Comparative Market Analysis



6/56-58 GREY STREET TRARALGON VIC 3844

Prepared on **4th April 2022**



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Comparable Rentals

1 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	0.6km
Listing Price	$350 Per Week		

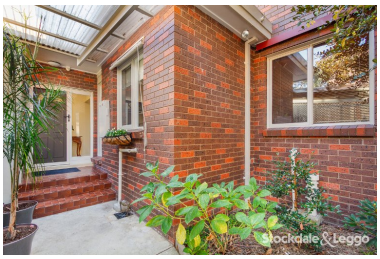
2 4/48 KAY STREET TRARALGON VIC 3844



2 | 1 | 2 | 213m² | -

Year Built	1985	DOM	36 days
Listing Date	07-Jan-22	Distance	0.2km
Listing Price	$370		

3 2/16 BERRY STREET TRARALGON VIC 3844



2 | 1 | 2 | 210m² | 84m²

Year Built	1975	DOM	13 days
Listing Date	27-Sep-21	Distance	0.74km
Listing Price	$380 Per Week		

4 1/161 KAY STREET TRARALGON VIC 3844



3 | 2 | 2 | 303m² | 120m²

Year Built	2010	DOM	7 days
Listing Date	13-Oct-21	Distance	-
Listing Price	$380.00		

5 1/56-58 GREY STREET TRARALGON VIC 3844



3 | 1 | 1 | 295m² | 107m²

Year Built	1980	DOM	10 days
Listing Date	01-Dec-21	Distance	0.03km
Listing Price	$410 PW / AVAIL. 08.12.2021		

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 5/56-58 GREY STREET TRARALGON VIC 3844



2 1 1 255m² 85m²

Year Built	1970	DOM	13 days
Listing Date	22-Mar-22	Distance	0.02km
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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Local Schools



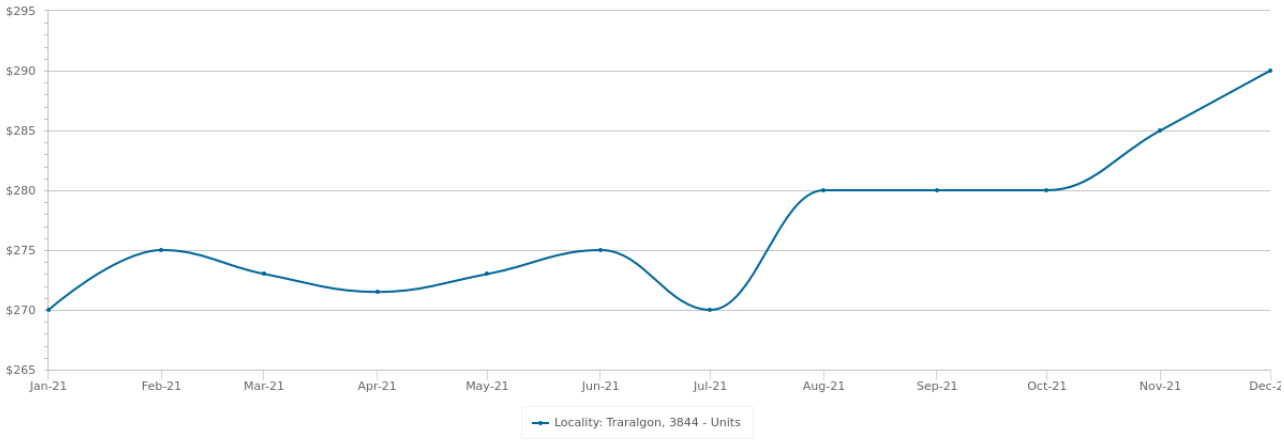
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	0.25km	Primary	Mixed	Government	0-6
	Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.96km	Primary	Mixed	Government	0-6
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.0km	Secondary	Mixed	Non-Government	0-0
	Traralgon College	1.38km	Secondary	Mixed	Government	7-12
	Latrobe Special Developmental School 48-62 Hickox Street Traralgon VIC 3844	1.43km	Special	Mixed	Government	0-0

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

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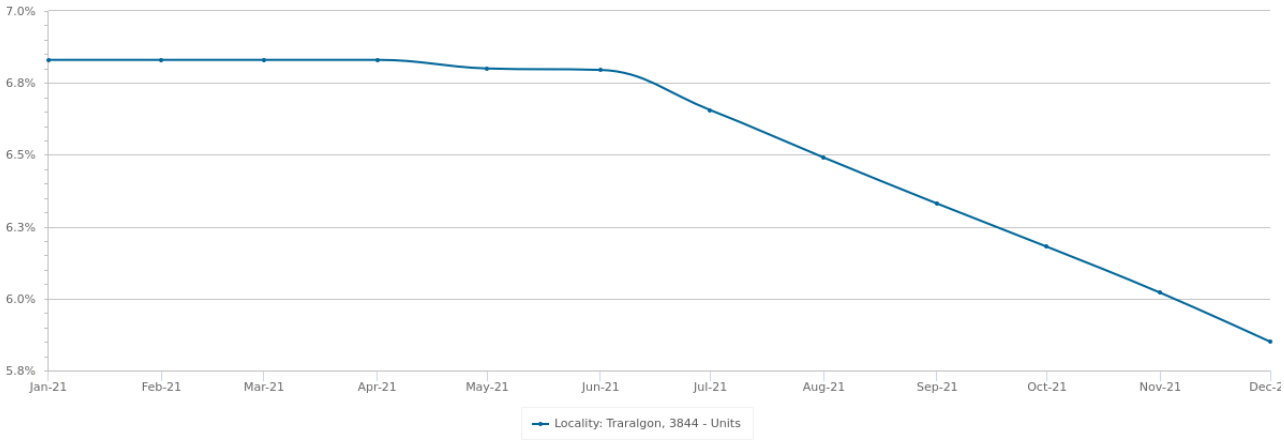
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



