Comparative Market Analysis



1/56 Kay Street Traralgon VIC 3844

Prepared on **4th March 2022**



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ONE AGENCY
LATROBE VALLEY

Comparable Rentals

1 4/48 Kay Street Traralgon VIC 3844



2 | 1 | 2 | 213m² | -

Year Built	1985	DOM	57 days
Listing Date	07-Jan-22	Distance	0.06km
Listing Price	$370 per week		

2 3/31 Moore Street Traralgon VIC 3844



2 | 1 | 1 | 177m² | 73m²

Year Built	1990	DOM	7 days
Listing Date	30-Dec-21	Distance	0.19km
Listing Price	$330 per week		

3 3/56 Kay Street Traralgon VIC 3844



2 | 1 | 2 | 93m² | 65m²

Year Built	1980	DOM	52 days
Listing Date	12-Jan-22	Distance	0.02km
Listing Price	$300 per week		

4 2/34 Gordon Street Traralgon VIC 3844



2 | 1 | 1 | 180m² | 89m²

Year Built	1970	DOM	15 days
Listing Date	13-Oct-21	Distance	0.4km
Listing Price	$320 per week		

5 2/16 Albert Street Traralgon VIC 3844



2 | 1 | 1 | 130m² | 90m²

Year Built	1970	DOM	7 days
Listing Date	14-Sep-21	Distance	0.43km
Listing Price	$350 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 3/16 Albert Street Traralgon VIC 3844



2 | 1 | - | 130m² | 90m²

Year Built	1970	DOM	43 days
Listing Date	21-Jan-22	Distance	0.43km
Listing Price	$330 per week		

7 5/56 Gordon Street Traralgon VIC 3844



2 | 1 | 1 | 1,941m² | 84m²

Year Built	1980	DOM	7 days
Listing Date	13-Oct-21	Distance	0.35km
Listing Price	$360 per week		

8 4/23-25 Davidson Street Traralgon VIC 3844



2 | 1 | 2 | 190m² | 66m²

Year Built	1975	DOM	13 days
Listing Date	16-Sep-21	Distance	0.89km
Listing Price	$335 per week		

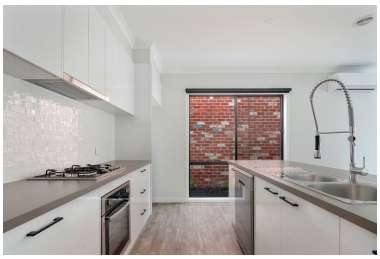
9 2/28-30 George Street Traralgon VIC 3844



2 | 1 | 2 | 130m² | 60m²

Year Built	1980	DOM	13 days
Listing Date	29-Sep-21	Distance	0.84km
Listing Price	$350 per week		

10 1/15 Sherwood Court Traralgon VIC 3844



2 | 1 | 1 | 244m² | 113m²

Year Built	2018	DOM	2 days
Listing Date	14-Sep-21	Distance	0.75km
Listing Price	$360 per week		

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Comparable Rentals

11 4/30 Gordon Street Traralgon VIC 3844



2 1 1 212m² 94m²

Year Built	1980	DOM	19 days
Listing Date	03-Sep-21	Distance	0.45km
Listing Price	$320 per week		

12 11A Foxlease Avenue Traralgon VIC 3844



2 1 1 661m² 84m²

Year Built	1980	DOM	7 days
Listing Date	10-Nov-21	Distance	0.49km
Listing Price	$310 per week		

