



## 1 JOHN STREET YALLOURN NORTH VIC 3825

Prepared on 22nd August 2024



**Anthony Bloomfield**  
ONE AGENCY LATROBE VALLEY

PO Box 9126  
TRARALGON VIC 3844

m: 0455 303 750

[anthony@oneagencylv.com.au](mailto:anthony@oneagencylv.com.au)

# Comparable Rentals

1 79 NORTH ROAD YALLOURN NORTH VIC 3825



🏠 3 🚿 2 🚗 1 📏 562m<sup>2</sup> 📏 115m<sup>2</sup>  
 Year Built - DOM 32 days  
 Listing Date 09-Apr-24 Distance 0.51km  
 Listing Price \$355 per week

2 12 LOW ROAD YALLOURN NORTH VIC 3825



🏠 3 🚿 1 🚗 3 📏 716m<sup>2</sup> 📏 96m<sup>2</sup>  
 Year Built 1965 DOM 32 days  
 Listing Date 13-Apr-24 Distance 0.5km  
 Listing Price \$400 Per Week

3 1 JOHN STREET YALLOURN NORTH VIC 3825



🏠 3 🚿 1 🚗 - 📏 602m<sup>2</sup> 📏 116m<sup>2</sup>  
 Year Built 1960 DOM 79 days  
 Listing Date 12-Jul-23 Distance 0km  
 Listing Price \$390 WEEKLY

4 28 ANDERSON AVENUE YALLOURN NORTH VIC 3825



🏠 3 🚿 1 🚗 4 📏 500m<sup>2</sup> 📏 -  
 Year Built 1970 DOM 68 days  
 Listing Date 22-Nov-23 Distance 0.2km  
 Listing Price \$350 WEEKLY

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

# Summary

**1 JOHN STREET YALLOURN NORTH VIC 3825**



## Appraisal price range

\$370 - \$400 per week

## Notes from your agent

This property has been rented at \$390 per week in recent times.

## Disclaimer

---

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.