Comparative Market Analysis



15 MORGAN DRIVE TRARALGON VIC 3844

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Comparable Rentals

1 28 STRATHCOLE DRIVE TRARALGON VIC 3844



3 1 1 708m² 121m²

Year Built	1980	DOM	44 days
Listing Date	26-Oct-21	Distance	0.44km
Listing Price	$380 PW / AVAIL. NOW		

2 20 STRATHCOLE DRIVE TRARALGON VIC 3844



3 1 3 680m² 93m²

Year Built	1980	DOM	10 days
Listing Date	11-Apr-22	Distance	0.44km
Listing Price	$420.00 per week		

3 74 DAVIDSON STREET TRARALGON VIC 3844



3 1 3 598m² -

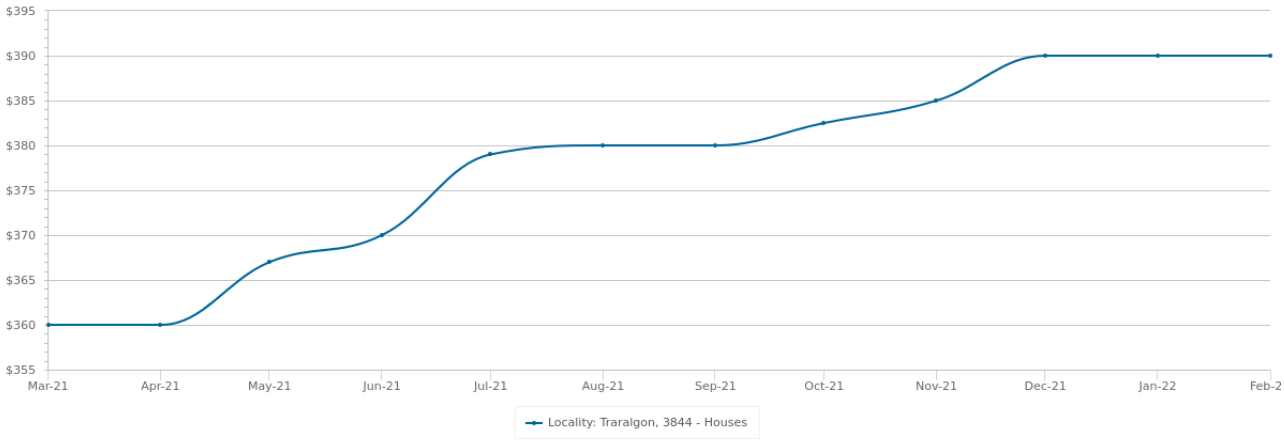
Year Built	-	DOM	13 days
Listing Date	22-Apr-22	Distance	0.89km
Listing Price	$410 PW /AVAIL. NOW		

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

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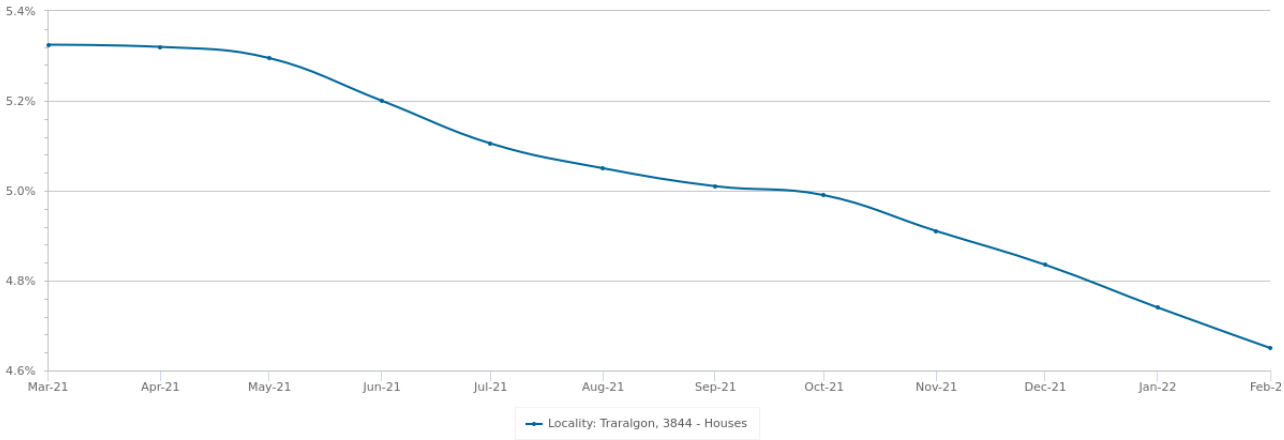
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



