



67 CHURCHILL ROAD MORWELL VIC 3840

Prepared on 18th July 2022

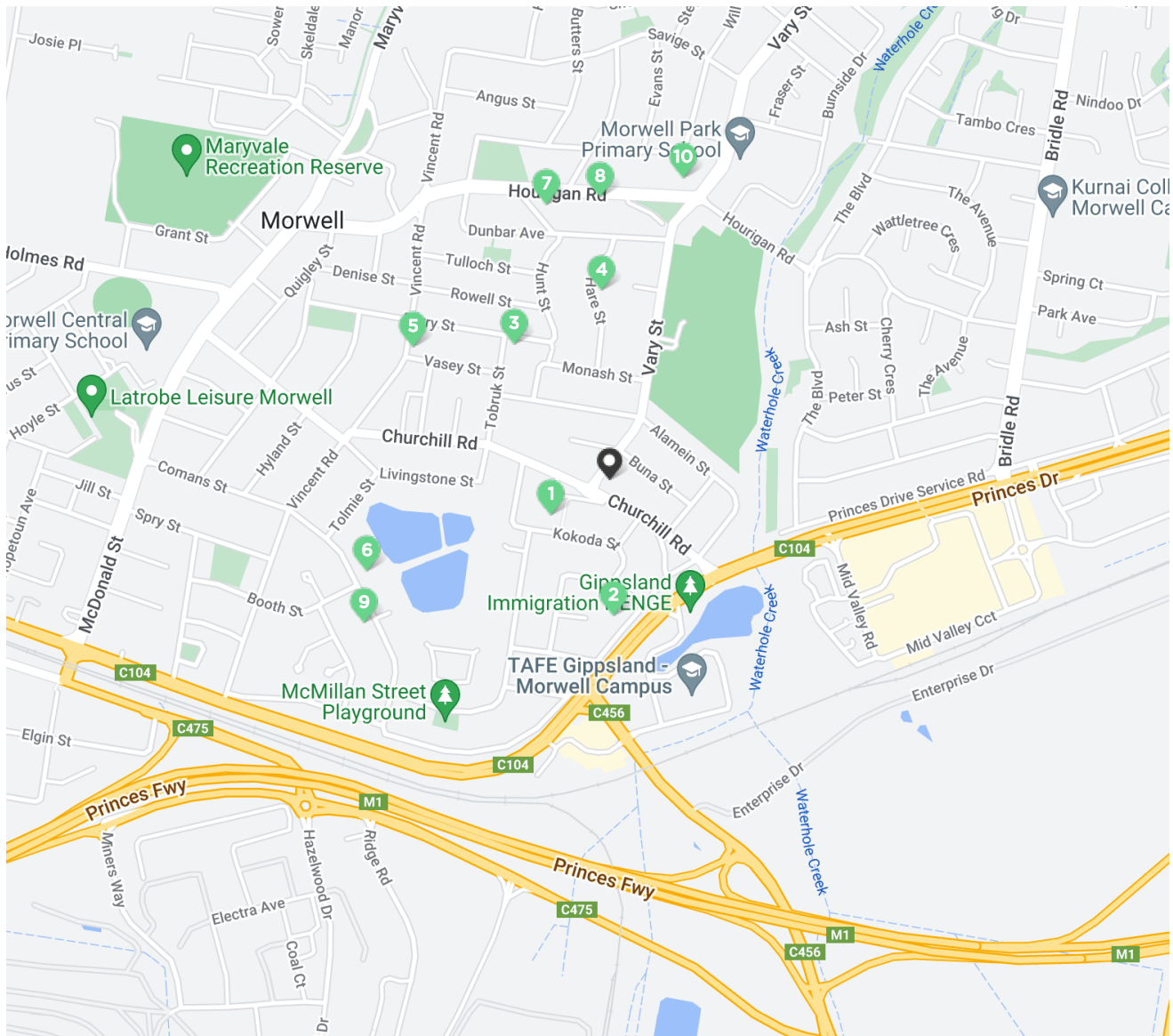


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Comps Map: Rentals



					
1	9 KOKODA STREET MORWELL VIC 3840	2	1	1	\$270
2	423 PRINCES DRIVE MORWELL VIC 3840	2	1	3	\$300
3	24 TOBRUK STREET MORWELL VIC 3840	2	1	-	\$330
4	22 HARE STREET MORWELL VIC 3840	2	1	1	\$280
5	94 VINCENT ROAD MORWELL VIC 3840	2	1	-	\$320
6	101 COMANS STREET MORWELL VIC 3840	2	1	2	\$280
7	5 KELLY STREET MORWELL VIC 3840	2	1	1	\$300
8	46 HOURIGAN ROAD MORWELL VIC 3840	2	1	1	\$280
9	98 COMANS STREET MORWELL VIC 3840	2	1	3	\$310
10	71 HOURIGAN ROAD MORWELL VIC 3840	2	1	1	\$300

Google

Map data ©2022

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

Comparable Rentals

1 9 KOKODA STREET MORWELL VIC 3840



2 1 1 677m² -
 Year Built - DOM 5 days
 Listing Date 13-Jul-22 Distance 0.17km
 Listing Price \$270 Per Week

2 423 PRINCES DRIVE MORWELL VIC 3840



2 1 3 637m² 74m²
 Year Built 1960 DOM 10 days
 Listing Date 08-Jul-22 Distance 0.35km
 Listing Price \$300

3 24 TOBRUK STREET MORWELL VIC 3840



2 1 - 607m² 73m²
 Year Built 1960 DOM 88 days
 Listing Date 24-Dec-21 Distance 0.41km
 Listing Price \$330 pw

4 22 HARE STREET MORWELL VIC 3840



2 1 1 707m² 74m²
 Year Built 1955 DOM 21 days
 Listing Date 05-May-22 Distance 0.47km
 Listing Price \$280 p.w.

5 94 VINCENT ROAD MORWELL VIC 3840



