



3 Maurice Court Morwell VIC 3840

Prepared on 9th October 2020

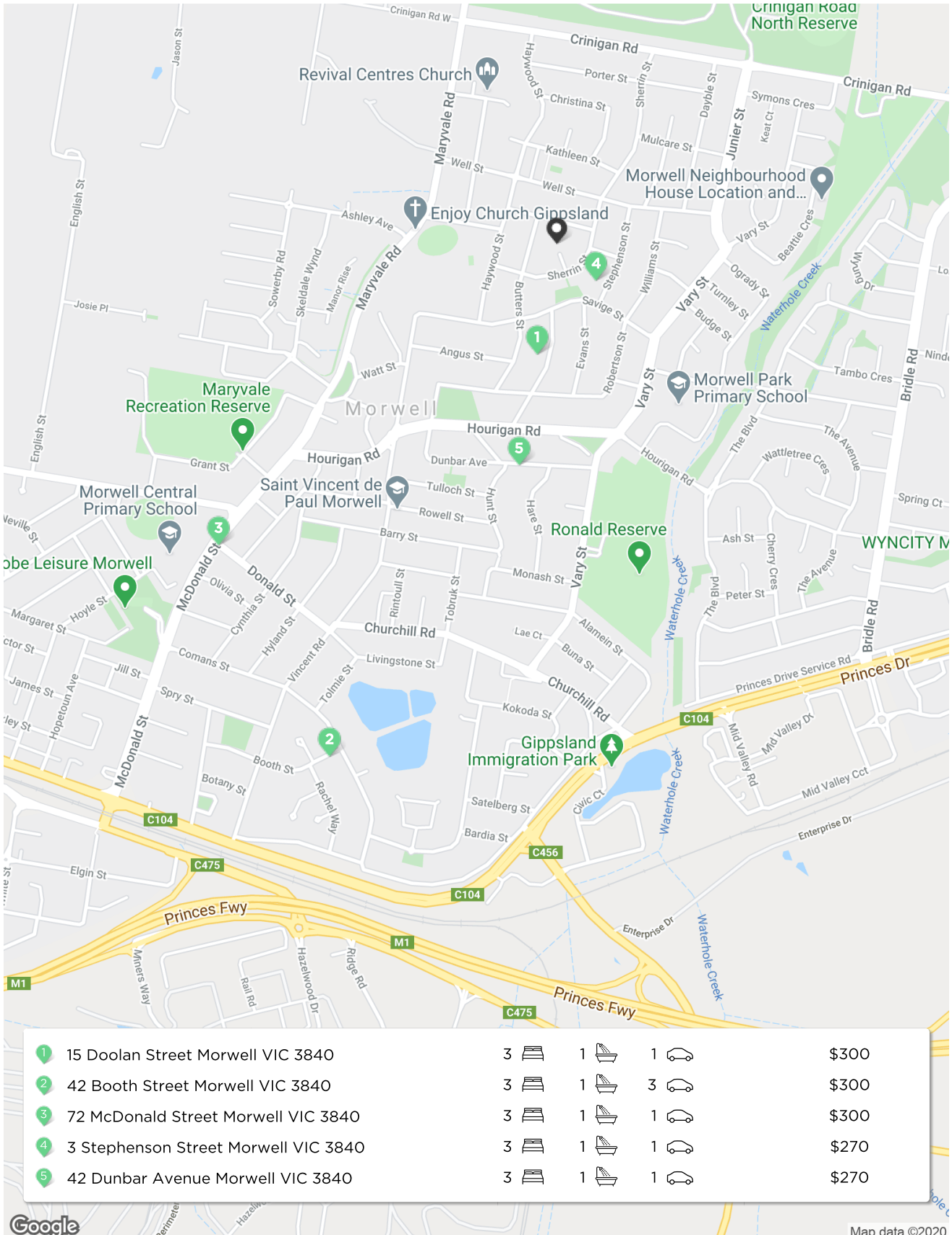


Anthony Bloomfield
One Agency Latrobe Valley

PO Box 9126
TRARALGON VIC 3844
m: 0455 303 750

anthony@oneagencylv.com.au

Comps Map: Rentals



Comparable Rentals



15 Doolan Street Morwell VIC 3840

3 1 1 604m² -

Listing Price
\$300 per week

Listed Date
06-May-
DOM 76 days

Year Built -
Distance 0.35km

1



42 Booth Street Morwell VIC 3840

3 1 3 514m² 107m²

Listing Price
\$300 per week

Listed Date
23-Jun-20
DOM 2 days

Year Built 1960
Distance 1.75km

2



72 McDonald Street Morwell VIC 3840

3 1 1 886m² 94m²

Listing Price
\$300 per week

Listed Date
18-Jun-20
DOM 48 days

Year Built 1975
Distance 1.41km

3



3 Stephenson Street Morwell VIC 3840

3 1 1 664m² 90m²

Listing Price
\$270 per week

Listed Date
15-Sep-20
DOM 25 days

Year Built 1950
