Comparative Market Analysis



2/49 WARATAH DRIVE MORWELL VIC 3840

Prepared on **23rd July 2023**



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Comparable Rentals

1 2/49 WARATAH DRIVE MORWELL VIC 3840



2 | 1 | 1 | 166m² | 91m²

Year Built	1980	DOM	46 days
Listing Date	12-Aug-22	Distance	0km
Listing Price	$300 pw		

2 1/29 AIRLIE BANK ROAD MORWELL VIC 3840



2 | 1 | - | 98m² | 67m²

Year Built	1980	DOM	47 days
Listing Date	15-Dec-22	Distance	0.34km
Listing Price	$280 per week		

3 2/130 BRIDLE ROAD MORWELL VIC 3840



2 | 1 | 1 | 273m² | 85m²

Year Built	1980	DOM	20 days
Listing Date	18-Aug-22	Distance	0.41km
Listing Price	$300 Per Week		

4 2/59 BRIDLE ROAD MORWELL VIC 3840



2 | 1 | 1 | 119m² | 85m²

Year Built	1990	DOM	39 days
Listing Date	09-Sep-22	Distance	0.43km
Listing Price	$290.00 per week		

5 4/8 LAUREL STREET MORWELL VIC 3840



2 | 1 | 1 | 121m² | 82m²

Year Built	1980	DOM	22 days
Listing Date	05-Sep-22	Distance	0.46km
Listing Price	$280 Per Week		

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

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Comparable Rentals

6 5/8 LAUREL STREET MORWELL VIC 3840



2 1 1 134m² -

Year Built	-	DOM	52 days
Listing Date	18-Apr-23	Distance	0.46km
Listing Price	$290 Per Week		

7 3/8 LAUREL STREET MORWELL VIC 3840



2 1 - 146m² -

Year Built	-	DOM	19 days
Listing Date	09-Mar-23	Distance	0.47km
Listing Price	$280 Per Week		

8 2/21 BUNYIP COURT MORWELL VIC 3840



2 1 1 167m² 84m²

Year Built	1980	DOM	29 days
Listing Date	17-Apr-23	Distance	0.52km
Listing Price	$310 Per Week		

9 2/36 GABO WAY MORWELL VIC 3840



2 1 4 316m² -

Year Built	-	DOM	11 days
Listing Date	24-Jan-23	Distance	0.57km
Listing Price	$290 Per Week		

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Summary

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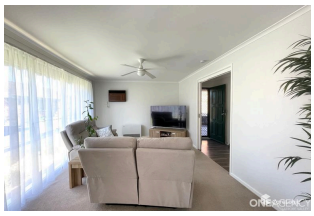



Appraisal price range

Currently Rented at $300 per week

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