# Comparative Market Analysis




## 175 Kay Street Traralgon VIC 3844

Prepared on **23rd September 2021**



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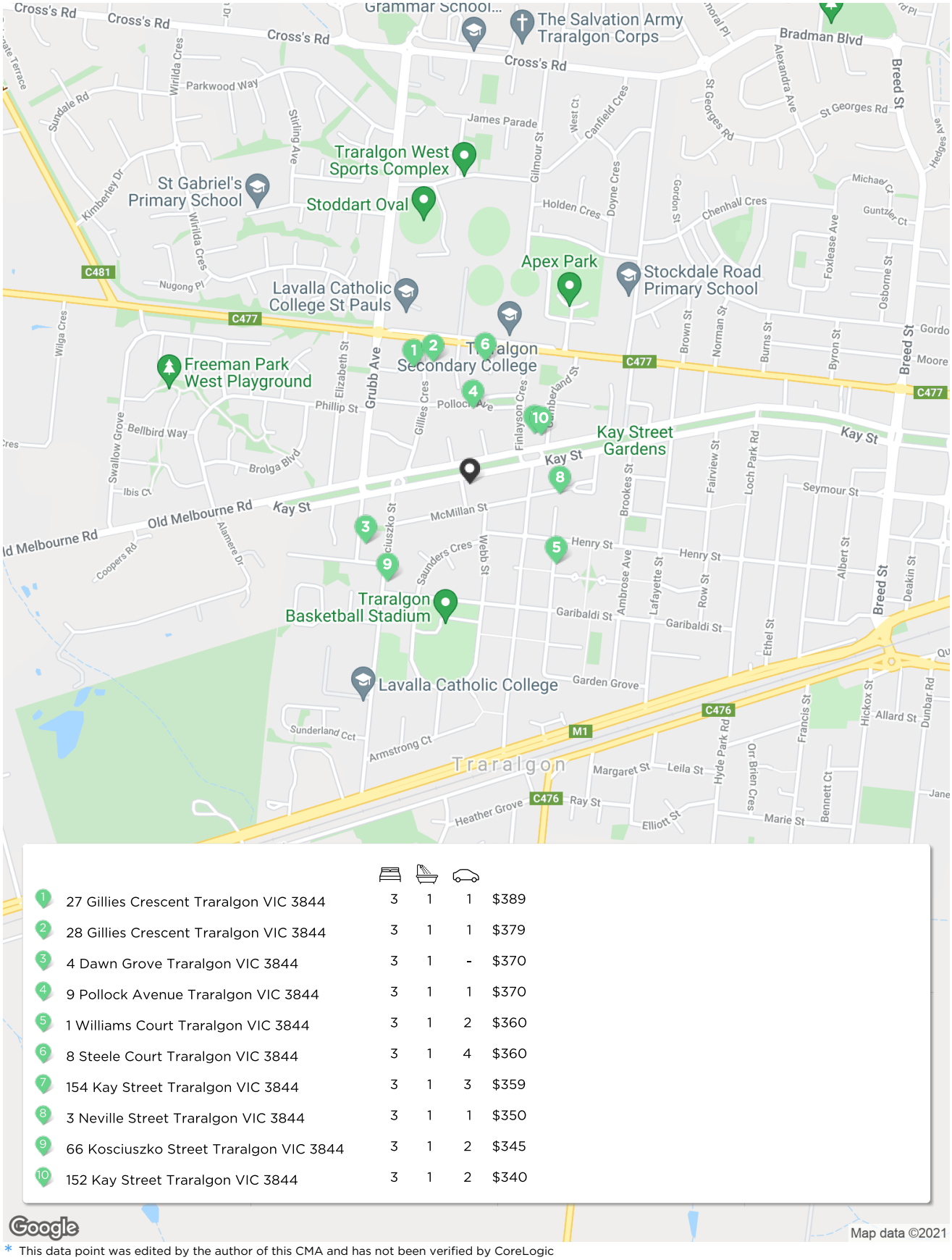
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TRARALGON VIC 3844

