

Comparative Market Analysis



21 McDonald Street Morwell VIC 3840

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Anthony Bloomfield
One Agency Latrobe Valley

PO Box 9126
TRARALGON VIC 3844
m: 0455 303 750

anthony@oneagencylv.com.au

Comparable Rentals

1 56 Church Street Morwell VIC 3840



3 1 1 856m² 129m²
 Year Built - DOM 7 days
 Listing Date 05-Jan-22 Distance 0.48km
 Listing Price \$310 per week

2 12 Travers Street Morwell VIC 3840



3 1 2 986m² 153m²
 Year Built 1970 DOM 87 days
 Listing Date 25-May-21 Distance 1.2km
 Listing Price \$320 per week

3 148 Helen Street Morwell VIC 3840



4 1 1 990m² 133m²
 Year Built 1960 DOM 22 days
 Listing Date 25-Nov-21 Distance 1.03km
 Listing Price \$320 per week

4 10 Barry Street Morwell VIC 3840



3 1 5 854m² 119m²
 Year Built 1960 DOM 23 days
 Listing Date 06-Sep-21 Distance 0.91km
 Listing Price \$300 per week

5 5 Dempsey Court Morwell VIC 3840



3 1 1 709m² 97m²
 Year Built 1955 DOM 41 days
 Listing Date 16-Sep-21 Distance 1.07km
 Listing Price \$315 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 37 Collins Street Morwell VIC 3840



3 1 2 910m² 127m²
 Year Built 1940 DOM 17 days
 Listing Date 22-Sep-21 Distance 0.79km
 Listing Price \$310 per week

7 32 Hopetoun Avenue Morwell VIC 3840



3 1 1 687m² 105m²
 Year Built 1960 DOM 37 days
 Listing Date 22-Sep-21 Distance 0.17km
 Listing Price \$320 per week

8 15 Denise Street Morwell VIC 3840



3 1 2 590m² 124m²
 Year Built 1980 DOM 103 days
 Listing Date 03-May-21 Distance 1.03km
 Listing Price \$320 per week

9 26 Hopetoun Avenue Morwell VIC 3840



3 1 4 837m² 93m²
 Year Built 1960 DOM 26 days
 Listing Date 13-Jan-22 Distance 0.15km
 Listing Price \$330 per week

10 36 Hoyle Street Morwell VIC 3840



3 1 1 577m² 127m²
 Year Built 1940 DOM 47 days
 Listing Date 23-Dec-21 Distance 0.29km
 Listing Price \$350 per week

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
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	0.25km	Secondary	Mixed	Non-Government	0-0
	Commercial Road Primary School - Morwell	0.53km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	0.58km	Primary	Mixed	Government	0-6
	Tobruk Street Primary School - Morwell	1.09km	Primary	Mixed	Government	1-6
	Berry Street School - Morwell Campus 11A Driffield Road Morwell VIC 3840	1.77km	Special	Mixed	Non-Government	0-0



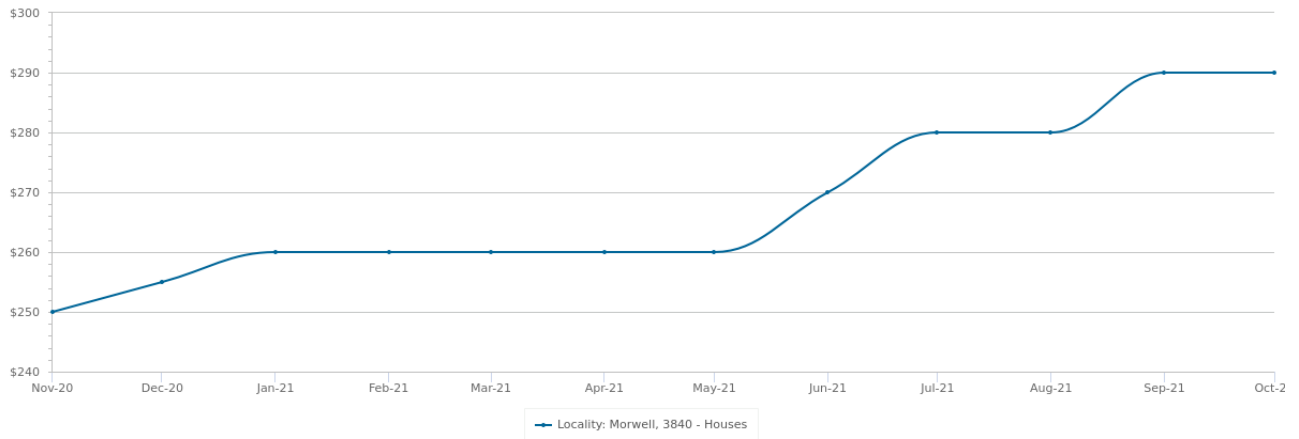
Property is within school catchment area



