Comparative Market Analysis



2 STAGG STREET TRARALGON VIC 3844

Prepared on **17th January 2023**



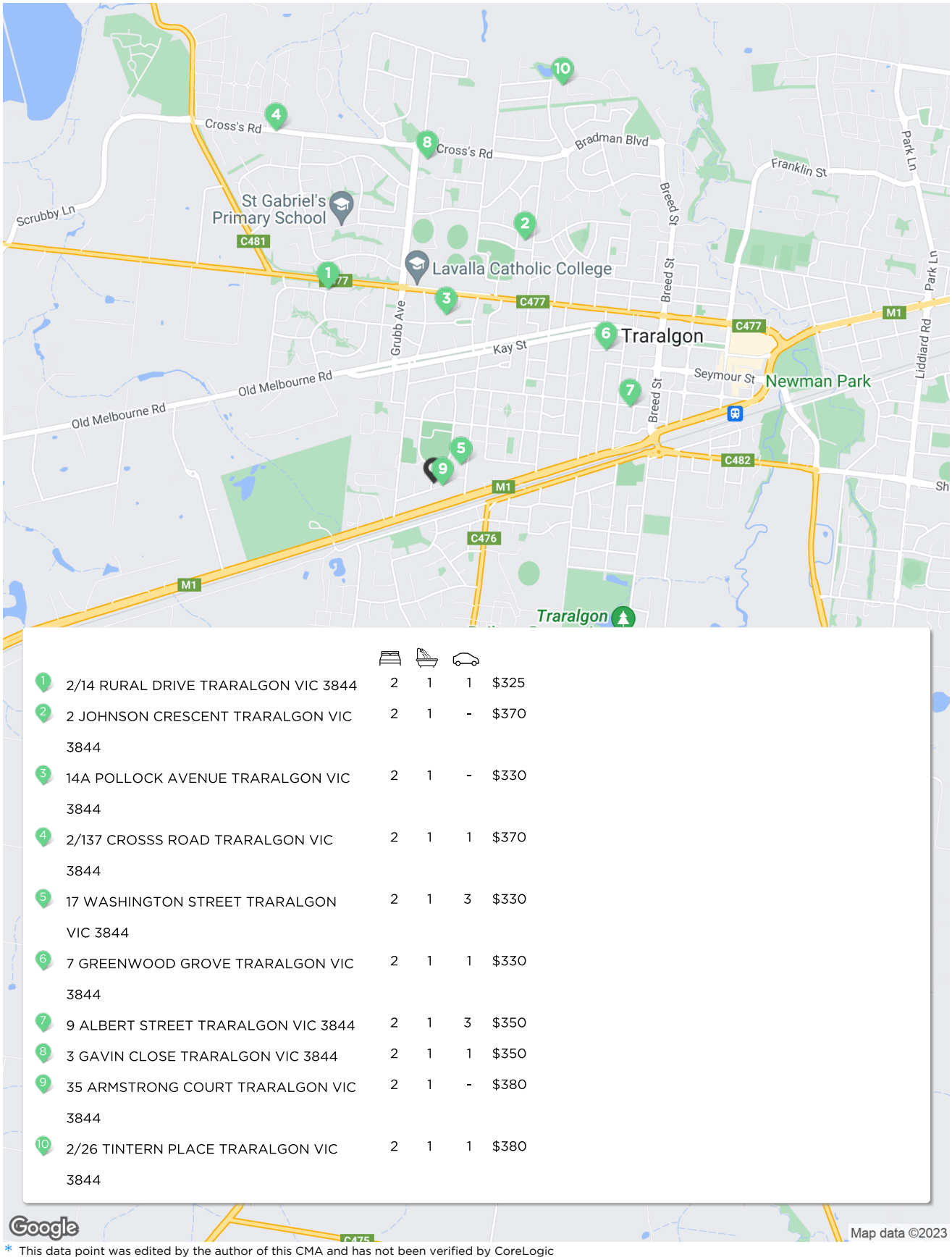
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Comps Map: Rentals



