



41 GLENVIEW DRIVE TRARALGON VIC 3844

Prepared on 17th January 2024



Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

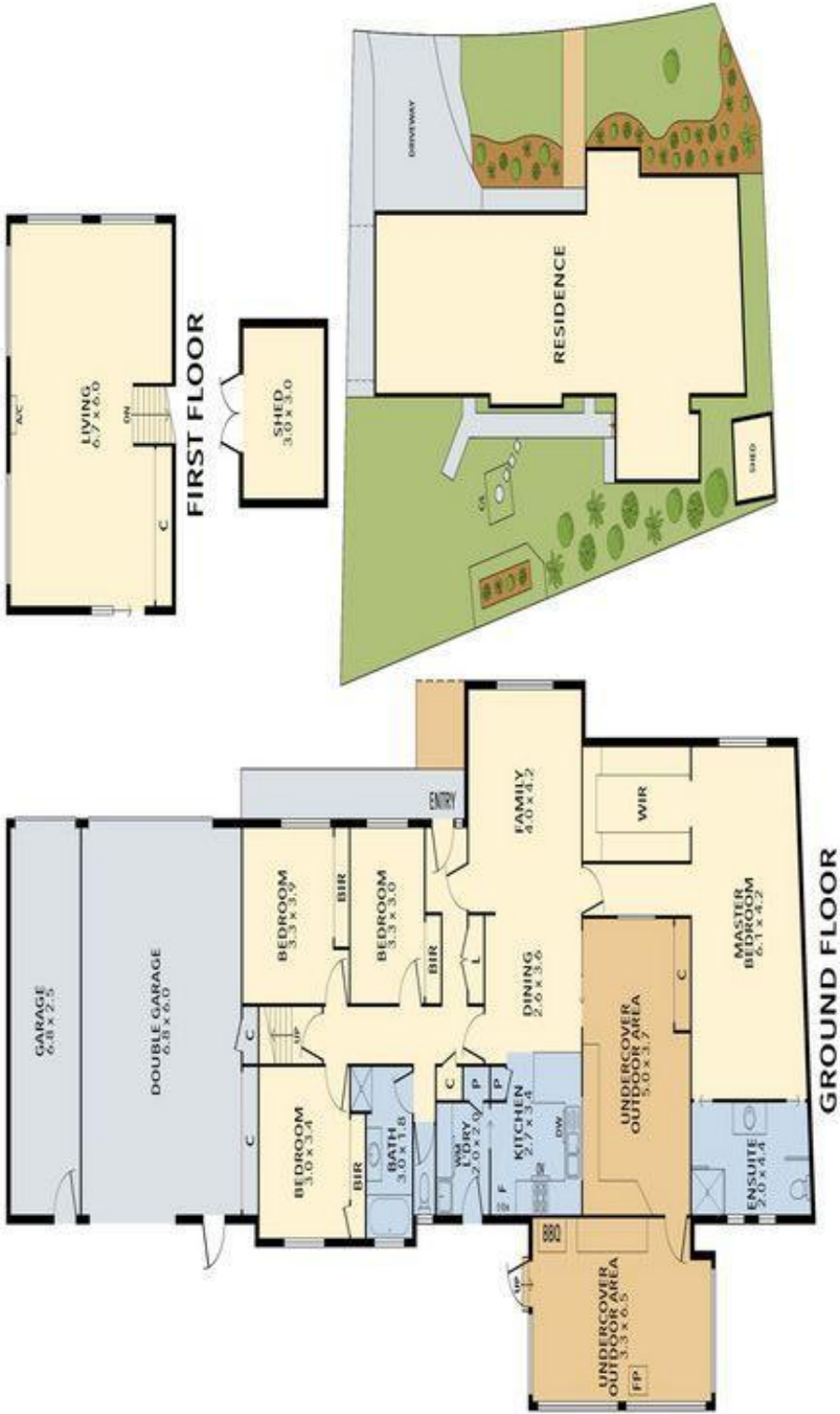
PO Box 9126
TRARALGON VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

