

Comparative Market Analysis



62 VINCENT ROAD MORWELL VIC 3840

Prepared on 6th June 2025



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Comps Map: Rentals



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

Comparable Rentals

1 32 VINCENT ROAD MORWELL VIC 3840



3 1 1 731m² 94m²
 Year Built 1950 DOM 8 days
 Listing Date 12-Mar-25 Distance 0.26km
 Listing Price \$380 WEEKLY

2 34 CHURCHILL ROAD MORWELL VIC 3840



3 1 1 630m² 103m²
 Year Built 1970 DOM 11 days
 Listing Date 27-Aug-24 Distance 0.34km
 Listing Price \$405 WEEKLY

3 6 DONALD STREET MORWELL VIC 3840



3 1 2 592m² 104m²
 Year Built 1950 DOM 24 days
 Listing Date 15-May-24 Distance 0.38km
 Listing Price \$410 pw

4 6 BOOTH STREET MORWELL VIC 3840



3 1 3 822m² 133m²
 Year Built 1960 DOM 10 days
 Listing Date 02-Dec-24 Distance 0.49km
 Listing Price \$390 Per Week

5 83 VINCENT ROAD MORWELL VIC 3840



3 1 1 600m² 118m²
 Year Built 1960 DOM 33 days
 Listing Date 28-Feb-25 Distance 0.52km
 Listing Price \$390

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 16 VASEY STREET MORWELL VIC 3840



3 1 1 626m² 97m²
Year Built 1950 DOM 31 days
Listing Date 30-Apr-25 Distance 0.37km
Listing Price \$385 pw

7 13 DENISE STREET MORWELL VIC 3840



3 1 - 596m² 115m²
Year Built 1965 DOM 32 days
Listing Date 11-Apr-25 Distance 0.5km
Listing Price \$400 pw

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

Summary

62 VINCENT ROAD MORWELL VIC 3840



Appraisal price range
\$390 to \$410

Notes from your agent

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