Distance 0.18km

4



42 Dunbar Avenue Morwell VIC 3840

3 1 1 650m² 92m²

Listing Price
\$270 per week

Listed Date
11-May-20
DOM 26 days

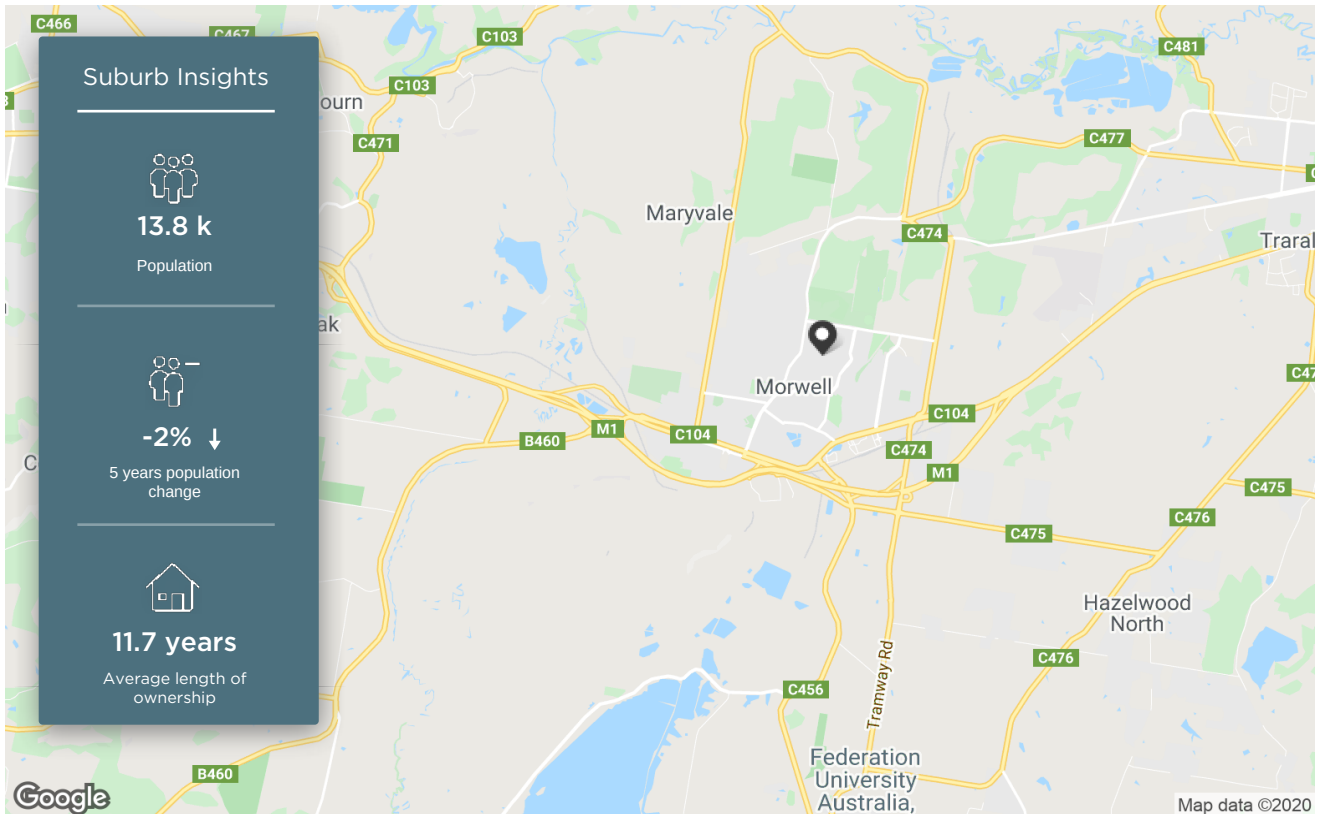
Year Built 1950
Distance 0.7km

5

DOM = Days on market

Morwell

Demographic



The size of Morwell is approximately 44.9 square kilometres. It has 26 parks covering nearly 2.8% of total area. The population of Morwell in 2011 was 14,005 people. By 2016 the population was 13,753 showing a population decline of 1.8% in the area during that time. The predominant age group in Morwell is 50-59 years. Households in Morwell are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Morwell work in a trades occupation. In 2011, 63.1% of the homes in Morwell were owner-occupied compared with 61.7% in 2016. Currently the median sales price of houses in the area is \$180,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40.6	Owns Outright	35.5	0-15.6K	7.3	0-9	11.8
