Comparative Market Analysis



12 SOWERBY ROAD MORWELL VIC 3840

Prepared on **18th January 2024**



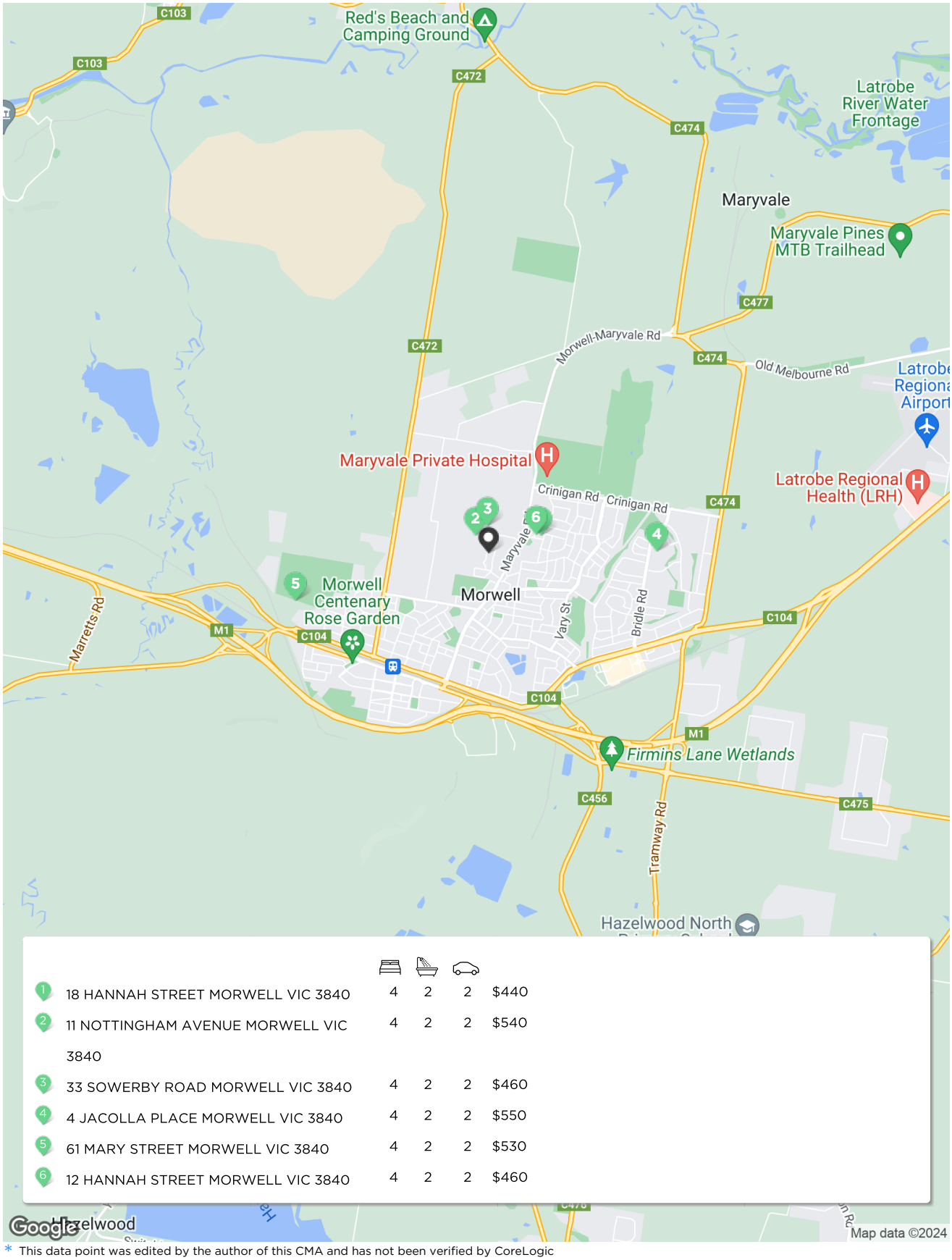
Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

PO Box 9126
TRARALGON VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

Comps Map: Rentals



1	18 HANNAH STREET MORWELL VIC 3840	4	2	2	$440
2	11 NOTTINGHAM AVENUE MORWELL VIC 3840	4	2	2	$540
3	33 SOWERBY ROAD MORWELL VIC 3840	4	2	2	$460
4	4 JACOLLA PLACE MORWELL VIC 3840	4	2	2	$550
5	61 MARY STREET MORWELL VIC 3840	4	2	2	$530
6	12 HANNAH STREET MORWELL VIC 3840	4	2	2	$460

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ONE AGENCY
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Comparable Rentals

1 18 HANNAH STREET MORWELL VIC 3840



4 2 2 536m² 130m²

Year Built	2016	DOM	51 days
Listing Date	28-Nov-23	Distance	0.68km
Listing Price	$440 Per Week		

2 11 NOTTINGHAM AVENUE MORWELL VIC 3840



4 2 2 707m² 187m²

Year Built	2017	DOM	31 days
Listing Date	18-Dec-23	Distance	0.24km
Listing Price	$540 PW / AVAIL. 5.02.24		

3 33 SOWERBY ROAD MORWELL VIC 3840



4 2 2 704m² 140m²

Year Built	2014	DOM	48 days
Listing Date	01-Sep-23	Distance	0.3km
Listing Price	$460 Per Week		

4 4 JACOLLA PLACE MORWELL VIC 3840



4 2 2 465m² -

Year Built	-	DOM	34 days
Listing Date	04-Oct-23	Distance	2.11km
Listing Price	$550		

5 61 MARY STREET MORWELL VIC 3840



4 2 2 748m² 148m²

Year Built	2023	DOM	7 days
Listing Date	09-Nov-23	Distance	2.47km
Listing Price	$530		

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 12 HANNAH STREET MORWELL VIC 3840



4 2 2 536m² 133m²

Year Built	2014	DOM	53 days
Listing Date	22-Aug-23	Distance	0.64km
Listing Price	$460 PW // AVAIL 29.09.2023		

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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Summary

12 SOWERBY ROAD MORWELL VIC 3840









Appraisal price range
$500 - $530 Per Week

Notes from your agent

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