

Comparative Market Analysis



5 MULCARE STREET MORWELL VIC 3840

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Comparable Rentals

1 2 MULCARE STREET MORWELL VIC 3840



3 1 1 617m² 92m²
 Year Built 1960 DOM 17 days
 Listing Date 17-Aug-21 Distance 0.07km
 Listing Price \$340

2 49 BUTTERS STREET MORWELL VIC 3840



3 1 2 599m² 91m²
 Year Built 1960 DOM 37 days
 Listing Date 04-Jan-22 Distance -
 Listing Price \$350.00 per week

3 22 DOOLAN STREET MORWELL VIC 3840



3 1 2 834m² 100m²
 Year Built - DOM 7 days
 Listing Date 07-Oct-21 Distance -
 Listing Price \$360

4 40 HOURIGAN ROAD MORWELL VIC 3840



3 1 1 691m² 112m²
 Year Built 1960 DOM 77 days
 Listing Date 06-Jan-22 Distance 1.05km
 Listing Price \$375

5 14 GRANYA GROVE MORWELL VIC 3840



3 1 - 1,735m² 130m²
 Year Built 1960 DOM 51 days
 Listing Date 06-Dec-21 Distance -
 Listing Price \$370

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 63 ALAMEIN STREET MORWELL VIC 3840



3 1 1 664m² 93m²
 Year Built 1965 DOM 29 days
 Listing Date 13-Dec-21 Distance 1.63km
 Listing Price \$400

7 130 VINCENT ROAD MORWELL VIC 3840



3 1 2 713m² 106m²
 Year Built 1950 DOM 25 days
 Listing Date 24-Jan-22 Distance 1.27km
 Listing Price \$430.00

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 Primary School	0.66km	Primary	Mixed	Government	1-6
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.87km	Primary	Mixed	Government	0-6
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.26km	Secondary	Mixed	Government	7-12
	Tobruk Street Primary School - Morwell	1.63km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	1.98km	Primary	Mixed	Government	0-6



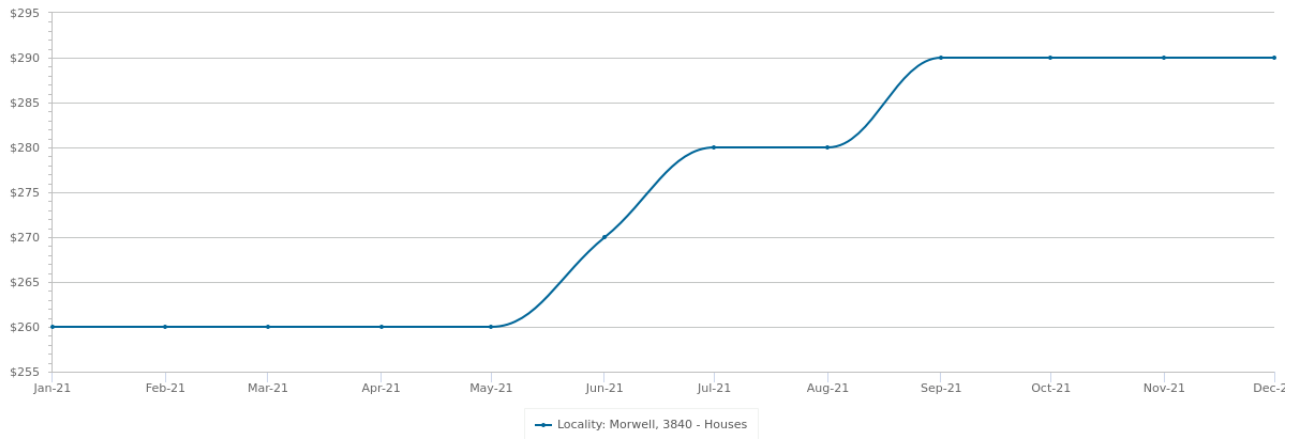
Property is within school catchment area



