



17 TAYLOR CRESCENT TRARALGON VIC 3844

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Comparable Rentals

1 2 FARRINGTON PARADE TRARALGON VIC 3844



3 1 2 531m² 104m²
 Year Built 1970 DOM 68 days
 Listing Date 08-Nov-21 Distance 0.19km
 Listing Price \$340.00 per week

2 5 STUART STREET TRARALGON VIC 3844



3 1 1 799m² 103m²
 Year Built 1976 DOM 17 days
 Listing Date 07-Dec-21 Distance 0.31km
 Listing Price \$320 pw

3 6 TAYLOR CRESCENT TRARALGON VIC 3844



3 1 1 742m² 106m²
 Year Built 1970 DOM 31 days
 Listing Date 12-Jan-22 Distance 0.12km
 Listing Price \$320 Per Week

4 4 JACKSON STREET TRARALGON VIC 3844



3 1 1 525m² 102m²
 Year Built 1975 DOM 28 days
 Listing Date 16-Feb-22 Distance 0.19km
 Listing Price \$360 pw

5 30 CAMERON STREET TRARALGON VIC 3844



3 1 2 636m² 99m²
 Year Built 1960 DOM 16 days
 Listing Date 24-Mar-22 Distance 0.14km
 Listing Price \$360 PW / AVAIL. NOW

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 15 COOPER STREET TRARALGON VIC 3844



3 1 1 589m² 101m²
 Year Built 1960 DOM 52 days
 Listing Date 06-Apr-22 Distance 0.23km
 Listing Price \$330 PW / AVAIL. NOW

7 19 CAMERON STREET TRARALGON VIC 3844



3 1 2 526m² 101m²
 Year Built 1960 DOM 22 days
 Listing Date 30-Nov-21 Distance 0.3km
 Listing Price \$340.00 per week

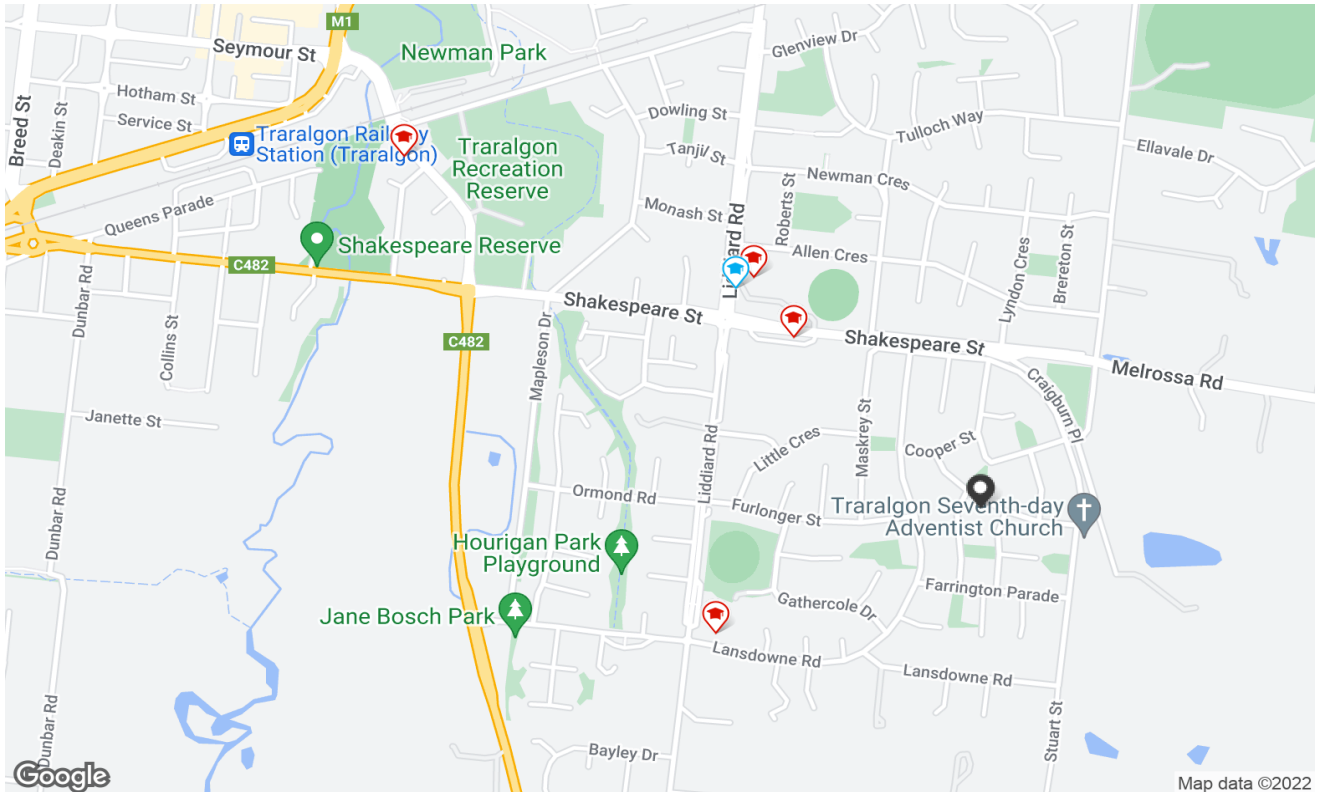
8 2 HYLAND STREET TRARALGON VIC 3844



3 1 2 796m² 108m²
 Year Built 1950 DOM 47 days
 Listing Date 16-Dec-21 Distance 0.5km
 Listing Price \$350 Per Week

