



3 FAIRMONT STREET BOOLARRA VIC 3870

Prepared on 7th May 2025



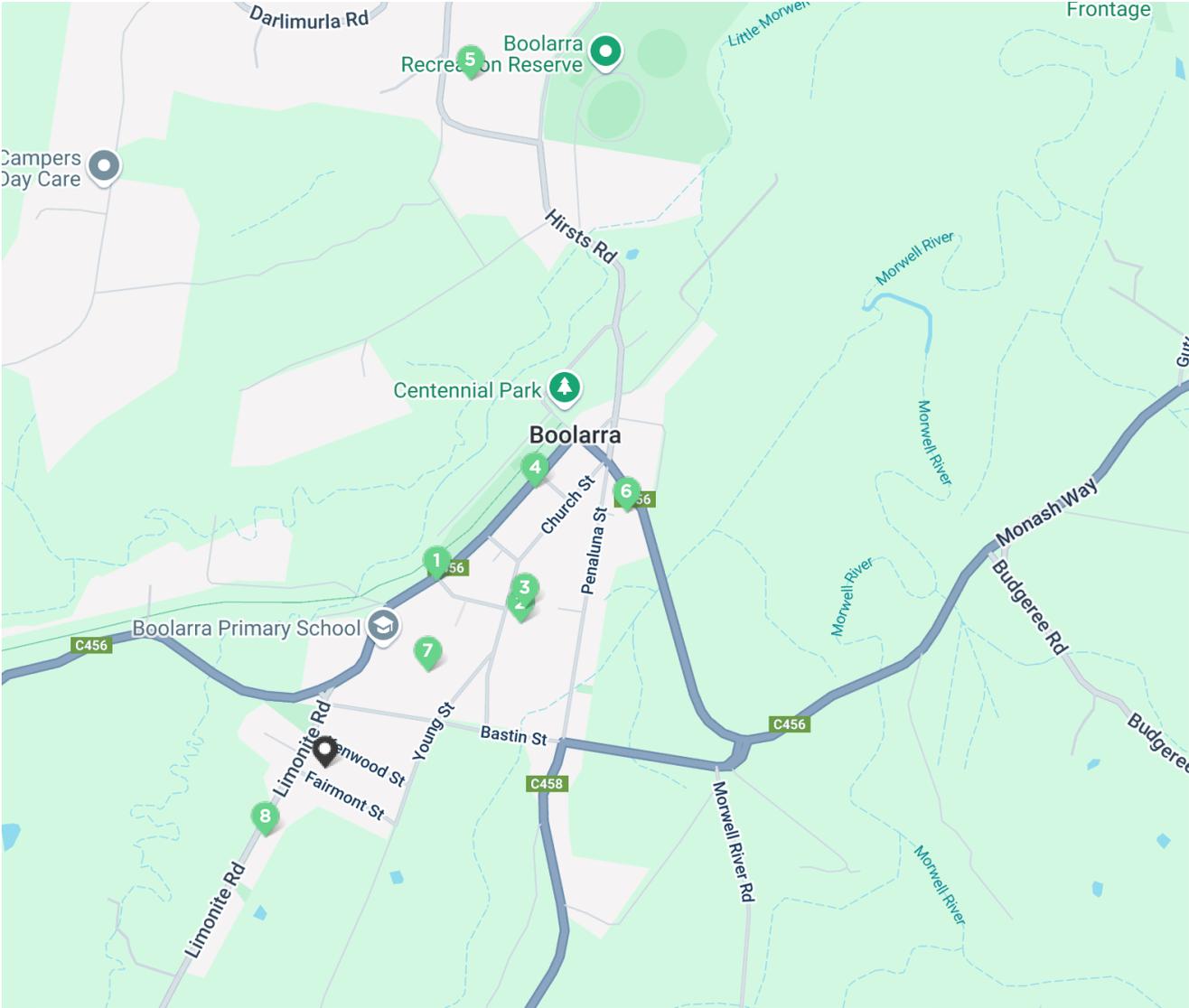
Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

14C Hotham Street
Traralgon VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

Comps Map: Rentals



1	43 TARWIN STREET BOOLARRA VIC 3870	3	1	4	\$380
2	31 CHURCH STREET BOOLARRA VIC 3870	3	1	-	\$390
3	27 CHURCH STREET BOOLARRA VIC 3870	3	1	3	\$340
4	17 TARWIN STREET BOOLARRA VIC 3870	3	1	2	\$380
5	995 DARLIMURLA ROAD BOOLARRA VIC 3870	3	2	2	\$650
6	17 PENALUNA STREET BOOLARRA VIC 3870	3	2	-	\$550
7	21 BASTIN STREET BOOLARRA VIC 3870	3	2	-	\$470
8	29-31 LIMONITE ROAD BOOLARRA VIC 3870	4	2	2	\$460

* This data point was edited by the author of this CMA and has not been verified by CoreLogic
Map data ©2025

Comparable Rentals

1 43 TARWIN STREET BOOLARRA VIC 3870



3 1 4 721m² 118m²
 Year Built 1960 DOM 10 days
 Listing Date 14-Oct-24 Distance 0.54km
 Listing Price \$380 per week

2 31 CHURCH STREET BOOLARRA VIC 3870



3 1 - 2,424m² 125m²
 Year Built - DOM 27 days
 Listing Date 10-Jul-24 Distance 0.6km
 Listing Price \$390 per week

3 27 CHURCH STREET BOOLARRA VIC 3870



3 1 3 1,179m² 100m²
 Year Built 1960 DOM 55 days
 Listing Date 29-Feb-24 Distance 0.63km
 Listing Price \$340 Per Week