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ONE AGENCY
LATROBE VALLEY

# Comps Map: Rentals




| | | | | |
|---|---|---|---|---|
| 1 | 27 Gillies Crescent Traralgon VIC 3844 | 3 | 1 | 1 | $389 |
| 2 | 28 Gillies Crescent Traralgon VIC 3844 | 3 | 1 | 1 | $379 |
| 3 | 4 Dawn Grove Traralgon VIC 3844 | 3 | 1 | - | $370 |
| 4 | 9 Pollock Avenue Traralgon VIC 3844 | 3 | 1 | 1 | $370 |
| 5 | 1 Williams Court Traralgon VIC 3844 | 3 | 1 | 2 | $360 |
| 6 | 8 Steele Court Traralgon VIC 3844 | 3 | 1 | 4 | $360 |
| 7 | 154 Kay Street Traralgon VIC 3844 | 3 | 1 | 3 | $359 |
| 8 | 3 Neville Street Traralgon VIC 3844 | 3 | 1 | 1 | $350 |
| 9 | 66 Kosciuszko Street Traralgon VIC 3844 | 3 | 1 | 2 | $345 |
| 10 | 152 Kay Street Traralgon VIC 3844 | 3 | 1 | 2 | $340 |

* 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 27 Gillies Crescent Traralgon VIC 3844



3 | 1 | 1 | 700m² | 88m²

| | | | |
|---|---|---|---|
| Year Built | 1955 | DOM | 14 days |
| Listing Date | 12-Mar-21 | Distance | 0.39km |
| Listing Price | $389 per week | | |

## 2 28 Gillies Crescent Traralgon VIC 3844



3 | 1 | 1 | 808m² | 89m²

| | | | |
|---|---|---|---|
| Year Built | 1965 | DOM | 39 days |
| Listing Date | 28-May-21 | Distance | 0.39km |
| Listing Price | $379 per week | | |

## 3 4 Dawn Grove Traralgon VIC 3844



3 | 1 | - | 633m² | 130m²

| | | | |
|---|---|---|---|
| Year Built | 1950 | DOM | 12 days |
| Listing Date | 30-Apr-21 | Distance | 0.37km |
| Listing Price | $370 per week | | |

## 4 9 Pollock Avenue Traralgon VIC 3844



3 | 1 | 1 | 698m² | 96m²

| | | | |
|---|---|---|---|
| Year Built | 1950 | DOM | 45 days |
| Listing Date | 10-Aug-21 | Distance | 0.23km |
| Listing Price | $370 per week | | |

## 5 1 Williams Court Traralgon VIC 3844



3 | 1 | 2 | 640m² | 87m²

| | | | |
|---|---|---|---|
| Year Built | 1950 | DOM | 16 days |
| Listing Date | 23-Jun-21 | Distance | 0.38km |
| Listing Price | $360 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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# Comparable Rentals

## 6 8 Steele Court Traralgon VIC 3844



3 1 4 726m² 122m²

| | | | |
|---|---|---|---|
| Year Built | 1960 | DOM | 29 days |
| Listing Date | 02-Jun-21 | Distance | 0.38km |
| Listing Price | $360 per week | | |

## 7 154 Kay Street Traralgon VIC 3844



3 1 3 590m² 105m²

| | | | |
|---|---|---|---|
| Year Built | 1955 | DOM | 6 days |
| Listing Date | 19-May-21 | Distance | 0.25km |
| Listing Price | $359 per week | | |

## 8 3 Neville Street Traralgon VIC 3844



3 1 1 584m² 122m²

| | | | |
|---|---|---|---|
| Year Built | 1950 | DOM | 11 days |
| Listing Date | 30-Apr-21 | Distance | 0.29km |
| Listing Price | $350 per week | | |

## 9 66 Kosciuszko Street Traralgon VIC 3844



3 1 2 708m² 130m²

| | | | |
|---|---|---|---|
| Year Built | 1970 | DOM | 44 days |
| Listing Date | 11-Aug-21 | Distance | 0.4km |
| Listing Price | $345 per week | | |

## 10 152 Kay Street Traralgon VIC 3844



3 1 2 617m² 112m²

| | | | |
|---|---|---|---|
| Year Built | 1960 | DOM | 20 days |
| Listing Date | 27-May-21 | Distance | 0.27km |
| Listing Price | $340 per week | | |