Floor Plan

41 GLENVIEW DR, TRARALGON

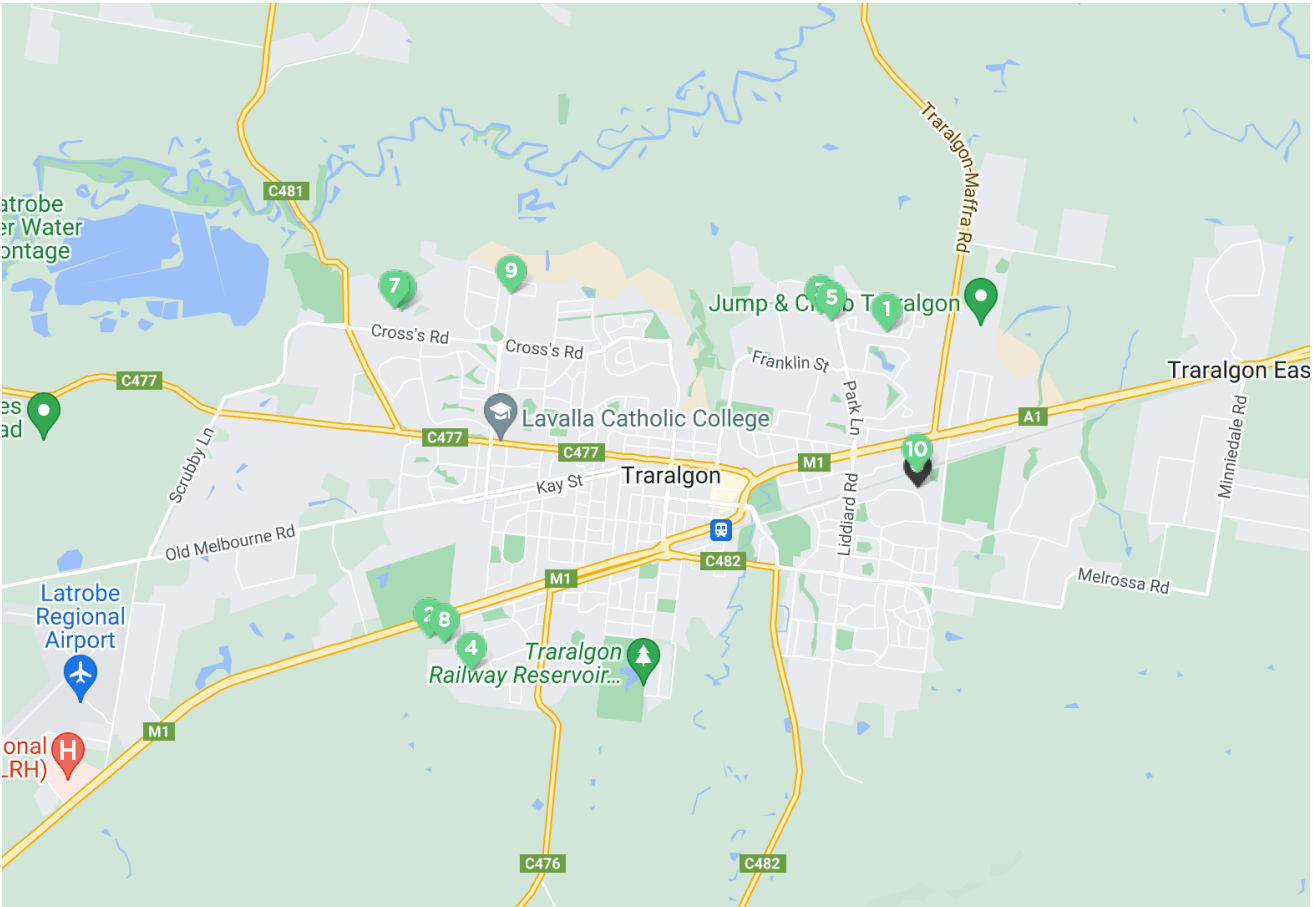


THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY. IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Floor Plan



