Comparative Market Analysis



8 FAIRWAY DRIVE YALLOURN VIC 3825

Prepared on **23rd May 2024**



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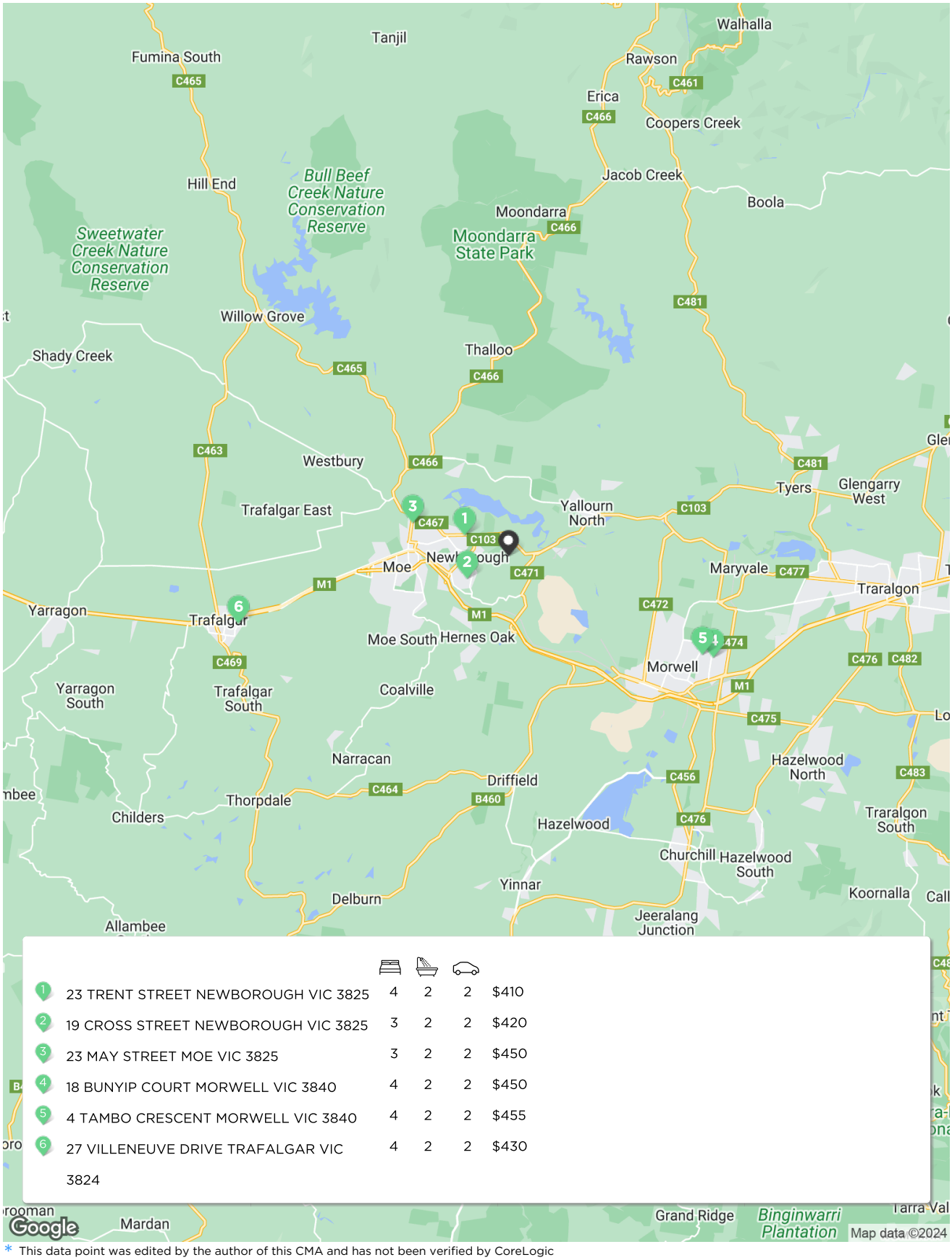
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LATROBE VALLEY

