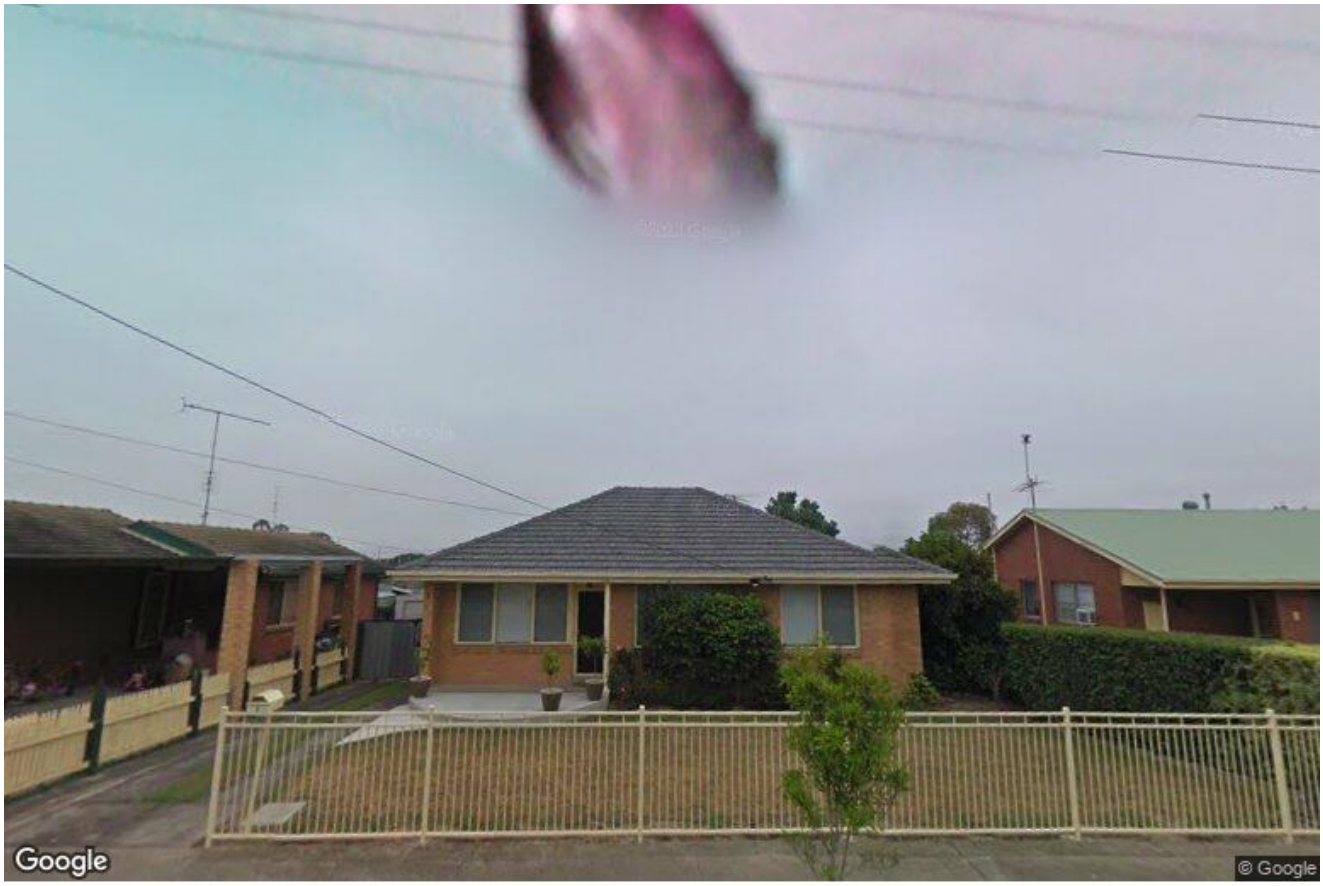
Comparative Market Analysis



3 KELLEHER STREET CHURCHILL VIC 3842

Prepared on **6th July 2022**



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Comparable Rentals

1 2 HARE COURT CHURCHILL VIC 3842



3 1 3 704m² 130m²

Year Built	1980	DOM	9 days
Listing Date	22-Mar-22	Distance	-
Listing Price	$360 p.w.		

