



3 ALPHA COURT MOE VIC 3825

Prepared on 18th February 2025



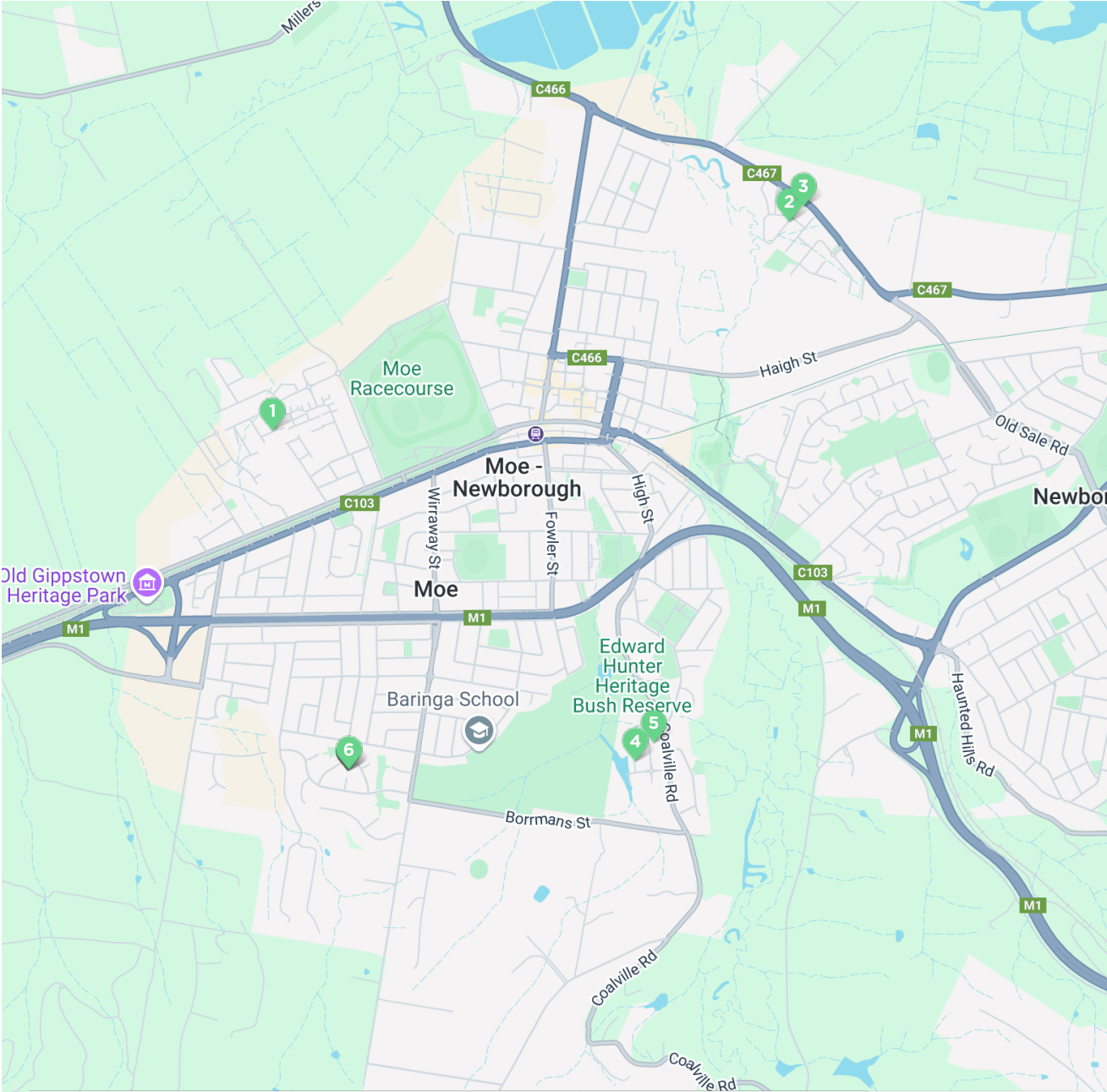
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Comps Map: Rentals



1 15 WIMMERA WAY MOE VIC 3825	4	2	-	\$570
2 3 MANNA DRIVE NEWBOROUGH VIC 3825	4	2	-	\$560
3 8 OLEARIA PLACE NEWBOROUGH VIC 3825	4	2	2	\$550
4 12 WATTLE BLOSSOM BOULEVARD MOE VIC 3825	4	2	2	\$550
5 12 COOLABAH PLACE MOE VIC 3825	4	2	2	\$545
6 4 ALPHA COURT MOE VIC 3825	5	3	2	\$580



Map data ©2025 Google

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

Comparable Rentals

1 15 WIMMERA WAY MOE VIC 3825



4 2 - 695m² 162m²
 Year Built 2018 DOM 17 days
 Listing Date 30-Oct-24 Distance 1.83km
 Listing Price \$570 p/w

2 3 MANNA DRIVE NEWBOROUGH VIC 3825



4 2 - 601m² 191m²
 Year Built 2020 DOM 35 days
 Listing Date 15-May-24 Distance 3.74km
 Listing Price \$560 p/w

3 8 OLEARIA PLACE NEWBOROUGH VIC 3825



4 2 2 842m² 174m²
 Year Built - DOM 28 days
 Listing Date 14-Jun-24 Distance 3.85km
 Listing Price \$550.00 per week

4 12 WATTLE BLOSSOM BOULEVARD MOE VIC 3825



4 2 2 671m² 140m²
 Year Built 2024 DOM 31 days
 Listing Date 21-May-24 Distance 1.54km
 Listing Price \$550 per week

5 12 COOLABAH PLACE MOE VIC 3825



4 2 2 649m² 151m²
 Year Built 2021 DOM 22 days
 Listing Date 09-Sep-24 Distance 1.64km
 Listing Price \$545 per week

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 4 ALPHA COURT MOE VIC 3825

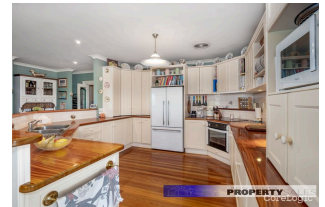


5 3 2 1,044m² 230m²
Year Built 1970 DOM 55 days
Listing Date 19-Jul-23 Distance 0.02km
Listing Price \$580 pw

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

Summary

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Appraisal price range
\$540 - \$570 Per Week

Notes from your agent

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