Comparative Market Analysis



41 Allen Crescent Traralgon VIC 3844

Prepared on **1st June 2021**



Anthony Bloomfield
One Agency Latrobe Valley

PO Box 9126
TRARALGON VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

ONE AGENCY
LATROBE VALLEY

Comparable Rentals



152 Shakespeare Street Traralgon VIC 3844

3 | 2 | 2 | 707m² | 141m²

Listing Price	$375 per week	Listed Date	26-Apr-21
DOM	37 days	Year Built	1960
Distance	0.08km		

1



60 Allen Crescent Traralgon VIC 3844

3 | 1 | 1 | 665m² | 96m²

Listing Price	$250 per week	Listed Date	06-Apr-21
DOM	24 days	Year Built	1960
Distance	0.1km		

2



5 Murphy Crescent Traralgon VIC 3844

3 | 1 | 1 | 527m² | 87m²

Listing Price	$265 per week	Listed Date	31-Mar-21
DOM	27 days	Year Built	1960
Distance	0.21km		

3



2 Hyland Street Traralgon VIC 3844

3 | 1 | 2 | 796m² | 108m²

Listing Price	$350 per week	Listed Date	10-Feb-21
DOM	34 days	Year Built	1950
Distance	0.27km		

4



68 Newman Crescent Traralgon VIC 3844

3 | 1 | 1 | 594m² | 93m²

Listing Price	$350 per week	Listed Date	09-Mar-21
DOM	21 days	Year Built	-
Distance	0.28km		

5

DOM = Days on market

© Copyright 2021 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.

Comparable Rentals



23 Cameron Street Traralgon VIC 3844

3 | 1 | 1 | 569m² | 93m²

Listing Price	$285 per week	Listed Date	09-Dec-20
DOM	7 days	Year Built	1960
		Distance	0.44km

6



31 Newman Crescent Traralgon VIC 3844

3 | 1 | 1 | 854m² | 89m²

Listing Price	$270 per week	Listed Date	15-Mar-21
DOM	2 days	Year Built	-
		Distance	0.45km

7



17 Newman Crescent Traralgon VIC 3844

3 | 1 | 2 | 587m² | 88m²

Listing Price	$330 per week	Listed Date	27-May-21
DOM	6 days	Year Built	1960
		Distance	0.57km

8

DOM = Days on market

© Copyright 2021 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.

Summary

41 Allen Crescent Traralgon VIC 3844









Appraisal price range
$265 - $280 Per Week

Notes from your agent
This property was recently rented for $265 per week and the recent nearby comparable rentals are a reasonable indicator of what could be achieved if any improvements were made to the property which could potentially include shedding, bathroom upgrades and central heating.

© Copyright 2021 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.

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.

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.

© Copyright 2021 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.