1	2/14 RURAL DRIVE TRARALGON VIC 3844	2	1	1	$325
2	2 JOHNSON CRESCENT TRARALGON VIC 3844	2	1	-	$370
3	14A POLLOCK AVENUE TRARALGON VIC 3844	2	1	-	$330
4	2/137 CROSSS ROAD TRARALGON VIC 3844	2	1	1	$370
5	17 WASHINGTON STREET TRARALGON VIC 3844	2	1	3	$330
6	7 GREENWOOD GROVE TRARALGON VIC 3844	2	1	1	$330
7	9 ALBERT STREET TRARALGON VIC 3844	2	1	3	$350
8	3 GAVIN CLOSE TRARALGON VIC 3844	2	1	1	$350
9	35 ARMSTRONG COURT TRARALGON VIC 3844	2	1	-	$380
10	2/26 TINTERN PLACE TRARALGON VIC 3844	2	1	1	$380

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

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Comparable Rentals

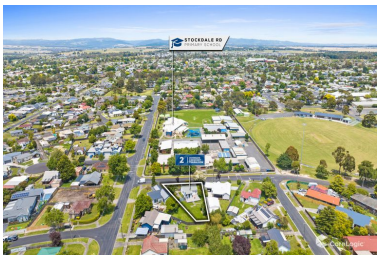
1 2/14 RURAL DRIVE TRARALGON VIC 3844



2 | 1 | 1 | 259m² | 2m²

Year Built	1980	DOM	64 days
Listing Date	14-Nov-22	Distance	1.35km
Listing Price	$325.00 per week		

2 2 JOHNSON CRESCENT TRARALGON VIC 3844



2 | 1 | - | 725m² | 75m²

Year Built	1960	DOM	49 days
Listing Date	01-Jul-22	Distance	1.6km
Listing Price	$370.00 per week		

3 14A POLLOCK AVENUE TRARALGON VIC 3844



2 | 1 | - | 328m² | -

Year Built	-	DOM	9 days
Listing Date	25-Aug-22	Distance	1.04km
Listing Price	$330		

4 2/137 CROSSS ROAD TRARALGON VIC 3844



2 | 1 | 1 | 497m² | 110m²

Year Built	2003	DOM	22 days
Listing Date	24-Aug-22	Distance	2.38km
Listing Price	$370 PW / AVAIL. 24.10.22		

5 17 WASHINGTON STREET TRARALGON VIC 3844



2 | 1 | 3 | 737m² | 75m²

Year Built	1950	DOM	14 days
Listing Date	21-Jul-22	Distance	0.2km
Listing Price	$330 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 7 GREENWOOD GROVE TRARALGON VIC 3844



2 | 1 | 1 | 632m² | 110m²

Year Built	1950	DOM	55 days
Listing Date	23-Nov-22	Distance	1.35km
Listing Price	$330PW / AVAIL. NOW		

7 9 ALBERT STREET TRARALGON VIC 3844



2 | 1 | 3 | 314m² | 90m²

Year Built	1970	DOM	29 days
Listing Date	20-Jul-22	Distance	1.31km
Listing Price	$350 PW / AVAIL. 24.08.22		

8 3 GAVIN CLOSE TRARALGON VIC 3844



2 | 1 | 1 | 236m² | 105m²

Year Built	1990	DOM	55 days
Listing Date	23-Nov-22	Distance	2km
Listing Price	$350.00 per week		

9 35 ARMSTRONG COURT TRARALGON VIC 3844



2 | 1 | - | 766m² | 79m²

Year Built	1950	DOM	7 days
Listing Date	07-Oct-22	Distance	0.07km
Listing Price	$380 PW / AVAIL. 18.11.22		

10 2/26 TINTERN PLACE TRARALGON VIC 3844



2 | 1 | 1 | 136m² | 70m²

Year Built	2016	DOM	40 days
Listing Date	08-Dec-22	Distance	2.59km
Listing Price	$380.00 per week		

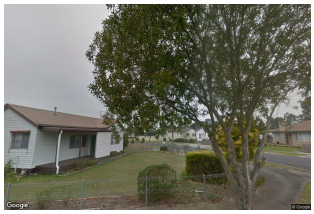
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Summary

2 STAGG STREET TRARALGON VIC 3844





Appraisal price range
$340 - $360 per week

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