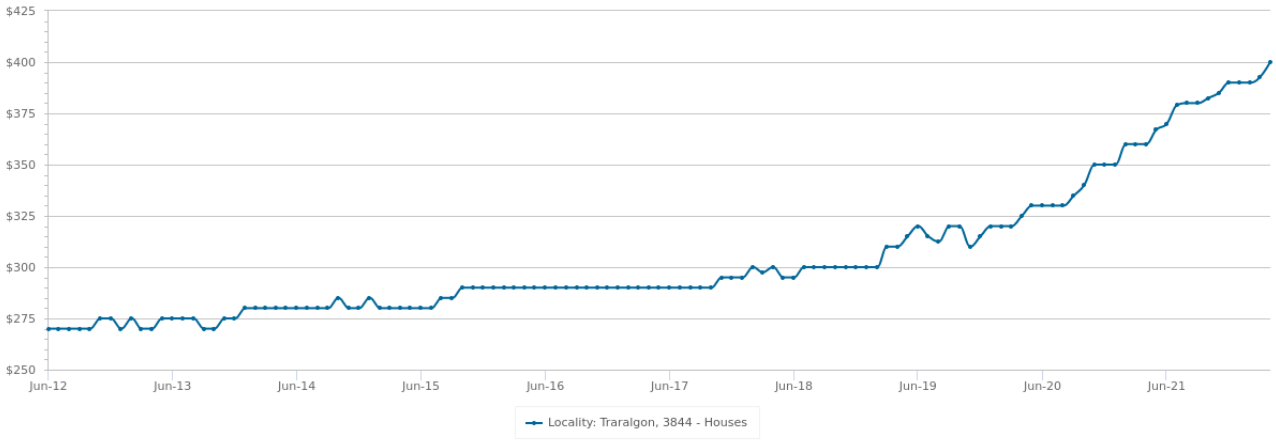
Statistics are calculated at the end of the displayed month

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

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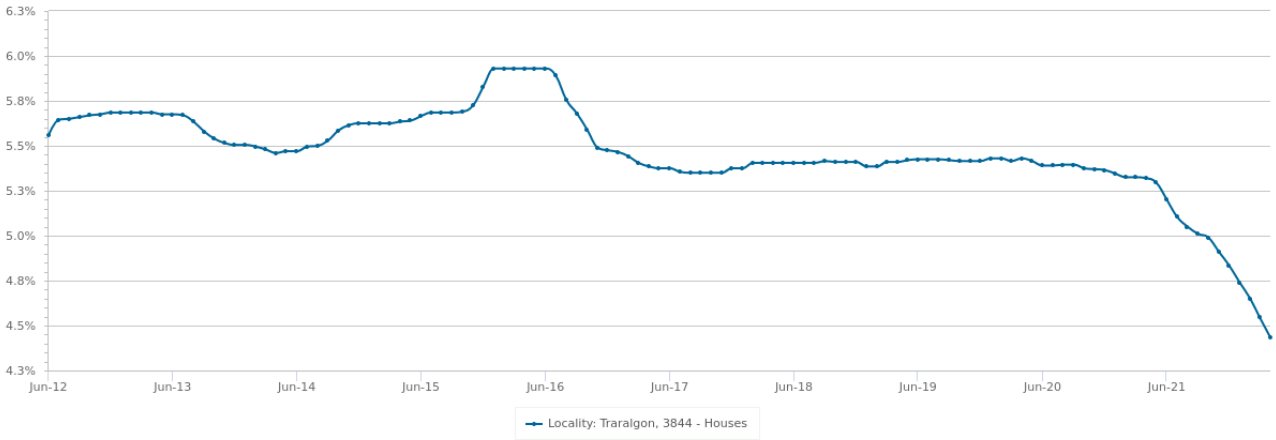
Long Term Market Trends

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	-	5.7%	728

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Summary

15 MORGAN DRIVE TRARALGON VIC 3844







Appraisal price range
$400 - $430 Per Week

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