13 102 Kay Street Traralgon VIC 3844



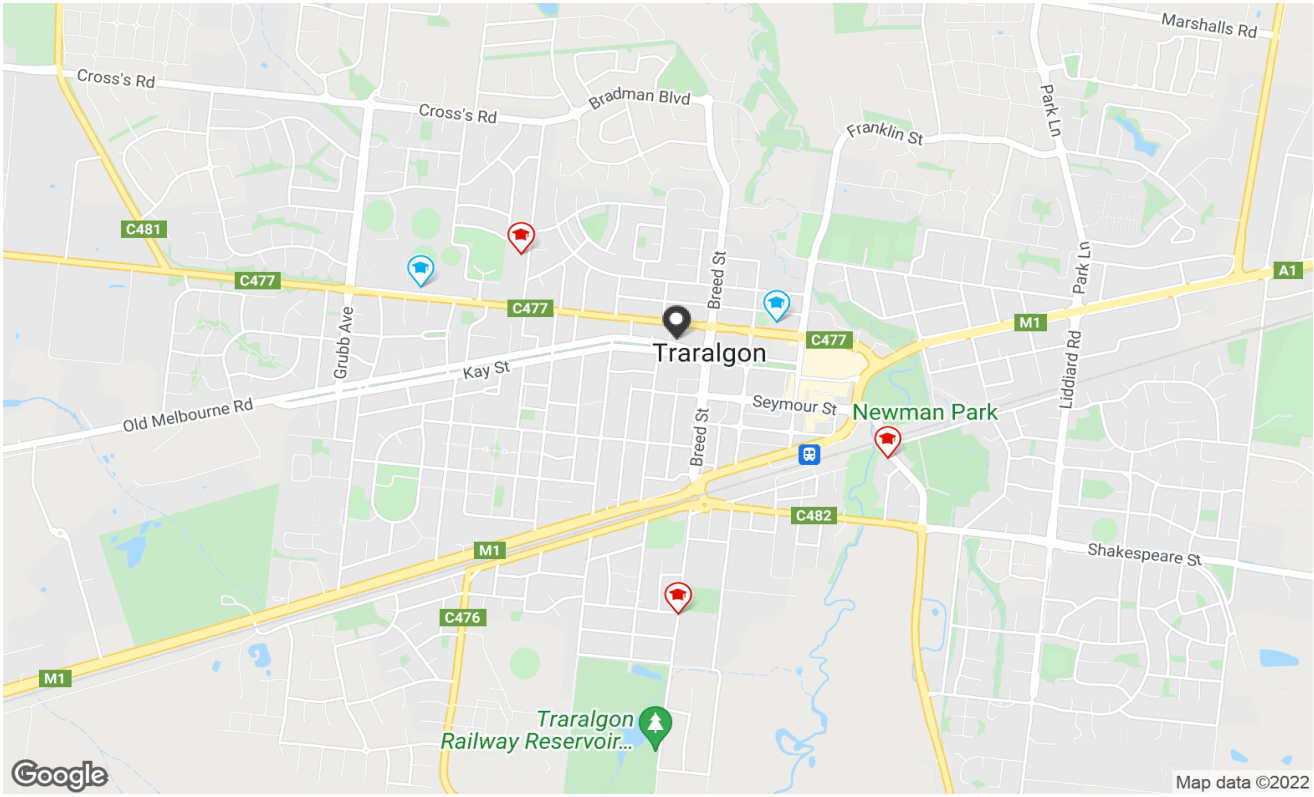
2 1 1 253m² 100m²

Year Built	2005	DOM	24 days
Listing Date	17-Aug-21	Distance	0.48km
Listing Price	$330 per week		

