



73 HOYLE STREET MORWELL VIC 3840

Prepared on 20th March 2025



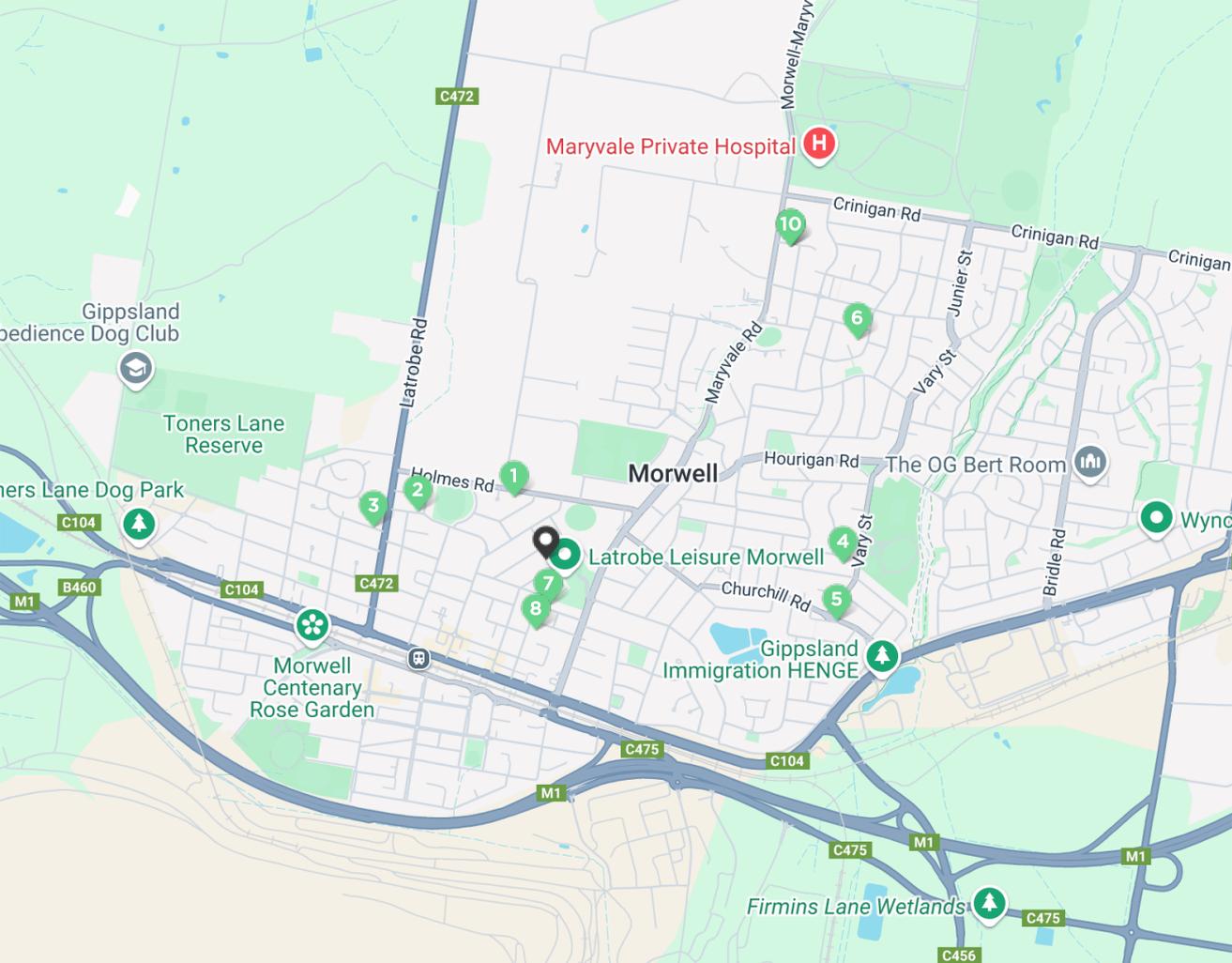
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Comps Map: Rentals