2 4 BIRCH DRIVE CHURCHILL VIC 3842



3 1 1 682m² 109m²

Year Built	1980	DOM	14 days
Listing Date	24-Feb-22	Distance	0.23km
Listing Price	$340.00		

3 33 MANUKA STREET CHURCHILL VIC 3842



3 1 2 668m² 105m²

Year Built	-	DOM	21 days
Listing Date	25-Mar-22	Distance	0.68km
Listing Price	$370.00		

4 22 MCCARTHY STREET CHURCHILL VIC 3842



3 1 2 609m² 100m²

Year Built	1975	DOM	70 days
Listing Date	15-Dec-21	Distance	-
Listing Price	$350 pw		

5 27 BLACKWOOD CRESCENT CHURCHILL VIC 3842



3 1 2 643m² 107m²

Year Built	1970	DOM	23 days
Listing Date	03-Mar-22	Distance	0.59km
Listing Price	$380.00 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 48 HAWTHORN CRESCENT CHURCHILL VIC 3842



3 1 2 555m² 107m²

Year Built	1970	DOM	8 days
Listing Date	21-Mar-22	Distance	0.5km
Listing Price	$375.00 per week		

7 14 SHEOKE GROVE CHURCHILL VIC 3842



3 1 2 552m² 96m²

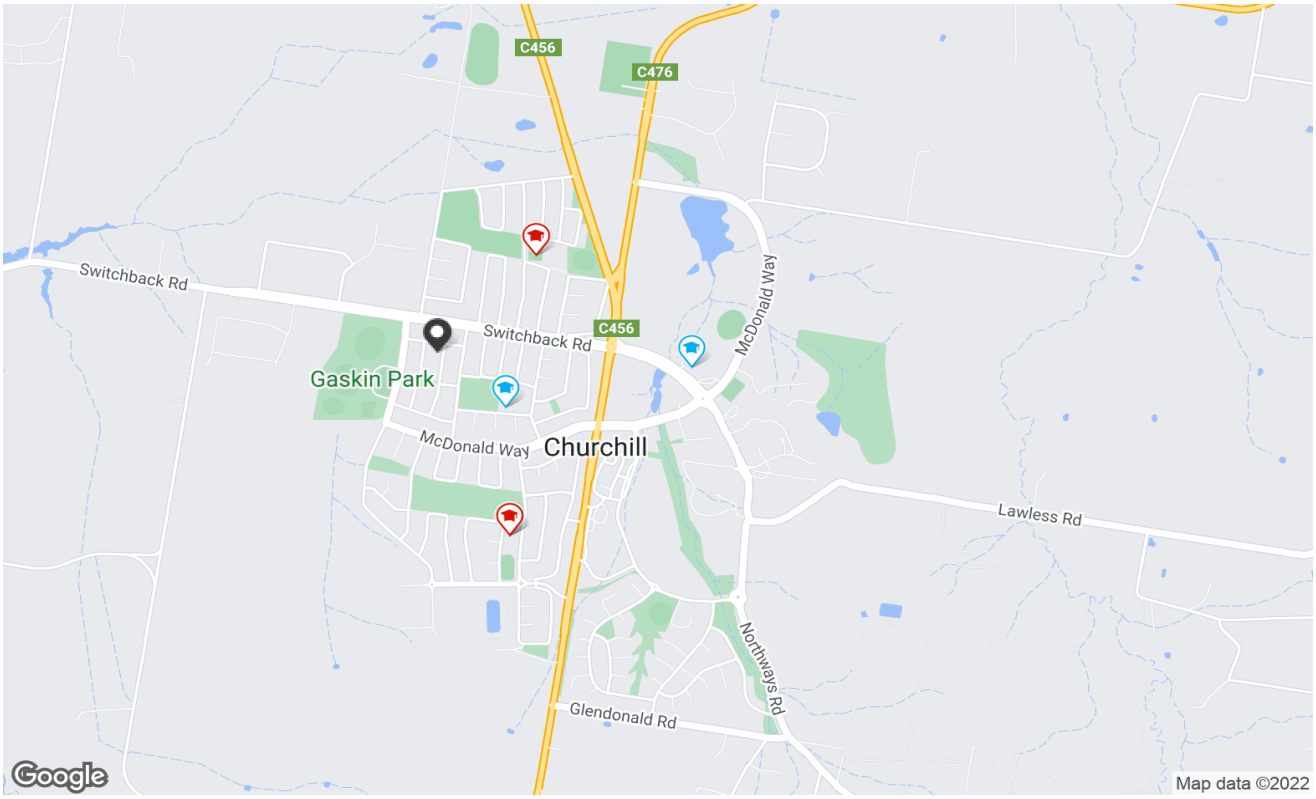
Year Built	1970	DOM	15 days
Listing Date	04-Mar-22	Distance	-
Listing Price	$350 PW / AVAIL. 22.03.2022		

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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ONE AGENCY
LATROBE VALLEY