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

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	0.58km	Secondary	Mixed	Non-Government	0-0
	Chairo Christian School - Traralgon Campus 2-10 Lansdowne Road Traralgon VIC 3844	0.66km	Combined	Mixed	Non-Government	0-0
	Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	0.74km	Primary	Mixed	Non-Government	0-0
	Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	0.75km	Primary	Mixed	Government	0-6
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.54km	Secondary	Mixed	Non-Government	0-0



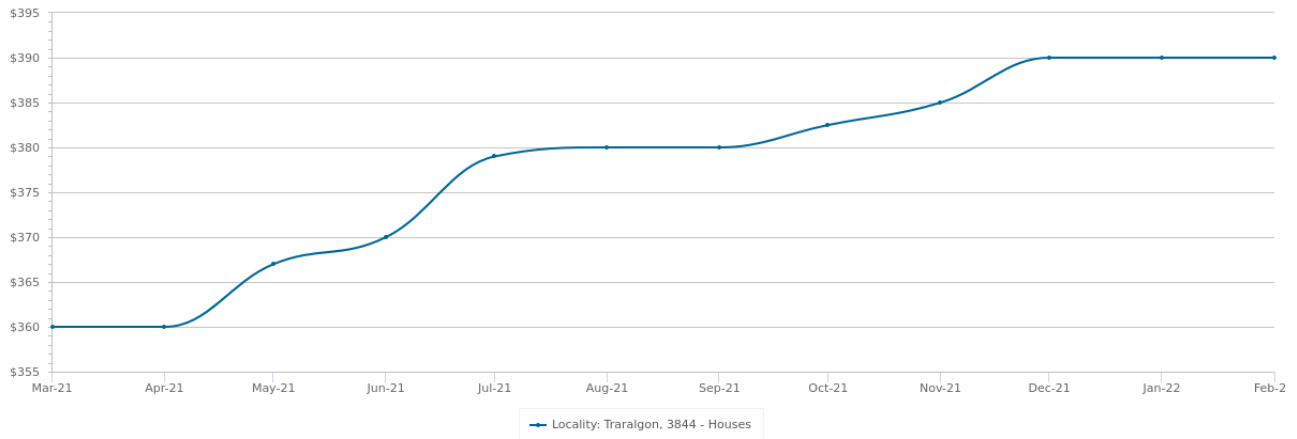
Property is within school catchment area



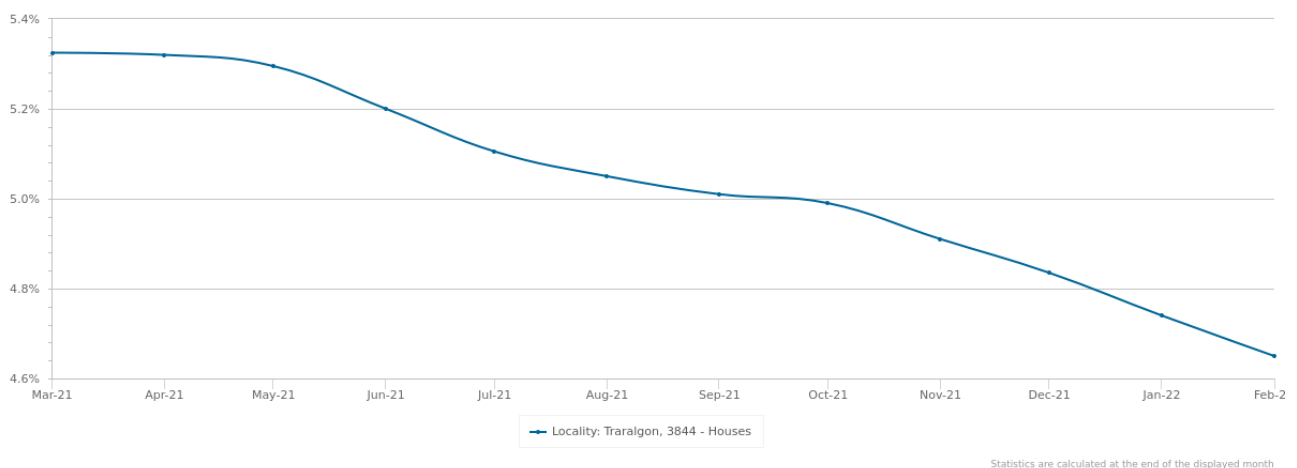
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