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# Comparable Rentals

## 11 10 Finlayson Crescent Traralgon VIC 3844



3 | 1 | - | 365m² | 87m²

| | | | |
|---|---|---|---|
| Year Built | 1950 | DOM | 54 days |
| Listing Date | 15-Apr-21 | Distance | 0.29km |
| Listing Price | $330 per week | | |

## 12 13 Pollock Avenue Traralgon VIC 3844



3 | 1 | 2 | 706m² | 101m²

| | | | |
|---|---|---|---|
| Year Built | 1960 | DOM | 39 days |
| Listing Date | 15-Feb-21 | Distance | 0.23km |
| Listing Price | $330 per week | | |

## 13 21 Saunders Crescent Traralgon VIC 3844



3 | 1 | 2 | 781m² | 163m²

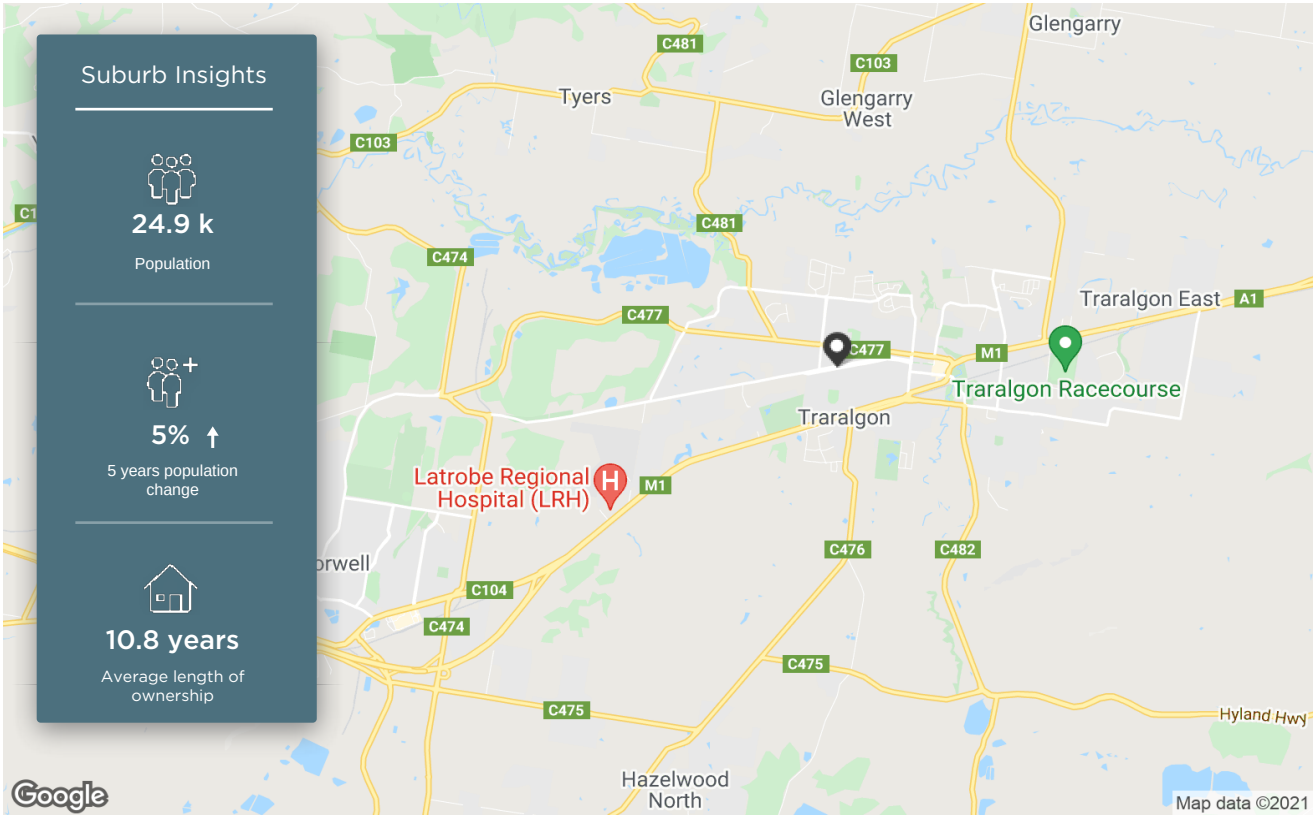
| | | | |
|---|---|---|---|
| Year Built | 1960 | DOM | 29 days |
| Listing Date | 26-Jun-21 | Distance | 0.16km |
| Listing Price | $330 per week | | |