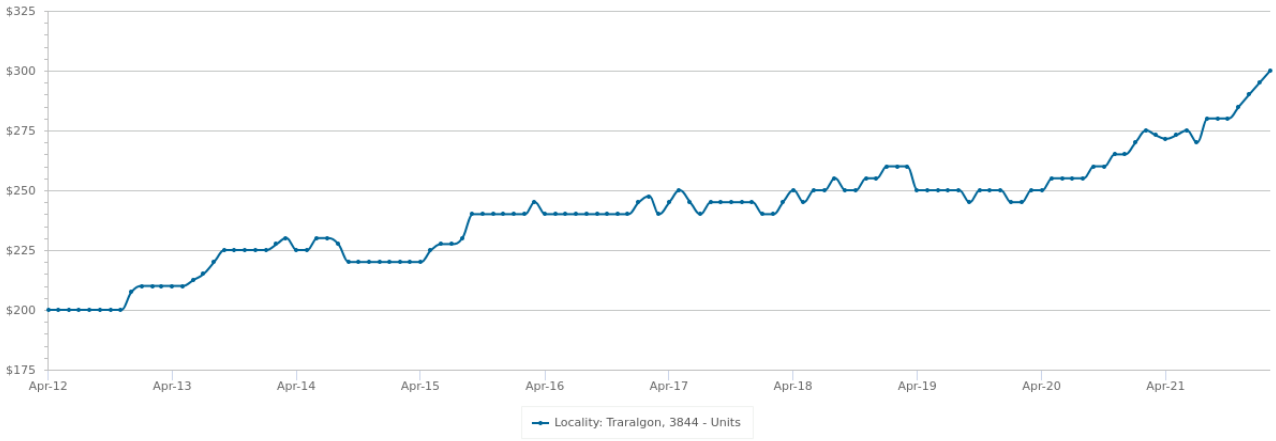
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2021	$290	1.8% ▲	5.9%	248
Nov 2021	$285	1.8% ▲	6%	247
Oct 2021	$280	0.0%	6.2%	244
Sep 2021	$280	0.0%	6.3%	235
Aug 2021	$280	3.7% ▲	6.5%	242
Jul 2021	$270	-1.8% ▼	6.7%	245
Jun 2021	$275	0.7% ▲	6.8%	254
May 2021	$273	0.6% ▲	6.8%	242
Apr 2021	$271	-0.5% ▼	6.8%	240
Mar 2021	$273	-0.7% ▼	6.8%	243
Feb 2021	$275	1.9% ▲	6.8%	239
Jan 2021	$270	1.9% ▲	6.8%	238

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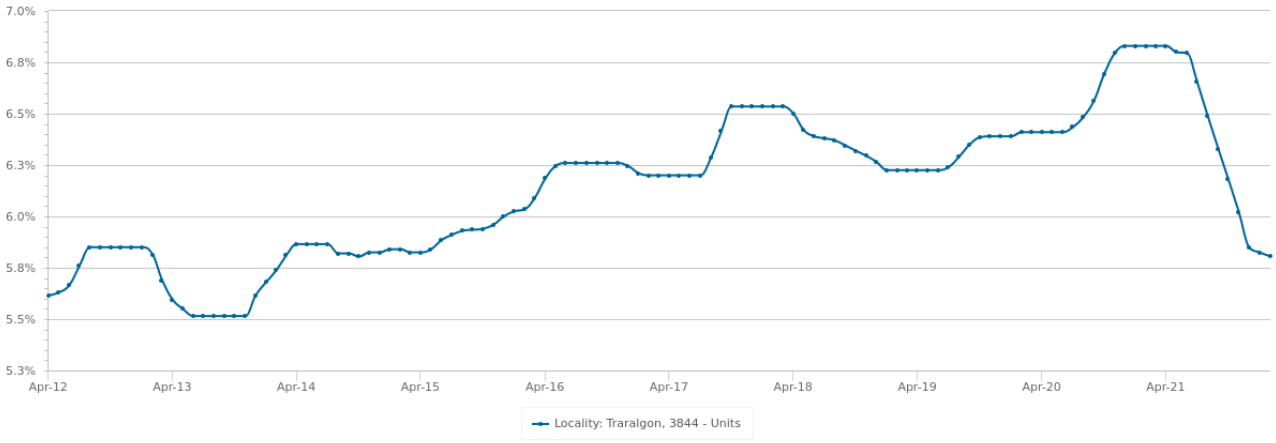
Long Term Market Trends

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	9.1% ▲	5.8%	238
2021	$275	12.2% ▲	6.8%	239
2020	$245	-5.8% ▼	6.4%	308
2019	$260	8.3% ▲	6.2%	361
2018	$240	-3.0% ▼	6.5%	391
2017	$247	3.1% ▲	6.2%	378
2016	$240	9.1% ▲	6%	428
2015	$220	-3.3% ▼	5.8%	357
2014	$227	8.3% ▲	5.7%	392
2013	$210	-	5.8%	314

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Summary

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Appraisal price range

$400 - $420 Per Week

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