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Local Schools



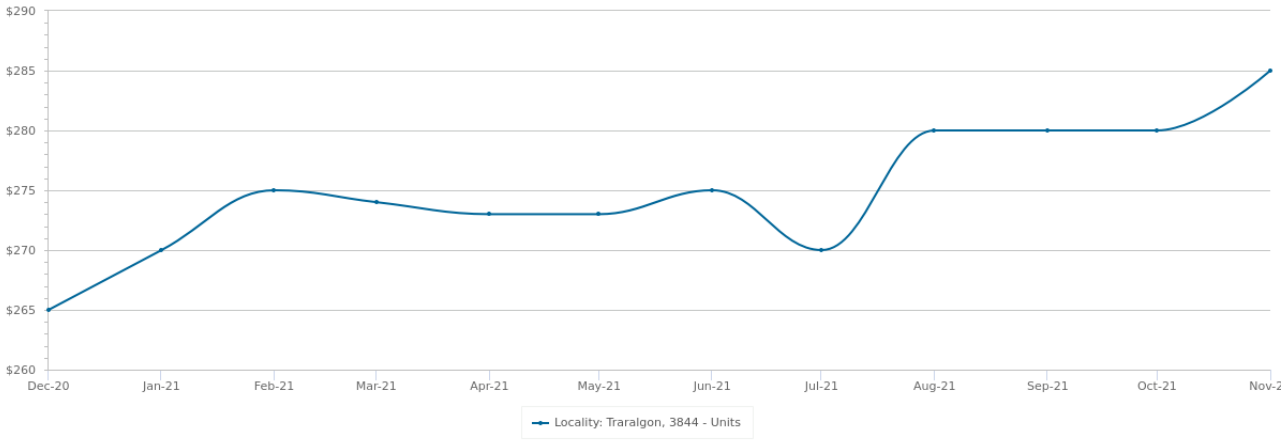
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	0.48km	Primary	Mixed	Government	0-6
	Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.79km	Primary	Mixed	Government	0-6
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.13km	Secondary	Mixed	Non-Government	0-0
	Traralgon College	1.17km	Secondary	Mixed	Government	7-12
	Latrobe Special Developmental School 48-62 Hickox Street Traralgon VIC 3844	1.32km	Special	Mixed	Government	0-0

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

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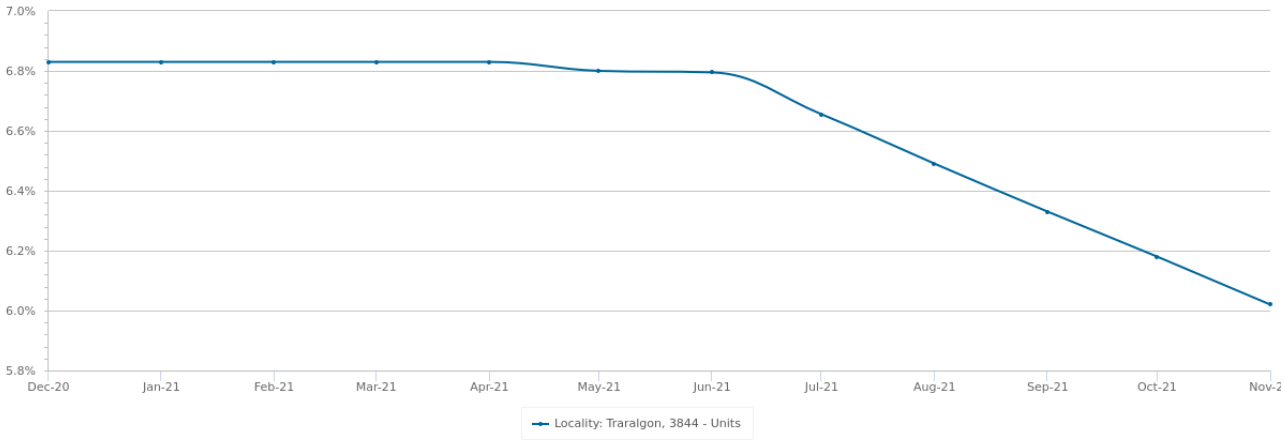
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