Comps Map: Rentals



1	23 TRENT STREET NEWBOROUGH VIC 3825	4	2	2	$410
2	19 CROSS STREET NEWBOROUGH VIC 3825	3	2	2	$420
3	23 MAY STREET MOE VIC 3825	3	2	2	$450
4	18 BUNYIP COURT MORWELL VIC 3840	4	2	2	$450
5	4 TAMBO CRESCENT MORWELL VIC 3840	4	2	2	$455
6	27 VILLENEUVE DRIVE TRAFALGAR VIC 3824	4	2	2	$430

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

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Comparable Rentals

1 23 TRENT STREET NEWBOROUGH VIC 3825



4 | 2 | 2 | 953m² | 124m²

Year Built	1970	DOM	34 days
Listing Date	21-Sep-23	Distance	2.31km
Listing Price	$410 weekly		

2 19 CROSS STREET NEWBOROUGH VIC 3825



3 | 2 | 2 | 896m² | -

Year Built	-	DOM	10 days
Listing Date	13-Nov-23	Distance	2.38km
Listing Price	$420 weekly		

3 23 MAY STREET MOE VIC 3825



3 | 2 | 2 | 908m² | 151m²

Year Built	1974	DOM	9 days
Listing Date	15-May-23	Distance	4.93km
Listing Price	$450 weekly		

4 18 BUNYIP COURT MORWELL VIC 3840



4 | 2 | 2 | 1,007m² | 162m²

Year Built	1980	DOM	40 days
Listing Date	29-Jan-24	Distance	11.51km
Listing Price	$450 Per Week		

5 4 TAMBO CRESCENT MORWELL VIC 3840



4 | 2 | 2 | 815m² | 176m²

Year Built	1980	DOM	46 days
Listing Date	26-Jul-23	Distance	10.98km
Listing Price	$455 WEEKLY		

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 27 VILLENEUVE DRIVE TRAFALGAR VIC 3824



4 2 2 801m² 801m²

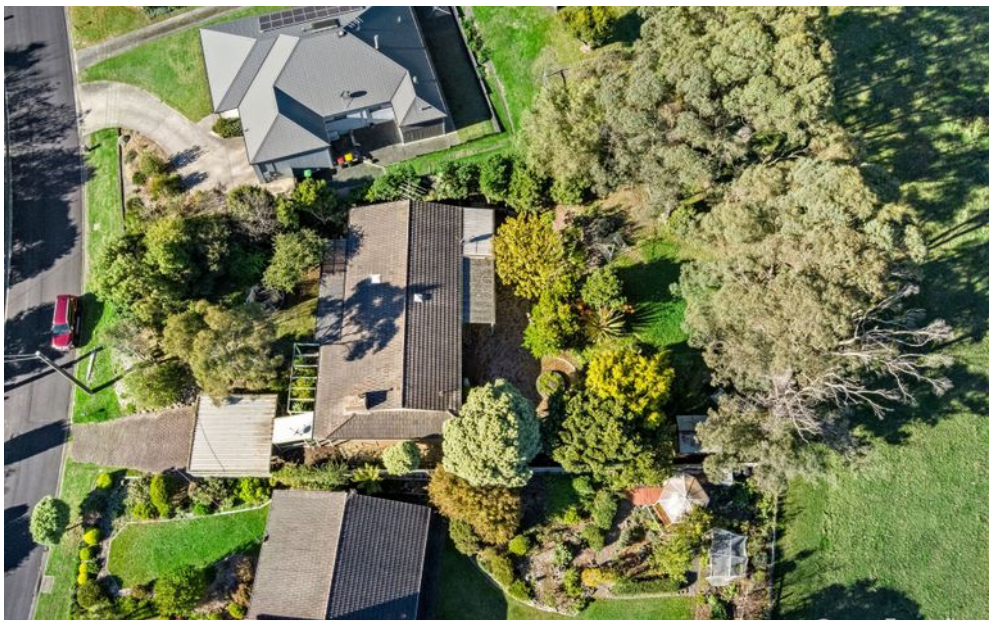
Year Built	2009	DOM	24 days
Listing Date	24-Aug-23	Distance	13.84km
Listing Price	$430 Per week		

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

8 FAIRWAY DRIVE YALLOURN VIC 3825









Appraisal price range
$420 - $440

Notes from your agent
Due to the location of the property, comparable rental properties in a closer range aren't available, thus the search area being broader.

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