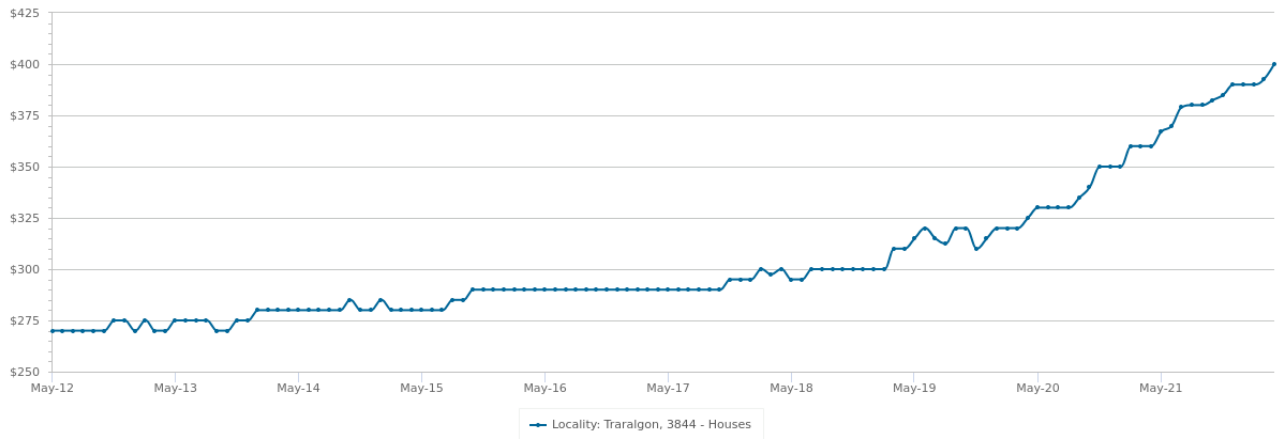
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2022	\$390	0.0%	4.7%	555
Jan 2022	\$390	0.0%	4.7%	549
Dec 2021	\$390	1.3% ▲	4.8%	540
Nov 2021	\$385	0.7% ▲	4.9%	536
Oct 2021	\$382	0.7% ▲	5%	532
Sep 2021	\$380	0.0%	5%	518
Aug 2021	\$380	0.3% ▲	5.1%	503
Jul 2021	\$379	2.4% ▲	5.1%	505
Jun 2021	\$370	0.8% ▲	5.2%	519
May 2021	\$367	1.9% ▲	5.3%	509
Apr 2021	\$360	0.0%	5.3%	504
Mar 2021	\$360	0.0%	5.3%	497

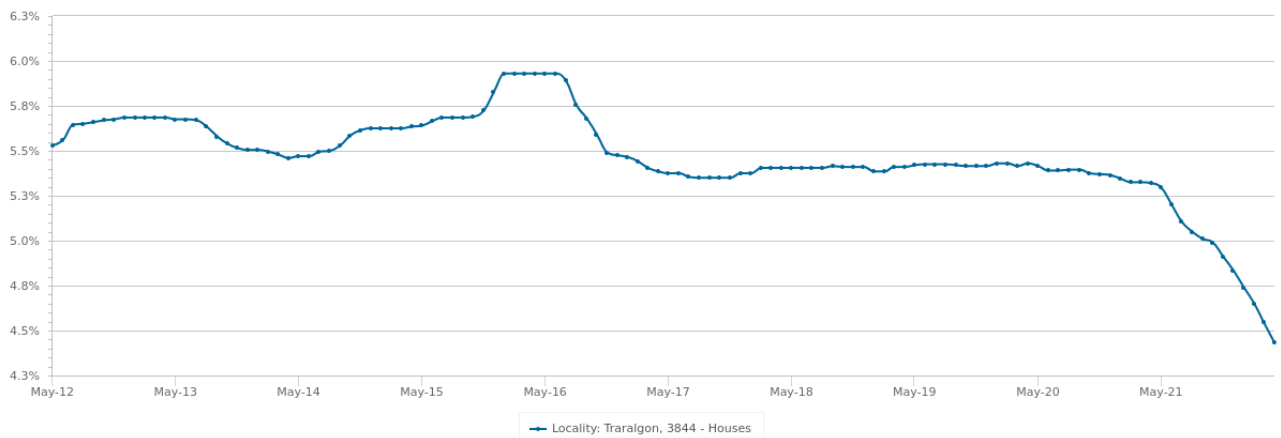
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

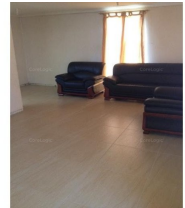


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2022	\$400	11.1% ▲	4.4%	560
2021	\$360	10.8% ▲	5.3%	504
2020	\$325	4.8% ▲	5.4%	564
2019	\$310	3.3% ▲	5.4%	624
2018	\$300	3.4% ▲	5.4%	733
2017	\$290	0.0%	5.4%	892
2016	\$290	3.6% ▲	5.9%	871
2015	\$280	0.0%	5.6%	781
2014	\$280	3.7% ▲	5.5%	751
2013	\$270	0.0%	5.7%	728

Summary

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Appraisal price range
\$330 - \$350 Per Week

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