4 17 TARWIN STREET BOOLARRA VIC 3870



3 1 2 808m² -
 Year Built 1886 DOM 35 days
 Listing Date 17-Jan-24 Distance 0.86km
 Listing Price \$380pw (\$1651.20pcm)

5 995 DARLIMURLA ROAD BOOLARRA VIC 3870



3 2 2 2.18ha 137m²
 Year Built 1998 DOM 35 days
 Listing Date 17-Jan-24 Distance 1.74km
 Listing Price \$650pw (\$2824.40pcm)

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 17 PENALUNA STREET BOOLARRA VIC 3870



3 2 - 1.06ha 139m²
 Year Built 1994 DOM 98 days
 Listing Date 15-Aug-24 Distance 0.97km
 Listing Price \$550 per week

7 21 BASTIN STREET BOOLARRA VIC 3870



3 2 - 8,540m² 126m²
 Year Built 2010 DOM 1 day
 Listing Date 23-Apr-24 Distance 0.35km
 Listing Price \$470 WEEKLY

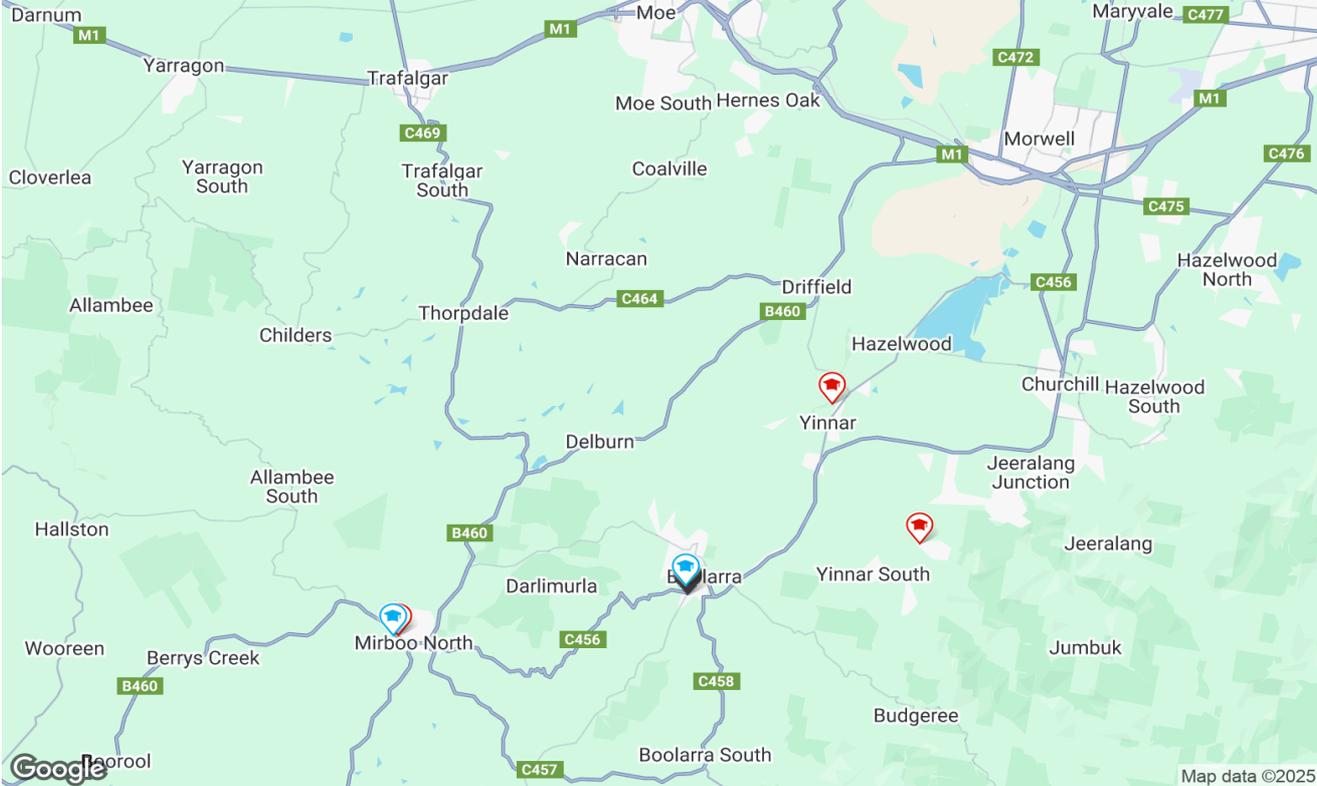
8 29-31 LIMONITE ROAD BOOLARRA VIC 3870



4 2 2 1,770m² 146m²
 Year Built 1983 DOM 32 days
 Listing Date 17-Dec-24 Distance 0.23km
 Listing Price \$460p/w \$1998.80 pcm

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

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Boolarra Primary School 49-51 Tarwin Street Boolarra VIC 3870	0.36km	Primary	Mixed	Government	0-6
 Yinnar South Primary School 30 Brewsters Road Yinnar South VIC 3869	8.79km	Primary	Mixed	Government	0-6
 Yinnar Primary School Main Street Yinnar VIC 3869	9.04km	Primary	Mixed	Government	0-6
 Mirboo North Primary School 2 Castle Street Mirboo North VIC 3871	10.37km	Primary	Mixed	Government	0-6
 Mirboo North Secondary College 2 Castle Street Mirboo North VIC 3871	10.55km	Secondary	Mixed	Government	7-12

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

Summary

3 FAIRMONT STREET BOOLARRA VIC 3870



Appraisal price range
\$390 - \$420 Per Week

Notes from your agent

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.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

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 liability for any loss or damage arising in connection with the data and information contained in this publication.