Couples with Children	31.6	Purchaser	26.2	15.6-33.8K	26.7	10-19	10.9
Single Parents	26.1	Renting	33.5	33.8-52K	19.1	20-29	13.1
Other	1.6	Other	0.5	52-78K	14.8	30-39	10.5
		Not Stated	4.2	78-130K	14.0	40-49	11.9
				130-182K	4.8	50-59	13.7
				182K+	3.0	60-69	12.5
						70-79	9.3
						80-89	5.2
						90-99	0.9

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.63km	Primary	Mixed	Government	0-6
	Morwell Primary School	0.67km	Primary	Mixed	Government	1-6
	Tobruk Street Primary School - Morwell	1.18km	Primary	Mixed	Government	1-6
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.26km	Secondary	Mixed	Government	7-12
	Morwell Central Primary School	1.5km	Primary	Mixed	Government	0-6



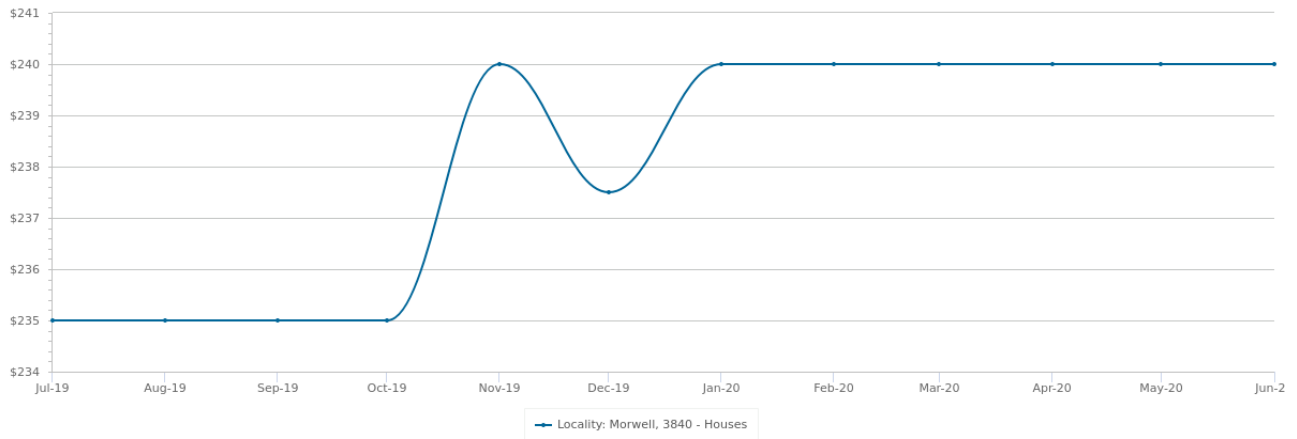
Property is within school catchment area



