Comparative Market Analysis





180 KAY STREET TRARALGON VIC 3844

Prepared on 6th August 2024



Anthony Bloomfield
ONE AGENCY LATROBE VALLEY
PO Box 9126
TRARALGON VIC 3844
m: 0455 303 750

anthony@oneagencylv.com.au



Comparable Rentals

1 20 MCMILLAN STREET TRARALGON VIC 3844



☐ 3 ☐ 1 ☐ - ☐ 819m² ☐ 125m²

Year Built 1950 DOM 28 days

Listing Date 12-Apr-24 Distance 0.16km

Listing Price \$400 pw

165B KAY STREET TRARALGON VIC 3844



Year Built - DOM 26 days

Listing Date 05-Feb-24 Distance 0.22km

Listing Price \$425 PW / AVAIL. NOW

156 KAY STREET TRARALGON VIC 3844



 ☐ 3 ☐ 1 ☐ 1 ☐ 662m²
 ☐ 102m²

 Year Built 1960 DOM 40 days

 Listing Date 09-Feb-24 Listing Price \$390.00 per week

4 154 KAY STREET TRARALGON VIC 3844



☐ 3 ☐ 1 ☐ 2 ☐ 590m² ☐ 105m²

Year Built 1955 DOM 9 days

Listing Date 22-Jul-24 Distance 0.33km

Listing Price \$410 WEEKLY

72 GARIBALDI STREET TRARALGON VIC 3844



 ☐ 3 ☐ 1 ☐ 795m²
 ☐ 85m²

 Year Built
 1950
 DOM
 36 days

 Listing Date
 21-Jun-24
 Distance
 0.42km

 Listing Price
 \$400 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

39 WASHINGTON STREET TRARALGON VIC 3844



□ 3 □ 1 □ 4 □ 762m² □ 94m² Year Built 1970 DOM 40 days Listing Date 09-Mar-24 Distance 0.61km Listing Price \$440.00 per week

14 PENTLAND COURT TRARALGON VIC 3844



 \equiv 3 $\stackrel{\frown}{=}$ 1 $\stackrel{\frown}{\hookrightarrow}$ 2 $\stackrel{\frown}{\sqsubseteq}$ 938m² $\stackrel{\frown}{\Box}$ 111m² Year Built 1960 DOM 4 days Listing Date 25-Mar-24 Distance 0.64km Listing Price \$430 PW / AVAIL. NOW

36 GARIBALDI STREET TRARALGON VIC 3844



 \blacksquare 3 $\stackrel{\triangleright}{\blacksquare}$ 1 \rightleftharpoons - $\stackrel{\triangleright}{\blacksquare}$ 690m² $\boxed{\square}$ 87m² Year Built 1970 DOM 17 days Listing Date O3-Apr-24 Distance 0.64km Listing Price \$450.00 per week



Summary

180 KAY STREET TRARALGON VIC 3844





Appraisal price range \$420 - \$450 Per Week



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