Local Schools



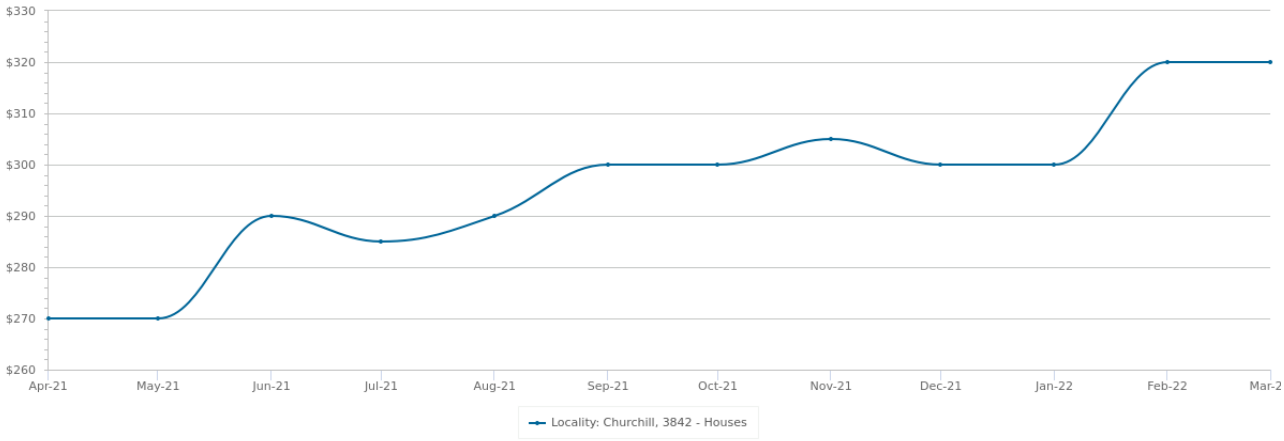
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Churchill Primary School 1-15 Coleman Parade Churchill VIC 3842	0.42km	Primary	Mixed	Government	0-6
	Churchill North Primary School 32 Coolabah Drive Churchill VIC 3842	0.66km	Primary	Mixed	Government	0-6
	Lumen Christi School 27-35 Williams Avenue Churchill VIC 3842	0.94km	Primary	Mixed	Non-Government	0-6
	Lumen Christi School 27-35 Williams Avenue Churchill VIC 3842	0.94km	Primary	Mixed	Non-Government	0-6
	Kurnai College - University Campus 27-47 Northways Road Churchill VIC 3842	1.18km	Secondary	Mixed	Non-Government	0-0

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

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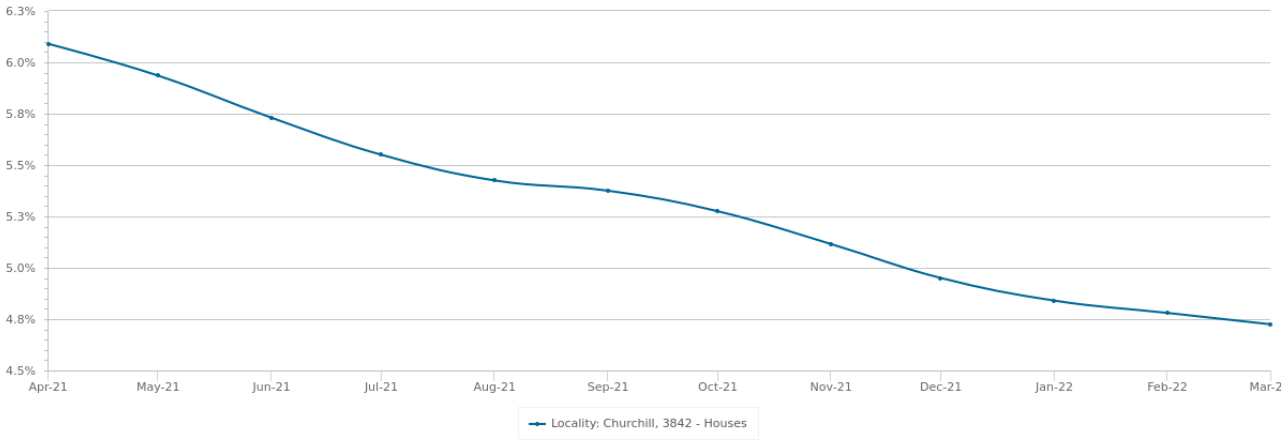
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



