

Comparative Market Analysis



7 FRANCIS STREET TRARALGON VIC 3844

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Comparable Rentals

1 40 HYDE PARK ROAD TRARALGON VIC 3844



 3  2  2  727m²  -
 Year Built 1960 DOM 29 days
 Listing Date 03-Aug-22 Distance 0.56km
 Listing Price \$470.00 per week

2 24 HENRY STREET TRARALGON VIC 3844



 3  2  1  691m²  137m²
 Year Built 1940 DOM 39 days
 Listing Date 17-Jun-22 Distance 0.5km
 Listing Price \$470 PW / AVAIL. NOW

3 45B LOCH PARK ROAD TRARALGON VIC 3844



 3  2  2  319m²  90m²
 Year Built 1960 DOM 19 days
 Listing Date 30-Aug-22 Distance 0.65km
 Listing Price \$460 Per Week

4 6 DANIEL COURT TRARALGON VIC 3844



 2  1  2  811m²  132m²
 Year Built 1980 DOM 7 days
 Listing Date 22-Dec-22 Distance 1.61km
 Listing Price \$420 pw

5 36A ST GEORGES ROAD TRARALGON VIC 3844



 2  1  1  243m²  103m²
 Year Built 2012 DOM 13 days
 Listing Date 21-Mar-23 Distance 1.83km
 Listing Price \$420 PW / AVAIL. 05.05.2023

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

6 35 ARMSTRONG COURT TRARALGON VIC 3844



2 1 - 766m² 79m²
 Year Built 1950 DOM 7 days
 Listing Date 07-Oct-22 Distance 1.04km
 Listing Price \$380 PW / AVAIL. 18.11.22

7 38 STOCKDALE ROAD TRARALGON VIC 3844



2 1 2 669m² 78m²
 Year Built 1960 DOM 7 days
 Listing Date 28-Nov-22 Distance 1.58km
 Listing Price \$380 pw

8 2/26 TINTERN PLACE TRARALGON VIC 3844



2 1 1 136m² 70m²
 Year Built 2016 DOM 13 days
 Listing Date 08-Dec-22 Distance 2.43km
 Listing Price \$380.00 per week

9 3 GAVIN CLOSE TRARALGON VIC 3844



2 1 1 236m² 105m²
 Year Built 1990 DOM 28 days
 Listing Date 23-Nov-22 Distance 2.26km
 Listing Price \$350.00 per week

10 5 PETTIT STREET TRARALGON VIC 3844



2 2 1 779m² 122m²
 Year Built 1985 DOM 24 days
 Listing Date 15-Nov-22 Distance 2km
 Listing Price \$350

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

7 FRANCIS STREET TRARALGON VIC 3844



Appraisal price range

\$400 - \$420 per week

Notes from your agent

Currently there are no 2bed 2bath properties to use for comparison. I have added 3bed 2bath properties for you to see how high they are currently listed.

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