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# Traralgon

## Demographic

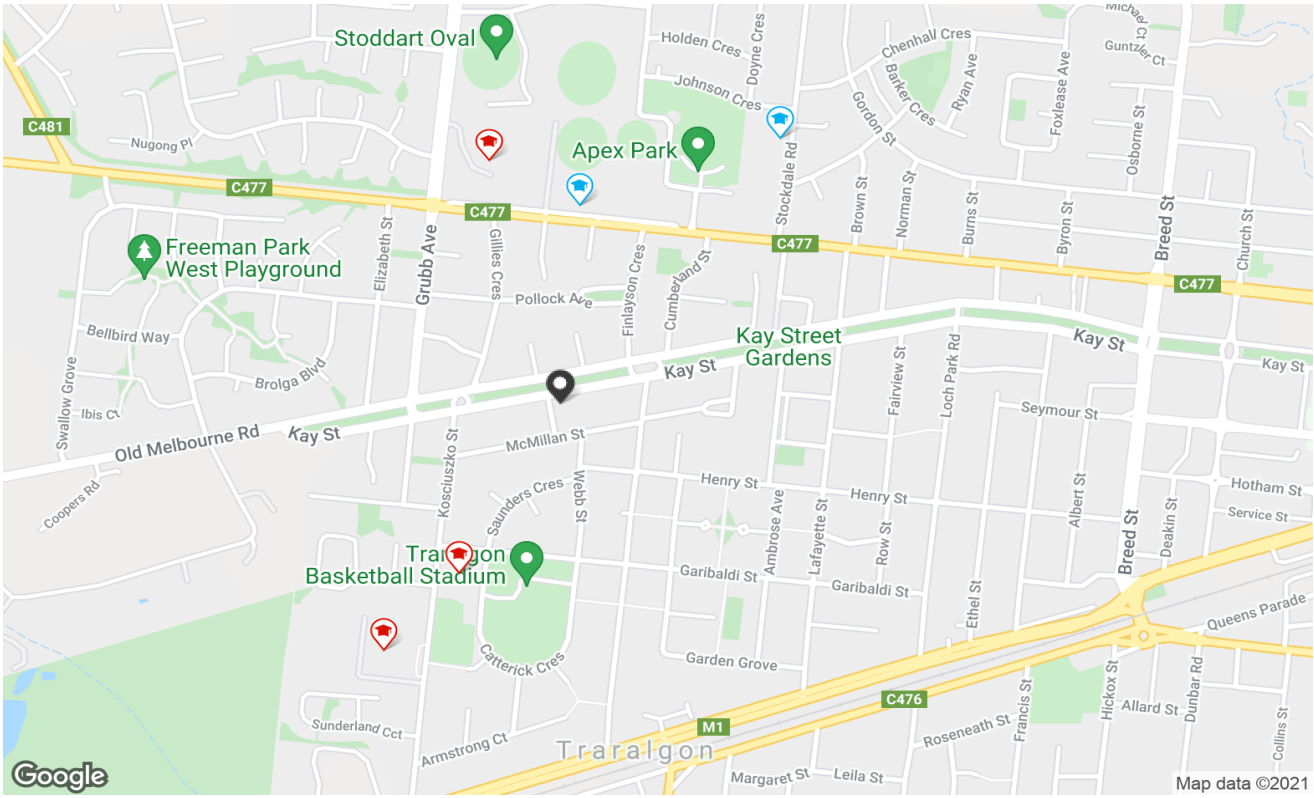



The size of Traralgon is approximately 56.3 square kilometres. It has 126 parks covering nearly 2.5% of total area. The population of Traralgon in 2011 was 23,834 people. By 2016 the population was 24,924 showing a population growth of 4.6% in the area during that time. The predominant age group in Traralgon is 20-29 years. Households in Traralgon are primarily couples with children and are likely to be repaying $1000 - $1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2011, 69.5% of the homes in Traralgon were owner-occupied compared with 68.8% in 2016. Currently the median sales price of houses in the area is $365,000.

