



57 COMANS STREET MORWELL VIC 3840

Prepared on 22nd October 2024



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Comparable Rentals

1 8/17 ANN STREET MORWELL VIC 3840



3 1 1 254m² 104m²
 Year Built - DOM 91 days
 Listing Date 09-Jul-24 Distance 1.43km
 Listing Price \$400 P/W // AVAIL NOW

2 7 VINDON AVENUE MORWELL VIC 3840



3 1 2 690m² 125m²
 Year Built 1970 DOM 69 days
 Listing Date 16-May-24 Distance 0.25km
 Listing Price \$395 Per Week

3 1/21 BUNYIP COURT MORWELL VIC 3840



3 1 1 298m² 103m²
 Year Built 1980 DOM 85 days
 Listing Date 24-Oct-23 Distance 2.57km
 Listing Price \$300 WEEKLY

4 2 GABO WAY MORWELL VIC 3840



3 1 2 414m² 88m²
 Year Built 1980 DOM 21 days
 Listing Date 25-Jun-24 Distance 2.67km
 Listing Price \$385.00 per week

5 6 BOOTH STREET MORWELL VIC 3840



3 1 3 866m² 133m²
 Year Built 1960 DOM 62 days
 Listing Date 13-Jan-24 Distance 0.32km
 Listing Price \$390 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 21 MARGARET STREET MORWELL VIC 3840



🏠 3 🚿 1 🚗 - 📏 779m² 📏 102m²
 Year Built 1950 DOM 30 days
 Listing Date 03-Jun-24 Distance 0.37km
 Listing Price \$350 WEEKLY

7 2 CHURCHILL ROAD MORWELL VIC 3840



🏠 3 🚿 1 🚗 - 📏 618m² 📏 110m²
 Year Built 1960 DOM 57 days
 Listing Date 28-Sep-23 Distance 0.39km
 Listing Price \$360 per week

8 5 WICKS CRESCENT MORWELL VIC 3840



🏠 3 🚿 1 🚗 1 📏 580m² 📏 130m²
 Year Built - DOM 20 days
 Listing Date 03-May-24 Distance 0.47km
 Listing Price \$360.00 per week

9 289 PRINCES DRIVE MORWELL VIC 3840



🏠 3 🚿 1 🚗 - 📏 723m² 📏 -
 Year Built - DOM 53 days
 Listing Date 15-Mar-24 Distance 0.5km
 Listing Price \$350 per week

10 123 HOLMES ROAD MORWELL VIC 3840



🏠 3 🚿 1 🚗 - 📏 949m² 📏 122m²
 Year Built 1960 DOM 52 days
 Listing Date 02-Jul-24 Distance 0.52km
 Listing Price \$395 pw

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Comparable Rentals

11 14 HOPETOUN AVENUE MORWELL VIC 3840



3 1 - 638m² 690m²
Year Built 1960 DOM 63 days
Listing Date 09-Feb-24 Distance 0.56km
Listing Price \$380 Per Week

12 15 LIVINGSTONE STREET MORWELL VIC 3840



3 1 2 766m² 108m²
Year Built - DOM 23 days
Listing Date 14-Nov-23 Distance 0.56km
Listing Price \$340 WEEKLY

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

Summary

57 COMANS STREET MORWELL VIC 3840



Appraisal price range

\$340 - \$370 Per Week

Notes from your agent

The 3 Bedroom House is currently rented on a month x month basis at \$290 Per Week. If the current renter was to vacate then it is likely that the property would be re-advertised at a considerable higher value as per the above recommendation.

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