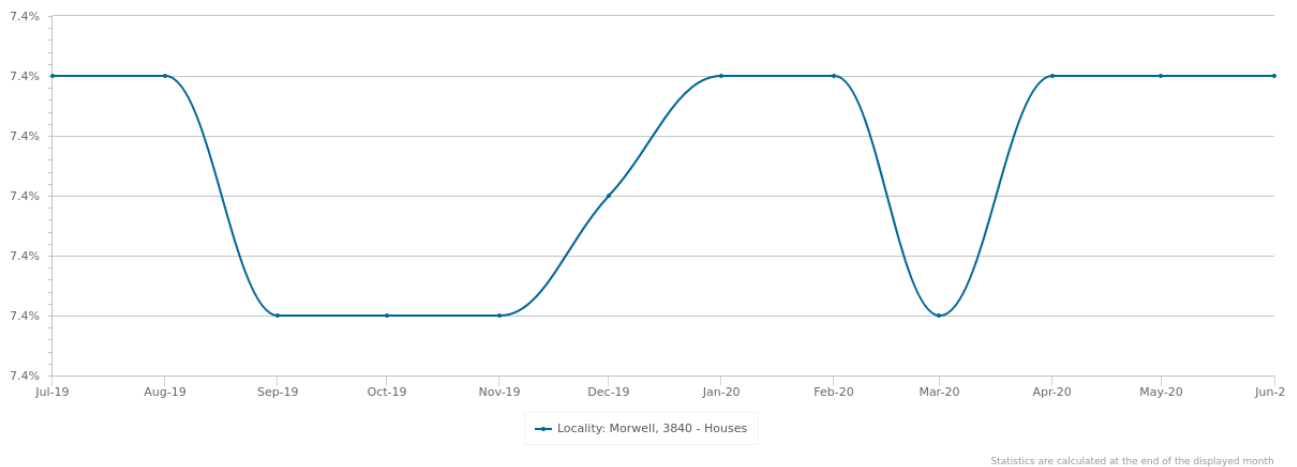
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