| HOUSEHOLD STRUCTURE | | HOUSEHOLD OCCUPANCY | | HOUSEHOLD INCOME | | AGE | |
|---|---|---|---|---|---|---|---|
| TYPE | % | TYPE | % | TYPE | % | TYPE | % |
| Childless Couples | 39.7 | Owns Outright | 32.0 | 0-15.6K | 4.1 | 0-9 | 13.1 |
| Couples with Children | 40.2 | Purchaser | 36.8 | 15.6-33.8K | 17.2 | 10-19 | 12.1 |
| Single Parents | 18.8 | Renting | 27.8 | 33.8-52K | 15.5 | 20-29 | 13.6 |
| Other | 1.2 | Other | 0.6 | 52-78K | 15.6 | 30-39 | 13.4 |
| | | Not Stated | 2.9 | 78-130K | 22.6 | 40-49 | 11.9 |
| | | | | 130-182K | 9.0 | 50-59 | 12.8 |
| | | | | 182K+ | 6.6 | 60-69 | 11.0 |
| | | | | | | 70-79 | 7.1 |
| | | | | | | 80-89 | 4.0 |
| | | | | | | 90-99 | 0.9 |

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# Local Schools



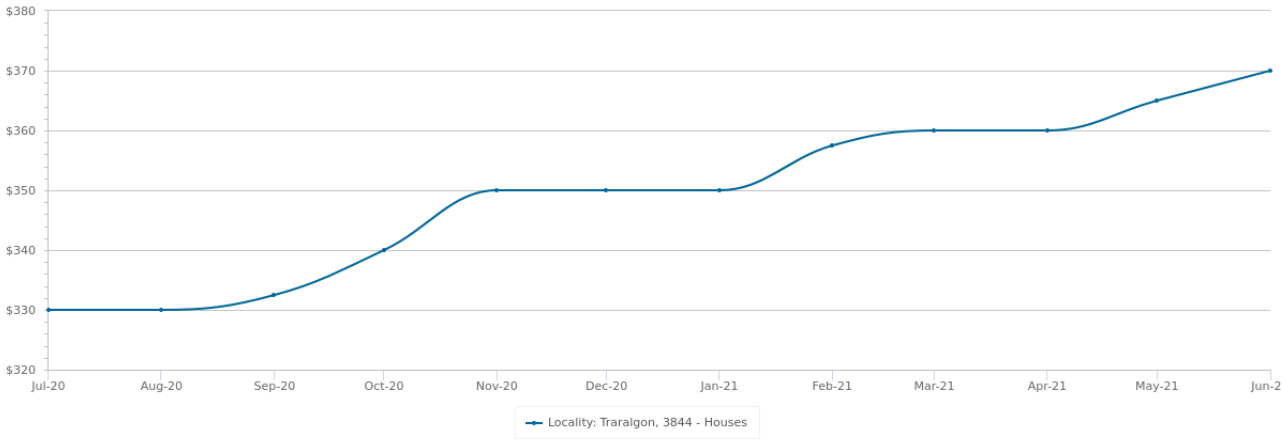

| | SCHOOL ADDRESS | DISTANCE | SCHOOL TYPE | GENDER | SECTOR | YEARS |
|---|---|---|---|---|---|---|
| | **Traralgon (Kosciuszko Street) Primary School**<br>Garibaldi Street Traralgon VIC 3844 | 0.46km | Primary | Mixed | Government | 0-6 |
| | **Traralgon College** | 0.48km | Secondary | Mixed | Government | 7-12 |
| | **Lavalla Catholic College - St Paul's Campus**<br>206-220 Grey Street Traralgon VIC 3844 | 0.6km | Secondary | Mixed | Non-Government | 0-0 |
| | **Lavalla Catholic College** | 0.7km | Secondary | Mixed | Non-Government | 7-12 |
| | **Traralgon (Stockdale Road) Primary School**<br>7-25 Stockdale Road Traralgon VIC 3844 | 0.81km | Primary | Mixed | Government | 0-6 |