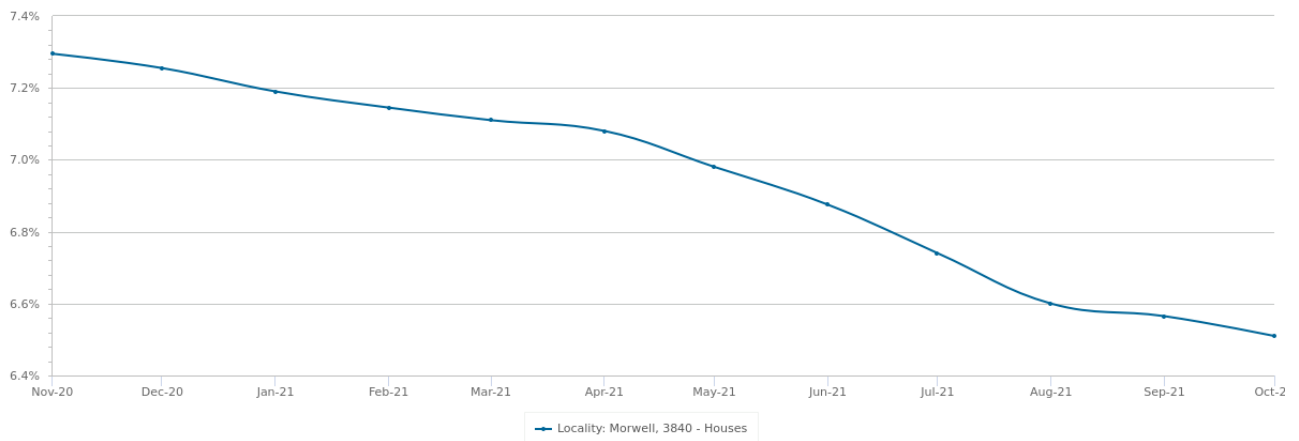
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



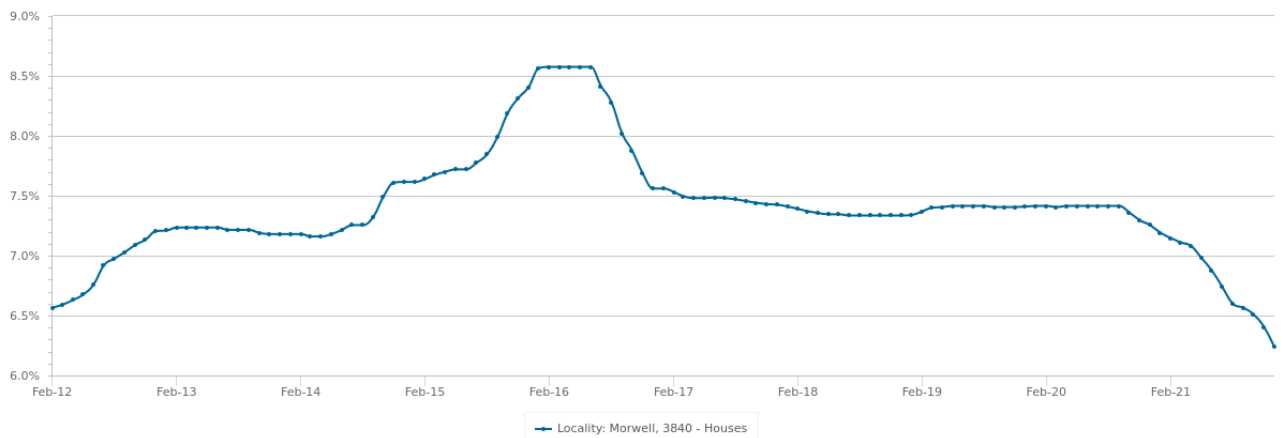
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2021	\$290	0.0%	6.5%	282
Sep 2021	\$290	3.6% ▲	6.6%	274
Aug 2021	\$280	0.0%	6.6%	257
Jul 2021	\$280	3.7% ▲	6.7%	255
Jun 2021	\$270	3.8% ▲	6.9%	267
May 2021	\$260	0.0%	7%	279
Apr 2021	\$260	0.0%	7.1%	274
Mar 2021	\$260	0.0%	7.1%	284
Feb 2021	\$260	0.0%	7.1%	287
Jan 2021	\$260	2.0% ▲	7.2%	299
Dec 2020	\$255	2.0% ▲	7.3%	301
Nov 2020	\$250	0.0%	7.3%	313

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$290	13.7% ▲	6.2%	299
2020	\$255	6.2% ▲	7.3%	301
2019	\$240	4.3% ▲	7.4%	395
2018	\$230	4.5% ▲	7.3%	436
2017	\$220	4.8% ▲	7.4%	514
2016	\$210	5.0% ▲	7.6%	532
2015	\$200	0.0%	8.4%	523
2014	\$200	5.3% ▲	7.6%	536
2013	\$190	0.0%	7.2%	526
2012	\$190	-	7.2%	493

Summary

21 McDonald Street Morwell VIC 3840



Appraisal price range

\$330 - \$350 per week

Notes from your agent

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