2 1 - 657m² 95m²
 Year Built - DOM 15 days
 Listing Date 21-Mar-22 Distance 0.59km
 Listing Price \$320

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

Comparable Rentals

6 101 COMANS STREET MORWELL VIC 3840



2 1 2 747m² -
 Year Built - DOM 7 days
 Listing Date 08-Feb-22 Distance 0.66km
 Listing Price \$280 PER WEEK

7 5 KELLY STREET MORWELL VIC 3840



2 1 1 656m² 75m²
 Year Built 1960 DOM 31 days
 Listing Date 06-Apr-22 Distance 0.71km
 Listing Price \$300 pw

8 46 HOURIGAN ROAD MORWELL VIC 3840



2 1 1 662m² -
 Year Built 1950 DOM 16 days
 Listing Date 30-May-22 Distance 0.71km
 Listing Price \$280 pw

9 98 COMANS STREET MORWELL VIC 3840



2 1 3 747m² 97m²
 Year Built 1960 DOM 38 days
 Listing Date 12-Jan-22 Distance 0.72km
 Listing Price \$310.00

10 71 HOURIGAN ROAD MORWELL VIC 3840



2 1 1 618m² 76m²
 Year Built 1950 DOM 3 days
 Listing Date 15-Jul-22 Distance 0.78km
 Listing Price \$300

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
	Tobruk Street Primary School - Morwell	0.33km	Primary	Mixed	Government	1-6
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.9km	Primary	Mixed	Government	0-6
	Morwell Central Primary School	1.22km	Primary	Mixed	Government	0-6
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.3km	Secondary	Mixed	Government	7-12
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	1.54km	Secondary	Mixed	Non-Government	0-0