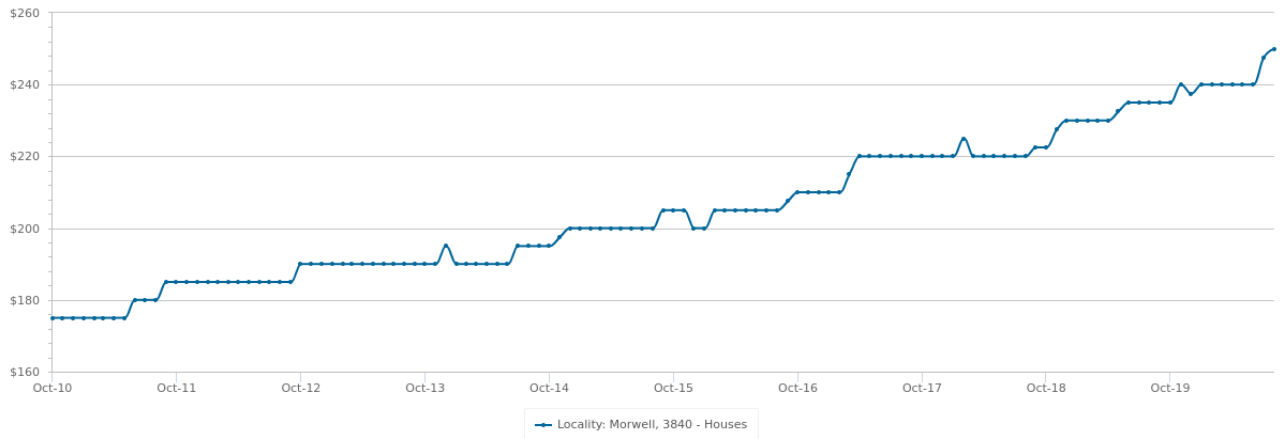
Gross Rental Yield - 12 months



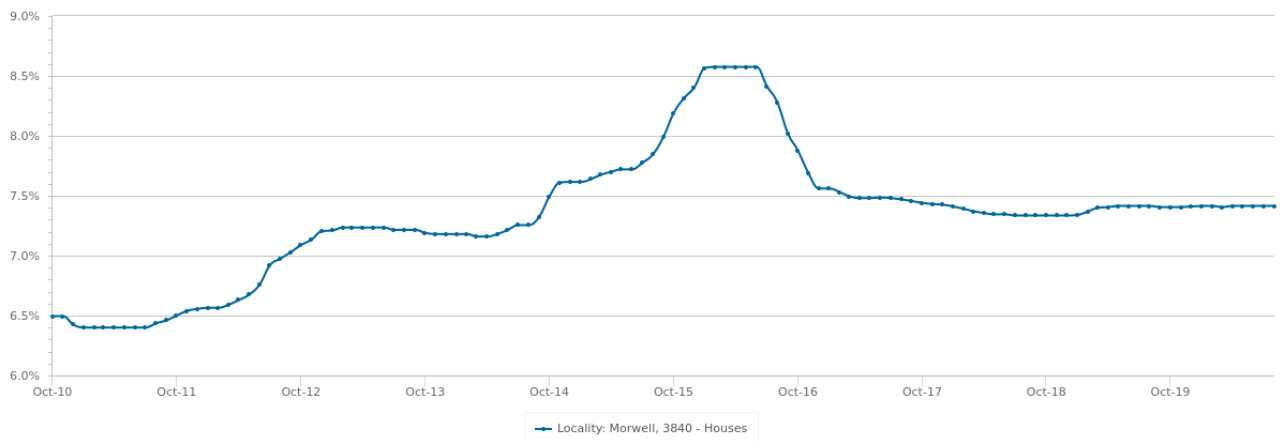
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jun 2020	\$240	0.0%	7.4%	331
May 2020	\$240	0.0%	7.4%	322
Apr 2020	\$240	0.0%	7.4%	331
Mar 2020	\$240	0.0%	7.4%	336
Feb 2020	\$240	0.0%	7.4%	338
Jan 2020	\$240	1.1% ▲	7.4%	345
Dec 2019	\$237	-1.0% ▼	7.4%	359
Nov 2019	\$240	2.1% ▲	7.4%	362
Oct 2019	\$235	0.0%	7.4%	348
Sep 2019	\$235	0.0%	7.4%	364
Aug 2019	\$235	0.0%	7.4%	362
Jul 2019	\$235	0.0%	7.4%	377

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2020	\$250	6.4% ▲	7.4%	294
2019	\$235	6.8% ▲	7.4%	362
2018	\$220	0.0%	7.3%	478
2017	\$220	7.3% ▲	7.5%	499
2016	\$205	2.5% ▲	8.3%	525
2015	\$200	2.6% ▲	7.8%	555
2014	\$195	2.6% ▲	7.3%	523
2013	\$190	2.7% ▲	7.2%	517
2012	\$185	2.8% ▲	7%	488
2011	\$180	-	6.4%	425

Summary

3 Maurice Court Morwell VIC 3840



Appraisal price range

\$275 - \$300 Per Week

Notes from your agent

With strong demand for rental properties throughout the Latrobe Valley it is anticipated that the likely rental would sit in the higher end of this price guide due to the home being renovated and including central heating, air conditioning and good shedding while being situated on a large allotment.

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.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

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.