Property is within school catchment area  Property is outside school catchment area

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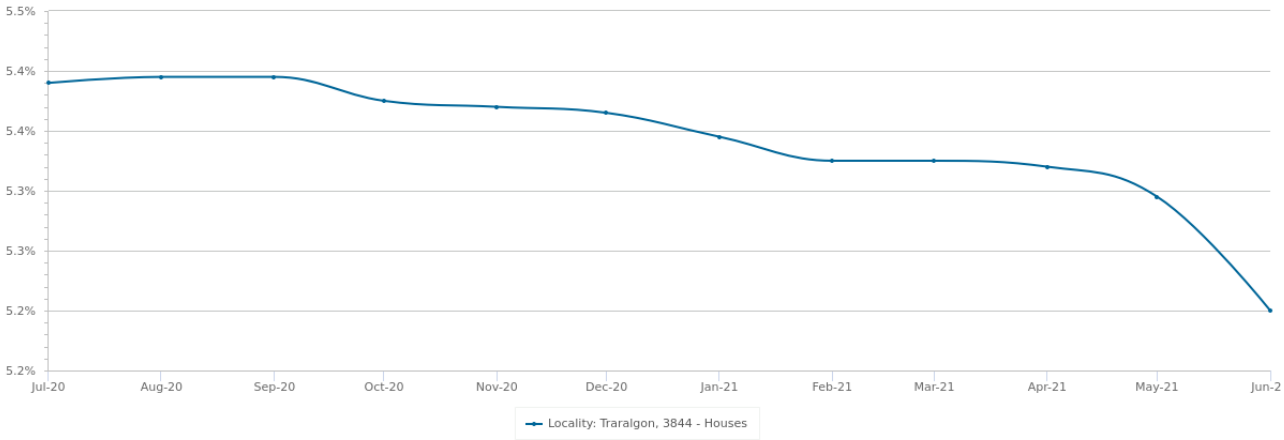
# Recent Market Trends

