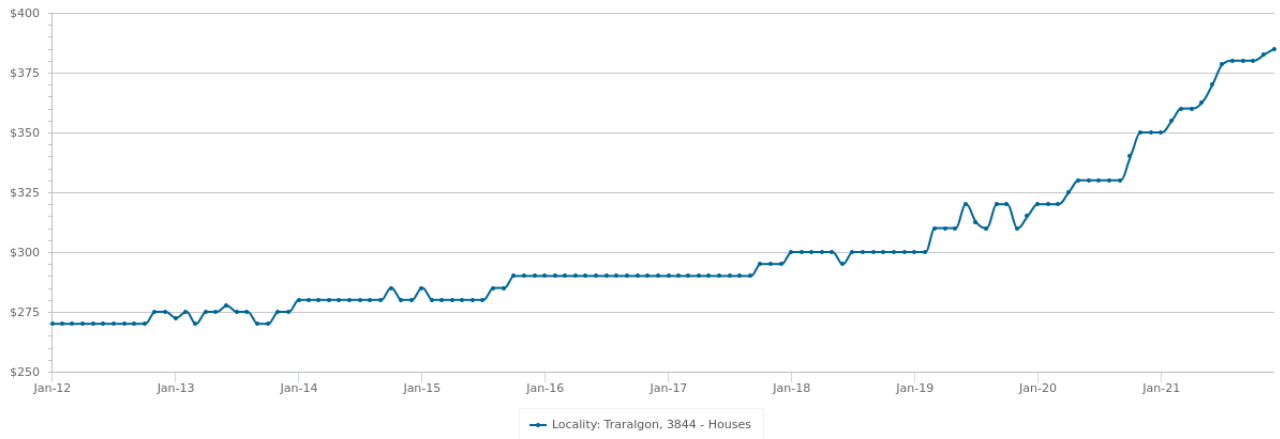
Gross Rental Yield - 12 months



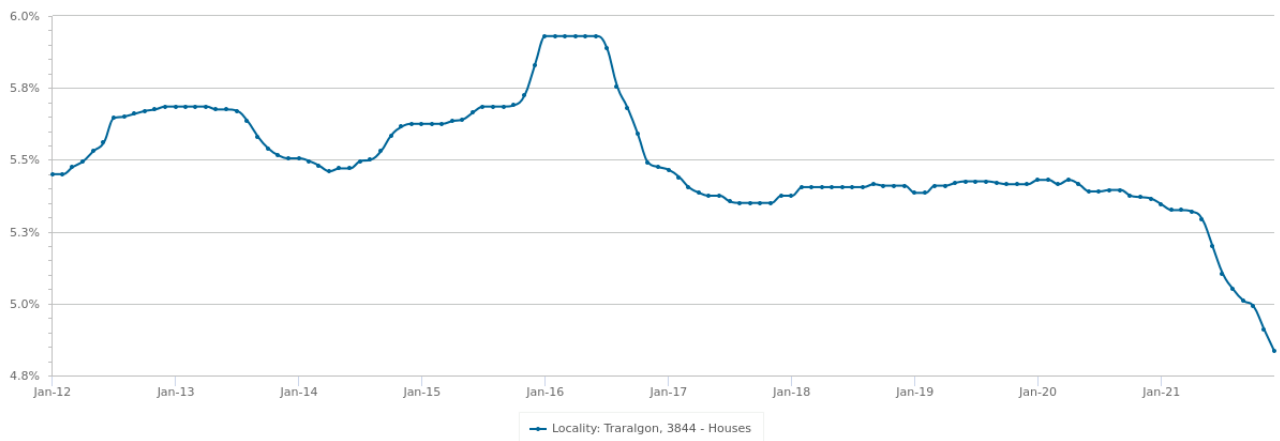
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2021	\$380	0.0%	5%	530
Sep 2021	\$380	0.0%	5%	517
Aug 2021	\$380	0.4% ▲	5.1%	501
Jul 2021	\$378	2.3% ▲	5.1%	504
Jun 2021	\$370	2.1% ▲	5.2%	519
May 2021	\$362	0.7% ▲	5.3%	510
Apr 2021	\$360	0.0%	5.3%	505
Mar 2021	\$360	1.4% ▲	5.3%	498
Feb 2021	\$355	1.4% ▲	5.3%	493
Jan 2021	\$350	0.0%	5.3%	507
Dec 2020	\$350	0.0%	5.4%	518
Nov 2020	\$350	2.9% ▲	5.4%	509

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$385	10.0% ▲	4.8%	538
2020	\$350	11.1% ▲	5.4%	518
2019	\$315	5.0% ▲	5.4%	571
2018	\$300	1.7% ▲	5.4%	649
2017	\$295	1.7% ▲	5.4%	792
2016	\$290	0.0%	5.5%	920
2015	\$290	3.6% ▲	5.8%	875
2014	\$280	1.8% ▲	5.6%	721
2013	\$275	0.0%	5.5%	748
2012	\$275	1.9% ▲	5.7%	694

Summary

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Appraisal price range

\$400 - \$420

Notes from your agent

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