Comparative Market Analysis



11 ST GEORGES ROAD TRARALGON VIC 3844

Prepared on **22nd February 2024**



Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

PO Box 9126
TRARALGON VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

Comparable Rentals

1 5 ST GEORGES ROAD TRARALGON VIC 3844



4 2 4 900m² 235m²

Year Built	2005	DOM	8 days
Listing Date	15-Feb-23	Distance	0.06km
Listing Price	$560 PW / AVAIL. 23.03.2023		

2 23 NOTTING HILL TRARALGON VIC 3844



4 2 - 883m² -

Year Built	-	DOM	26 days
Listing Date	27-Apr-23	Distance	0.39km
Listing Price	$540		

3 81 ST GEORGES ROAD TRARALGON VIC 3844



4 2 2 801m² 212m²

Year Built	2009	DOM	24 days
Listing Date	18-Jul-23	Distance	0.68km
Listing Price	$560		

4 3 DUNSMUIR GROVE TRARALGON VIC 3844



4 2 2 818m² 200m²

Year Built	2010	DOM	24 days
Listing Date	08-Jun-23	Distance	0.97km
Listing Price	$560.00 per week		

5 23 MERIDIAN DRIVE TRARALGON VIC 3844



4 2 2 802m² 159m²

Year Built	2021	DOM	67 days
Listing Date	11-Sep-23	Distance	0.98km
Listing Price	$540		

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 26 GRADUATE PLACE TRARALGON VIC 3844



4 2 2 863m² 188m²

Year Built	2008	DOM	23 days
Listing Date	25-Jun-23	Distance	1.23km
Listing Price	$560 WEEKLY		

7 14 GRADUATE PLACE TRARALGON VIC 3844



4 2 4 801m² 195m²

Year Built	2007	DOM	15 days
Listing Date	03-Aug-23	Distance	1.31km
Listing Price	$570 WEEKLY		

8 30 INDEPENDENT WAY TRARALGON VIC 3844



4 2 2 842m² 159m²

Year Built	2007	DOM	14 days
Listing Date	03-Nov-23	Distance	1.4km
Listing Price	$570 Per Week		

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

$540 - $570 Per Week

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