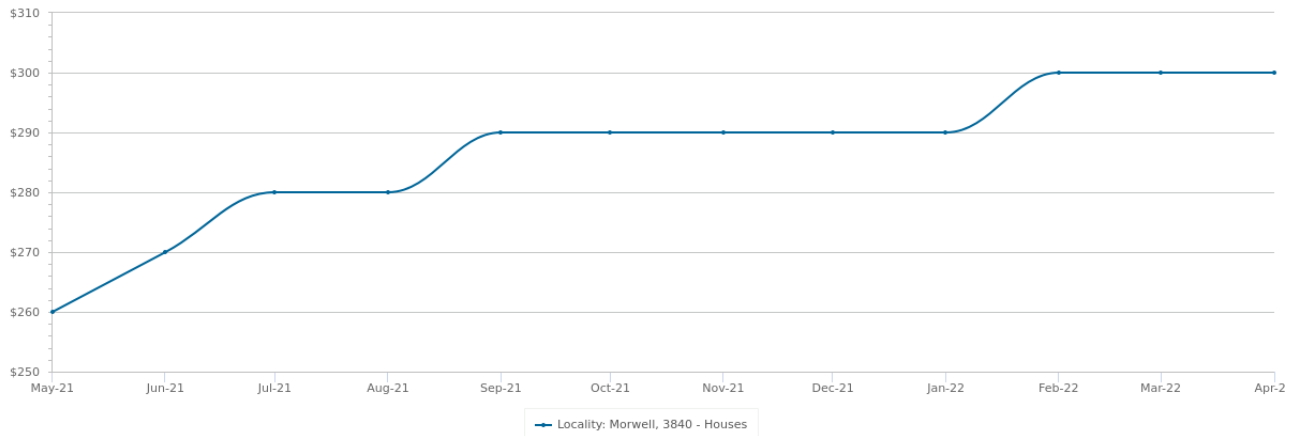
Property is within school catchment area



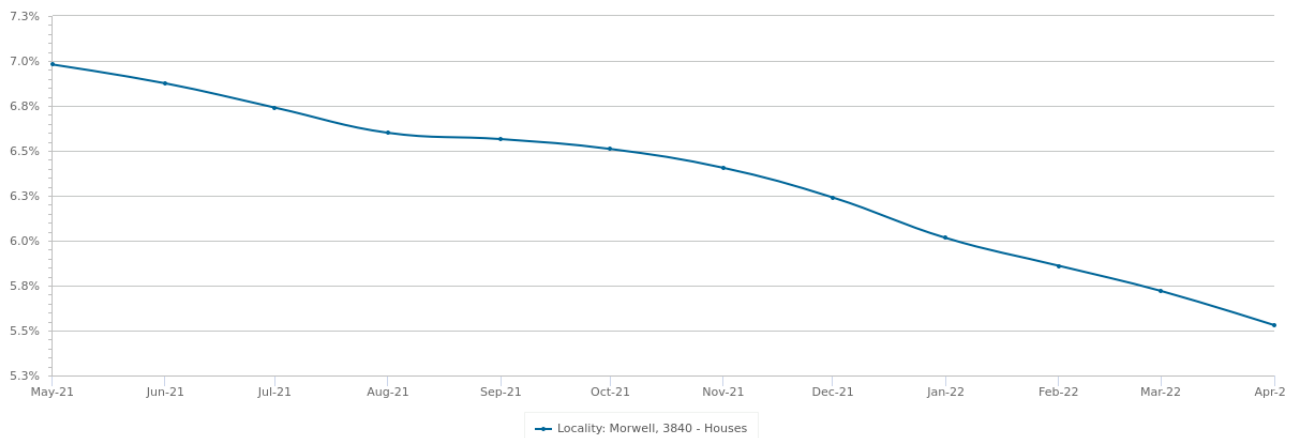
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



