



## 30 COXALL ROAD JEERALANG JUNCTION VIC 3840

Prepared on 6th March 2024



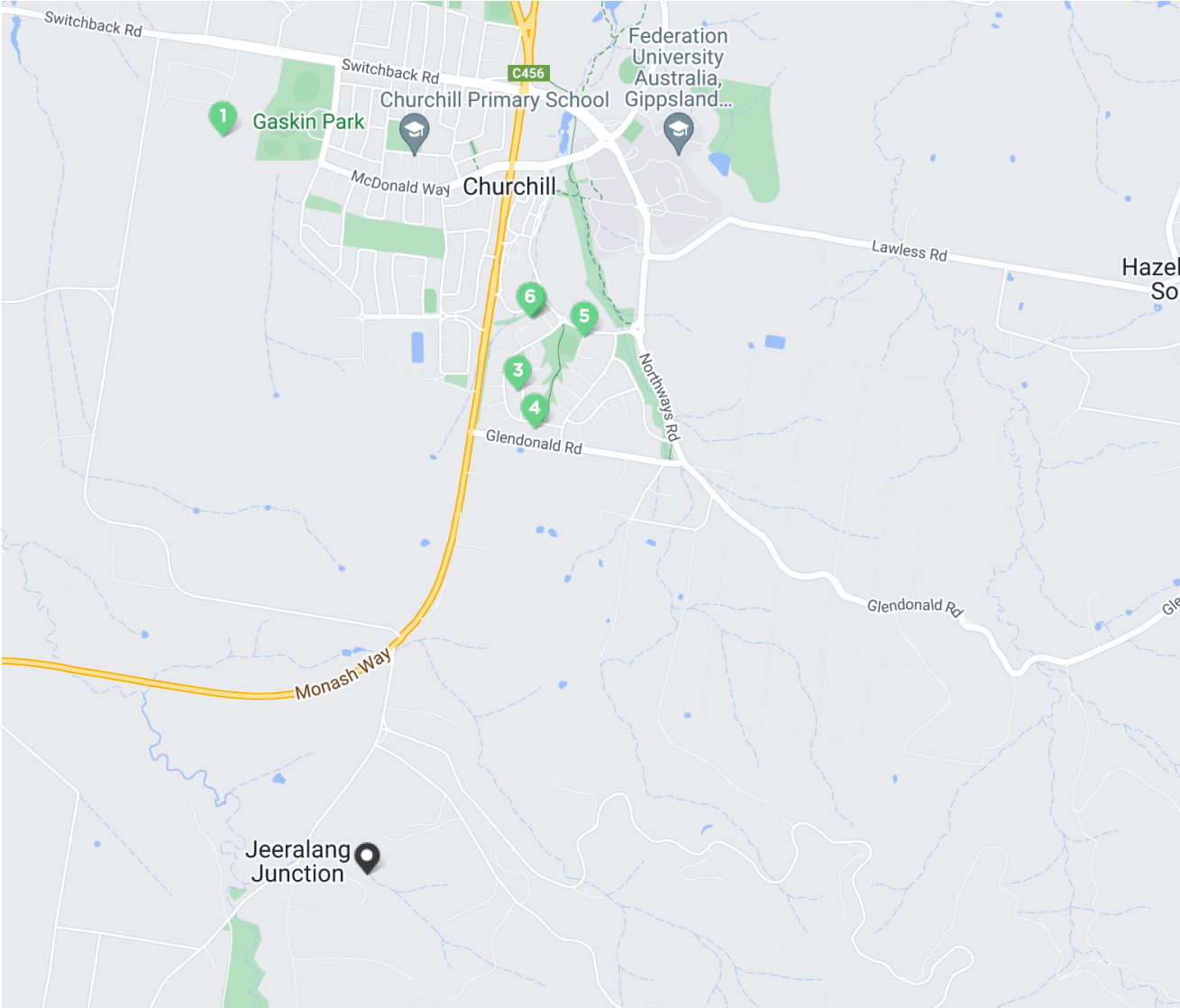
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# Comps Map: Rentals



|   |                                       |  |  |  |       |
|---|---------------------------------------|---|---|---|-------|
| 1 | 6 BRICK STREET CHURCHILL VIC 3842     | 3   | 2   | 2   | \$475 |
| 2 | 12 CURRINGA COURT CHURCHILL VIC 3842  | 3   | 2   | 1   | \$410 |
| 3 | 5 BAROOGA CRESCENT CHURCHILL VIC 3842 | 3   | 2   | 2   | \$400 |
| 4 | 35 GLENDONALD ROAD CHURCHILL VIC 3842 | 3   | 2   | 1   | \$370 |
| 5 | 4 GRADUATION PLACE CHURCHILL VIC 3842 | 3   | 2   | 1   | \$400 |
| 6 | 11 CURRINGA COURT CHURCHILL VIC 3842  | 3   | 2   | 1   | \$320 |

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Rentals

## 1 6 BRICK STREET CHURCHILL VIC 3842



3 2 2 412m<sup>2</sup> -  
 Year Built - DOM 37 days  
 Listing Date 16-Jan-24 Distance 3.73km  
 Listing Price \$475.00 per week

## 2 12 CURRINGA COURT CHURCHILL VIC 3842



3 2 1 869m<sup>2</sup> 119m<sup>2</sup>  
 Year Built 2016 DOM 103 days  
 Listing Date 24-Nov-23 Distance 2.87km  
 Listing Price \$410 Per Week

## 3 5 BAROOGA CRESCENT CHURCHILL VIC 3842



3 2 2 659m<sup>2</sup> 147m<sup>2</sup>  
 Year Built 2010 DOM 69 days  
 Listing Date 16-Aug-23 Distance 2.51km  
 Listing Price \$400 Per Week

## 4 35 GLENDONALD ROAD CHURCHILL VIC 3842



3 2 1 570m<sup>2</sup> 119m<sup>2</sup>  
 Year Built 2013 DOM 22 days  
 Listing Date 17-Jan-24 Distance 2.36km  
 Listing Price \$370.00 per week

## 5 4 GRADUATION PLACE CHURCHILL VIC 3842



3 2 1 512m<sup>2</sup> 126m<sup>2</sup>  
 Year Built 2016 DOM 110 days  
 Listing Date 17-Nov-23 Distance 2.87km  
 Listing Price \$400 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 11 CURRINGA COURT CHURCHILL VIC 3842



3 2 1 750m<sup>2</sup> 130m<sup>2</sup>  
Year Built 2017 DOM 21 days  
Listing Date 04-Jun-21 Distance 2.88km  
Listing Price \$320.00 pw

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

# Summary

**30 COXALL ROAD JEERALANG JUNCTION VIC 3840**



**Appraisal price range**  
\$580 - \$600 per week

**Notes from your agent**

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