Median Asking Rent - 12 months




Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



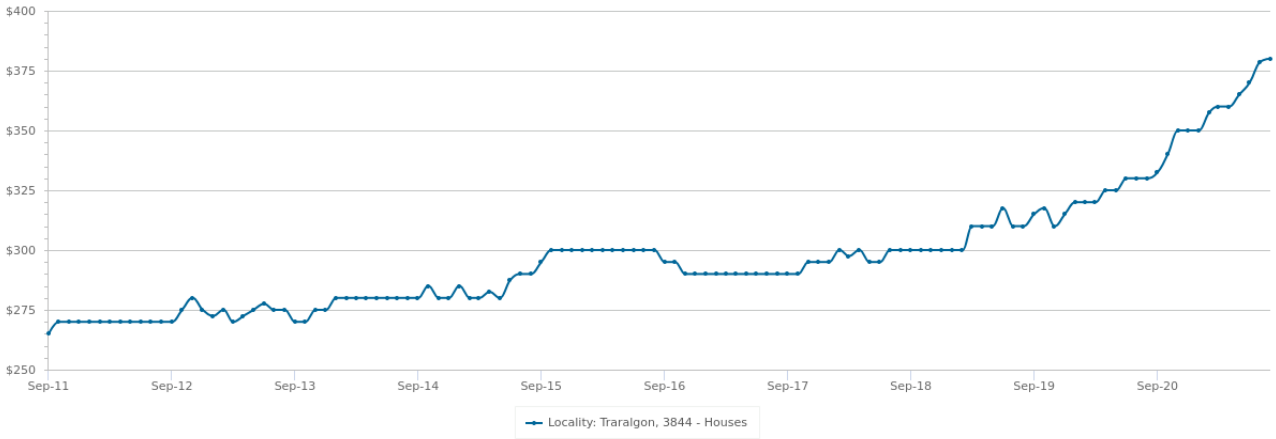

Statistics are calculated at the end of the displayed month

| PERIOD | ASKING RENT | CHANGE | GROSS RENTAL YIELD | RENTAL OBSERVATIONS |
|---|---|---|---|---|
| Jun 2021 | $370 | 1.4% ▲ | 5.2% | 513 |
| May 2021 | $365 | 1.4% ▲ | 5.3% | 506 |
| Apr 2021 | $360 | 0.0% | 5.3% | 502 |
| Mar 2021 | $360 | 0.7% ▲ | 5.3% | 496 |
| Feb 2021 | $357 | 2.1% ▲ | 5.3% | 492 |
| Jan 2021 | $350 | 0.0% | 5.3% | 506 |
| Dec 2020 | $350 | 0.0% | 5.4% | 516 |
| Nov 2020 | $350 | 2.9% ▲ | 5.4% | 508 |
| Oct 2020 | $340 | 2.3% ▲ | 5.4% | 555 |
| Sep 2020 | $332 | 0.8% ▲ | 5.4% | 562 |
| Aug 2020 | $330 | 0.0% | 5.4% | 562 |
| Jul 2020 | $330 | 0.0% | 5.4% | 563 |

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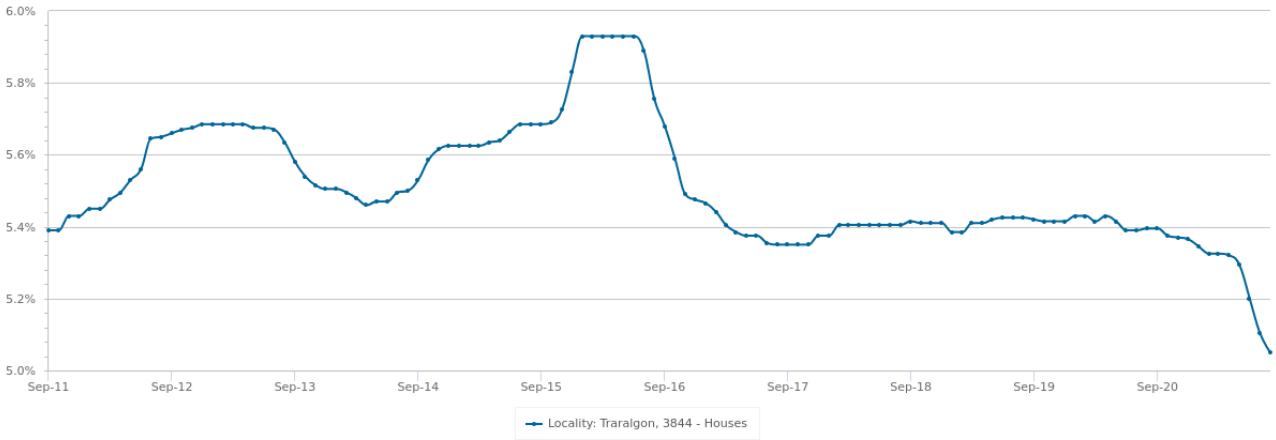
# Long Term Market Trends

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 |
|---|---|---|---|---|
| 2021 | $380 | 15.2% ▲ | 5.1% | 496 |
| 2020 | $330 | 6.5% ▲ | 5.4% | 562 |
| 2019 | $310 | 3.3% ▲ | 5.4% | 527 |
| 2018 | $300 | 3.4% ▲ | 5.4% | 687 |
| 2017 | $290 | -3.3% ▼ | 5.3% | 853 |
| 2016 | $300 | 3.4% ▲ | 5.8% | 930 |
| 2015 | $290 | 3.6% ▲ | 5.7% | 863 |
| 2014 | $280 | 1.8% ▲ | 5.5% | 694 |
| 2013 | $275 | 1.9% ▲ | 5.6% | 744 |
| 2012 | $270 | 1.9% ▲ | 5.7% | 714 |

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# Summary

## 175 Kay Street Traralgon VIC 3844









### Appraisal price range
$360 - $380 Per Week

### Notes from your agent
With a lack of supply of quality 3 bedroom homes available for rent and an abundance of prospective tenants it is anticipated that the achievable rental would likely be in the higher end of this estimate especially considering the west end location of this property.

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