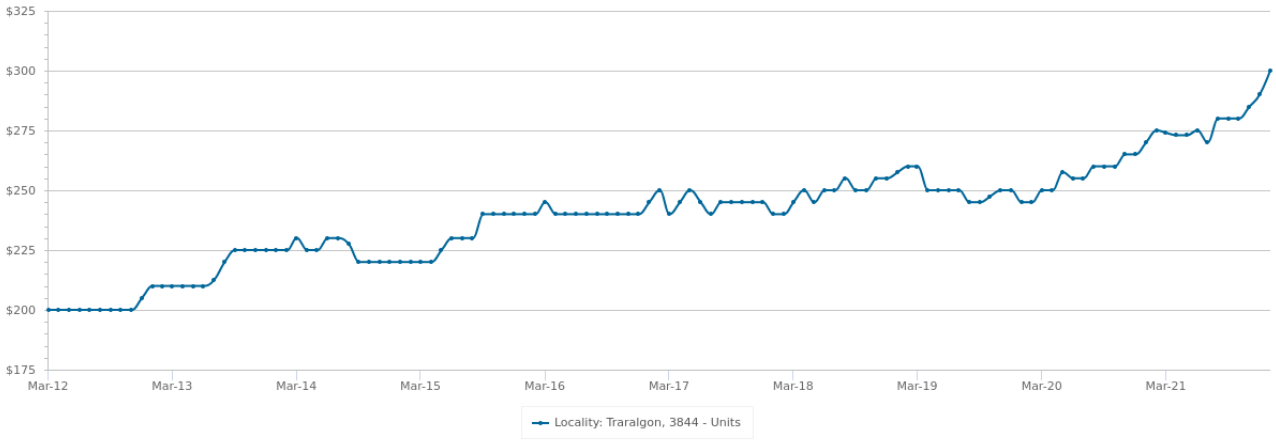
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2021	$285	1.8% ▲	6%	245
Oct 2021	$280	0.0%	6.2%	243
Sep 2021	$280	0.0%	6.3%	234
Aug 2021	$280	3.7% ▲	6.5%	241
Jul 2021	$270	-1.8% ▼	6.7%	244
Jun 2021	$275	0.7% ▲	6.8%	252
May 2021	$273	0.0%	6.8%	240
Apr 2021	$273	-0.4% ▼	6.8%	238
Mar 2021	$274	-0.4% ▼	6.8%	242
Feb 2021	$275	1.9% ▲	6.8%	238
Jan 2021	$270	1.9% ▲	6.8%	237
Dec 2020	$265	0.0%	6.8%	242

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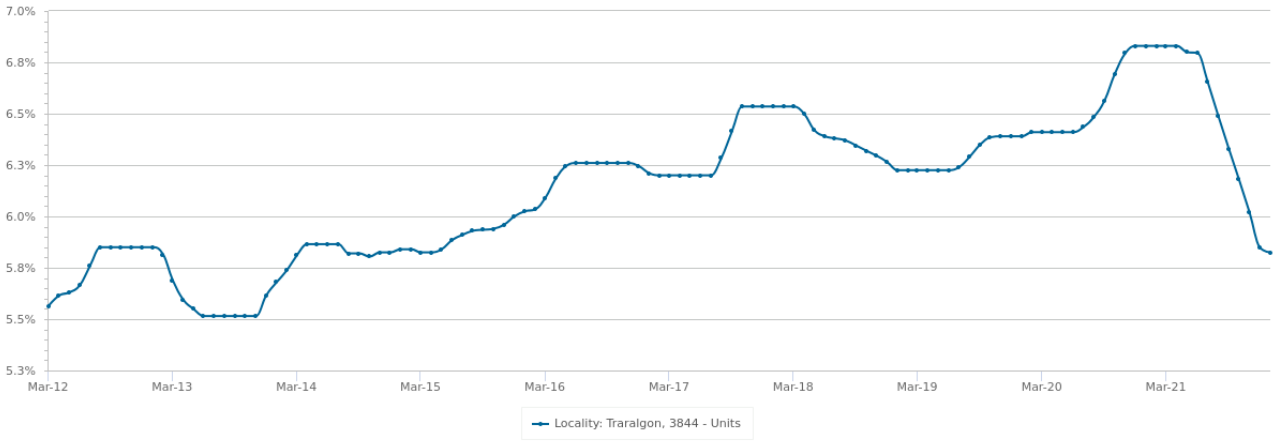
Long Term Market Trends

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	$300	11.1% ▲	5.8%	245
2021	$270	10.2% ▲	6.8%	237
2020	$245	-4.9% ▼	6.4%	320
2019	$257	7.3% ▲	6.2%	356
2018	$240	-2.0% ▼	6.5%	386
2017	$245	2.1% ▲	6.2%	374
2016	$240	9.1% ▲	6%	416
2015	$220	-2.2% ▼	5.8%	365
2014	$225	7.1% ▲	5.7%	390
2013	$210	-	5.9%	312

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Summary

1/56 Kay Street Traralgon VIC 3844









Appraisal price range
$320 - $350 per week

Notes from your agent
Property is currently rented at $280 per week

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