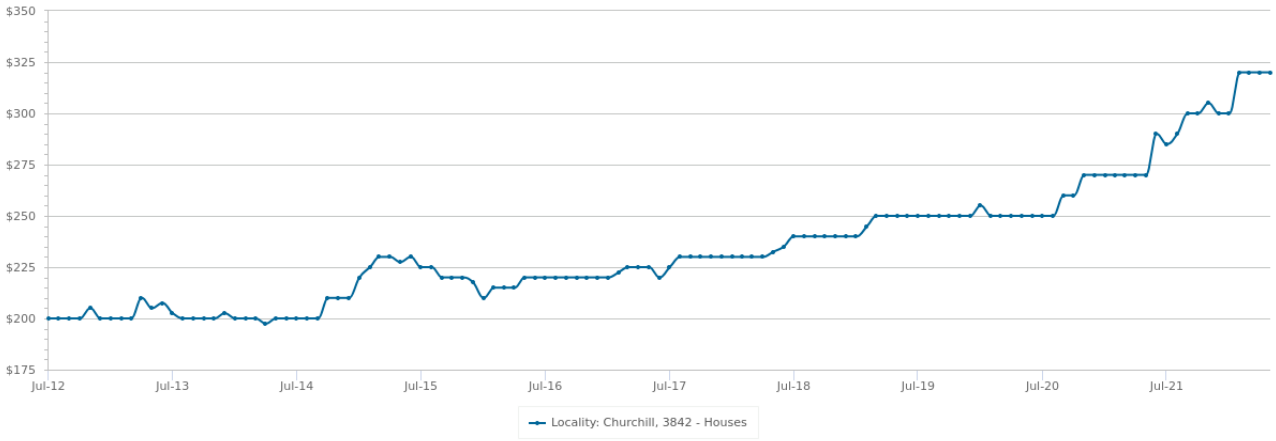
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Mar 2022	$320	0.0%	4.7%	98
Feb 2022	$320	6.7% ▲	4.8%	90
Jan 2022	$300	0.0%	4.8%	90
Dec 2021	$300	-1.6% ▼	5%	85
Nov 2021	$305	1.7% ▲	5.1%	87
Oct 2021	$300	0.0%	5.3%	87
Sep 2021	$300	3.4% ▲	5.4%	88
Aug 2021	$290	1.8% ▲	5.4%	88
Jul 2021	$285	-1.7% ▼	5.5%	83
Jun 2021	$290	7.4% ▲	5.7%	84
May 2021	$270	0.0%	5.9%	89
Apr 2021	$270	0.0%	6.1%	89

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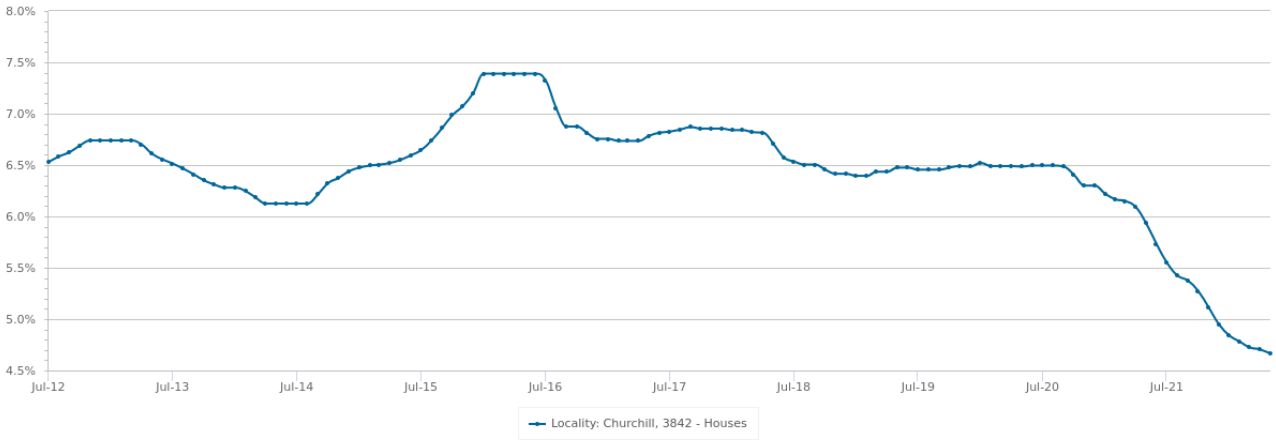
Long Term Market Trends

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	$320	18.5% ▲	4.7%	95
2021	$270	8.0% ▲	5.9%	89
2020	$250	0.0%	6.5%	123
2019	$250	7.5% ▲	6.5%	147
2018	$232	3.3% ▲	6.7%	184
2017	$225	2.3% ▲	6.8%	197
2016	$220	-3.3% ▼	7.4%	204
2015	$227	13.7% ▲	6.6%	190
2014	$200	-2.4% ▼	6.1%	181
2013	$205	-	6.6%	174

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Summary

3 KELLEHER STREET CHURCHILL VIC 3842





Appraisal price range
$350 - $370 per week

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