Comps Map: Rentals



1	6 SANCTUARY LANE TRARALGON VIC 3844	4	2	2	\$500
2	16 MANLEY CIRCUIT TRARALGON VIC 3844	4	2	2	\$540
3	29 CAMBRIDGE WAY TRARALGON VIC 3844	4	2	2	\$550
4	54 DONEGAL AVENUE TRARALGON VIC 3844	4	2	2	\$535
5	36 CAMBRIDGE WAY TRARALGON VIC 3844	4	2	2	\$550
6	12 VIEW HILL DRIVE TRARALGON VIC 3844	4	2	2	\$515
7	6 JERSEY STREET TRARALGON VIC 3844	4	2	2	\$600
8	11 WATERSIDE DRIVE TRARALGON VIC 3844	4	2	2	\$530
9	30 INDEPENDENT WAY TRARALGON VIC 3844	4	2	2	\$570
10	9 MACDOUGAL COURT TRARALGON VIC 3844	4	2	2	\$490

Comparable Rentals

1 6 SANCTUARY LANE TRARALGON VIC 3844



4 2 2 520m² 161m²
 Year Built - DOM 1 day
 Listing Date 16-Jan-24 Distance 1.39km
 Listing Price \$500.00 per week

2 16 MANLEY CIRCUIT TRARALGON VIC 3844



4 2 2 643m² -
 Year Built - DOM 2 days
 Listing Date 15-Jan-24 Distance 4.59km
 Listing Price \$540 Per Week

3 29 CAMBRIDGE WAY TRARALGON VIC 3844



4 2 2 652m² 197m²
 Year Built 2017 DOM 24 days
 Listing Date 20-Dec-23 Distance 1.74km
 Listing Price \$550 Per Week

4 54 DONEGAL AVENUE TRARALGON VIC 3844



4 2 2 781m² 178m²
 Year Built 2013 DOM 64 days
 Listing Date 14-Nov-23 Distance 4.34km
 Listing Price \$535.00 per week

5 36 CAMBRIDGE WAY TRARALGON VIC 3844



4 2 2 640m² 191m²
 Year Built 2020 DOM 86 days
 Listing Date 23-Oct-23 Distance 1.65km
 Listing Price \$550 PW / AVAIL. 24.11.2023

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 12 VIEW HILL DRIVE TRARALGON VIC 3844



4 2 2 704m² 203m²
 Year Built 2015 DOM 54 days
 Listing Date 24-Nov-23 Distance 4.88km
 Listing Price \$515 PW / AVAIL. 13.12.2023

7 6 JERSEY STREET TRARALGON VIC 3844



4 2 2 600m² 224m²
 Year Built 2015 DOM 14 days
 Listing Date 08-Nov-23 Distance 4.94km
 Listing Price \$600.00 per week

8 11 WATERSIDE DRIVE TRARALGON VIC 3844



4 2 2 347m² -
 Year Built - DOM 25 days
 Listing Date 27-Oct-23 Distance 4.46km
 Listing Price \$530 PW / AVAIL. 29.11.2023

9 30 INDEPENDENT WAY TRARALGON VIC 3844



4 2 2 842m² 159m²
 Year Built 2007 DOM 14 days
 Listing Date 03-Nov-23 Distance 4.01km
 Listing Price \$570 Per Week

10 9 MACDOUGAL COURT TRARALGON VIC 3844

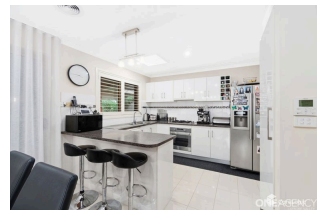


4 2 2 1,031m² 198m²
 Year Built 1980 DOM 19 days
 Listing Date 03-Nov-23 Distance 0.11km
 Listing Price \$490 PW / AVAIL. 29.12.23

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

Summary

41 GLENVIEW DRIVE TRARALGON VIC 3844



Appraisal price range

\$530 - \$560 Per Week

Notes from your agent

Disclaimer

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.