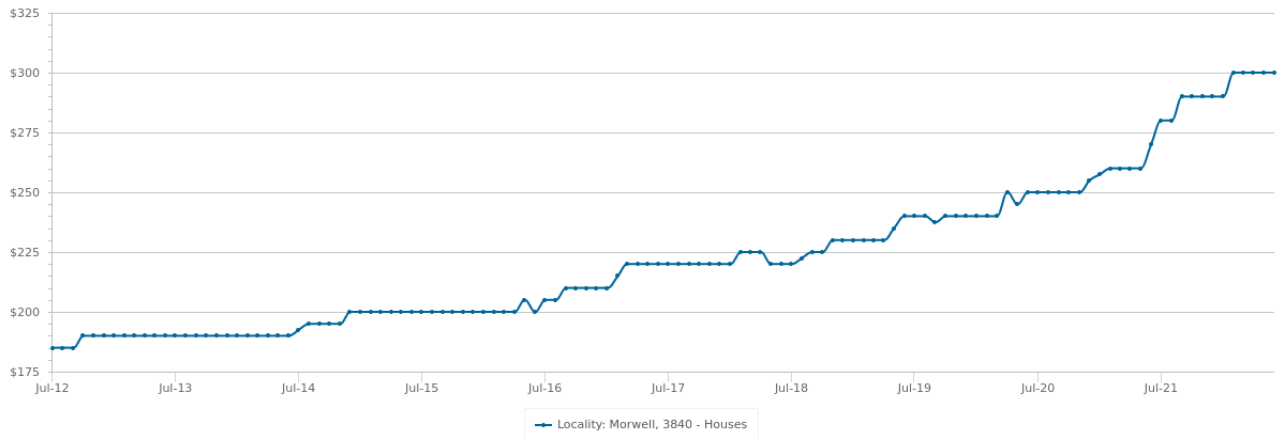
Gross Rental Yield - 12 months



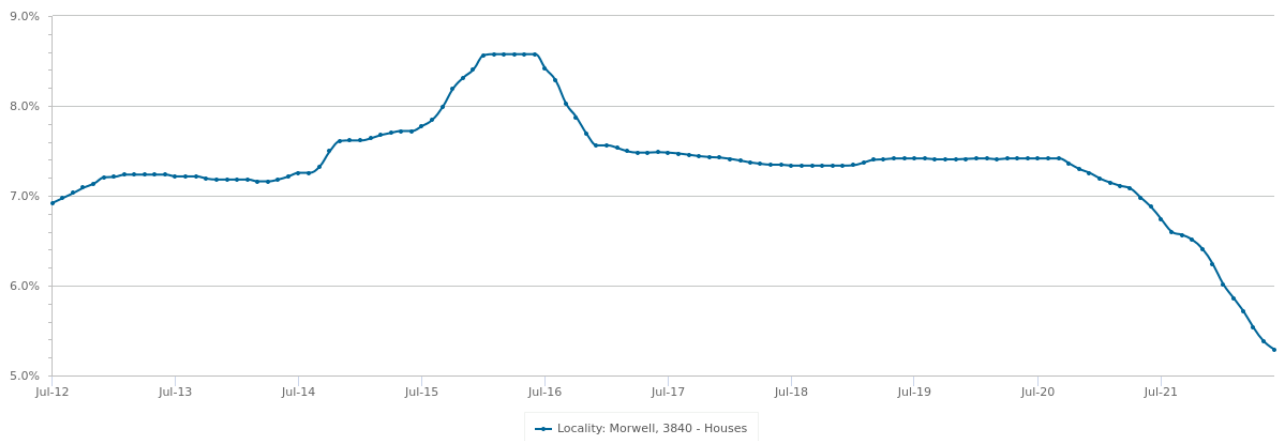
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Apr 2022	\$300	0.0%	5.5%	303
Mar 2022	\$300	0.0%	5.7%	291
Feb 2022	\$300	3.4% ▲	5.9%	308
Jan 2022	\$290	0.0%	6%	310
Dec 2021	\$290	0.0%	6.2%	302
Nov 2021	\$290	0.0%	6.4%	300
Oct 2021	\$290	0.0%	6.5%	281
Sep 2021	\$290	3.6% ▲	6.6%	274
Aug 2021	\$280	0.0%	6.6%	257
Jul 2021	\$280	3.7% ▲	6.7%	256
Jun 2021	\$270	3.8% ▲	6.9%	270
May 2021	\$260	0.0%	7%	280

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2022	\$300	11.1% ▲	5.3%	312
2021	\$270	8.0% ▲	6.9%	270
2020	\$250	4.2% ▲	7.4%	388
2019	\$240	9.1% ▲	7.4%	391
2018	\$220	0.0%	7.3%	491
2017	\$220	10.0% ▲	7.5%	489
2016	\$200	0.0%	8.6%	538
2015	\$200	5.3% ▲	7.7%	519
2014	\$190	0.0%	7.2%	530
2013	\$190	2.7% ▲	7.2%	488

Summary

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Appraisal price range

\$370 - \$400 per week

Notes from your agent

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