1 13 PHYLLIS STREET MORWELL VIC 3840	2	1	1	\$350
2 97 CHURCH STREET MORWELL VIC 3840	2	1	1	\$330
3 1 ROGER STREET MORWELL VIC 3840	2	1	1	\$380
4 37 ALAMEIN STREET MORWELL VIC 3840	2	1	1	\$330
5 76 CHURCHILL ROAD MORWELL VIC 3840	2	1	1	\$340
6 15 SHERRIN STREET MORWELL VIC 3840	2	1	1	\$340
7 3/7 WATMOR AVENUE MORWELL VIC 3840	1	1	1	\$200
8 3/172 BUCKLEY STREET MORWELL VIC 3840	1	1	1	\$250
9 4/21 FRANKLIN STREET MORWELL VIC 3840	1	1	1	\$210
10 3/21 FRANKLIN STREET MORWELL VIC 3840	1	1	1	\$265



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

Comparable Rentals

1 13 PHYLLIS STREET MORWELL VIC 3840



2 1 1 557m² 118m²
 Year Built 1950 DOM 35 days
 Listing Date 25-Aug-23 Distance 0.31km
 Listing Price \$350 pw

2 97 CHURCH STREET MORWELL VIC 3840



2 1 1 597m² 87m²
 Year Built 1960 DOM 22 days
 Listing Date 28-Sep-23 Distance 0.64km
 Listing Price \$330 per week

3 1 ROGER STREET MORWELL VIC 3840



2 1 1 330m² 114m²
 Year Built 1960 DOM 14 days
 Listing Date 06-Mar-25 Distance 0.83km
 Listing Price \$380 pw

4 37 ALAMEIN STREET MORWELL VIC 3840



2 1 1 623m² 96m²
 Year Built - DOM 111 days
 Listing Date 06-Dec-23 Distance 1.42km
 Listing Price \$330 per week

5 76 CHURCHILL ROAD MORWELL VIC 3840



2 1 1 652m² -
 Year Built 1975 DOM 43 days
 Listing Date 30-Jan-25 Distance 1.43km
 Listing Price \$340 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 15 SHERRIN STREET MORWELL VIC 3840



2 1 1 843m² 92m²
 Year Built 1950 DOM 30 days
 Listing Date 21-Dec-23 Distance 1.82km
 Listing Price \$340 per week

7 3/7 WATMOR AVENUE MORWELL VIC 3840



1 1 1 745m² -
 Year Built 1963 DOM 32 days
 Listing Date 08-Sep-23 Distance 0.24km
 Listing Price \$200

8 3/172 BUCKLEY STREET MORWELL VIC 3840



1 1 1 40m² -
 Year Built 1960 DOM 11 days
 Listing Date 02-Apr-24 Distance 0.36km
 Listing Price \$250 per week

9 4/21 FRANKLIN STREET MORWELL VIC 3840



1 1 1 48m² 33m²
 Year Built 1970 DOM 65 days
 Listing Date 02-Oct-23 Distance 1.9km
 Listing Price \$210 WEEKLY

10 3/21 FRANKLIN STREET MORWELL VIC 3840



1 1 1 59m² 42m²
 Year Built 1979 DOM 26 days
 Listing Date 13-May-24 Distance 1.9km
 Listing Price \$265 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
Morwell Central Primary School	0.3km	Primary	Mixed	Government	0-6
Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	0.57km	Secondary	Mixed	Non-Government	-
Berry Street School - Morwell Campus 11A Driffield Road Morwell VIC 3840	1.71km	Special	Mixed	Non-Government	-
Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.9km	Primary	Mixed	Government	0-6
Morwell Primary School	2.03km	Primary	Mixed	Government	1-6

Property is within school catchment area Property is outside school catchment area

Summary

73 HOYLE STREET MORWELL VIC 3840



Appraisal price range

House \$340 - \$370. Bungalow \$240 - \$270.

Notes from your agent

Electricity is included in the current rent for both the house & bungalow. Appraisal price range is also based on rent & inclusion of electricity.

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