



46 JUNIER STREET MORWELL VIC 3840

Prepared on 30th November 2024



Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

PO Box 9126
TRARALGON VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

Comparable Rentals

1 53 COMANS STREET MORWELL VIC 3840



4 1 - 819m² 123m²
 Year Built 1965 DOM 15 days
 Listing Date 27-Jun-24 Distance 2.33km
 Listing Price \$410 per week

2 50 TARWIN STREET MORWELL VIC 3840



4 1 2 876m² 125m²
 Year Built 1960 DOM 32 days
 Listing Date 14-May-24 Distance 3.68km
 Listing Price \$410 per week

3 79 CHURCHILL ROAD MORWELL VIC 3840



4 1 1 632m² 120m²
 Year Built 1955 DOM 15 days
 Listing Date 12-Sep-24 Distance 1.8km
 Listing Price \$400 pw

4 28 FRANKLIN STREET MORWELL VIC 3840



4 1 1 762m² -
 Year Built 1980 DOM 10 days
 Listing Date 23-Oct-24 Distance 0.79km
 Listing Price \$370 per week

5 6 WELL STREET MORWELL VIC 3840



4 1 3 754m² 145m²
 Year Built 1960 DOM 29 days
 Listing Date 15-May-24 Distance 0.89km
 Listing Price \$370.00

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

Summary

46 JUNIER STREET MORWELL VIC 3840



Appraisal price range

\$370 - \$400 per week

Notes from your agent

Property is currently rented at \$400 per week.

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.