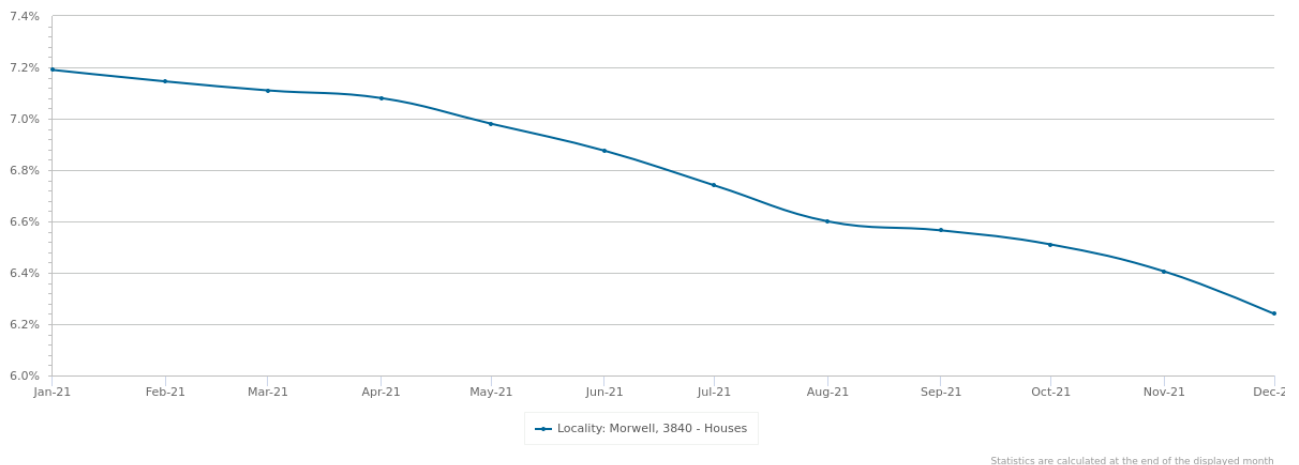
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



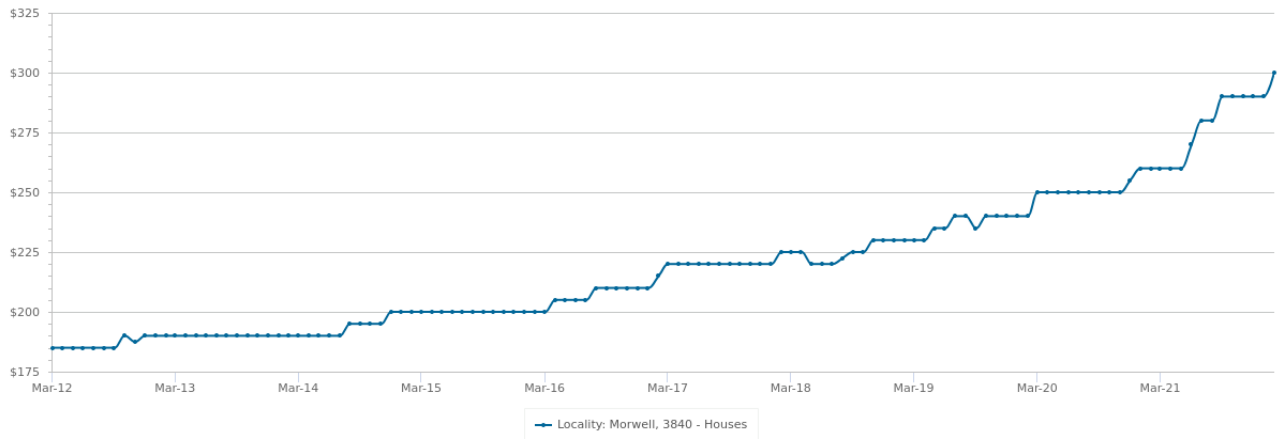
Gross Rental Yield - 12 months



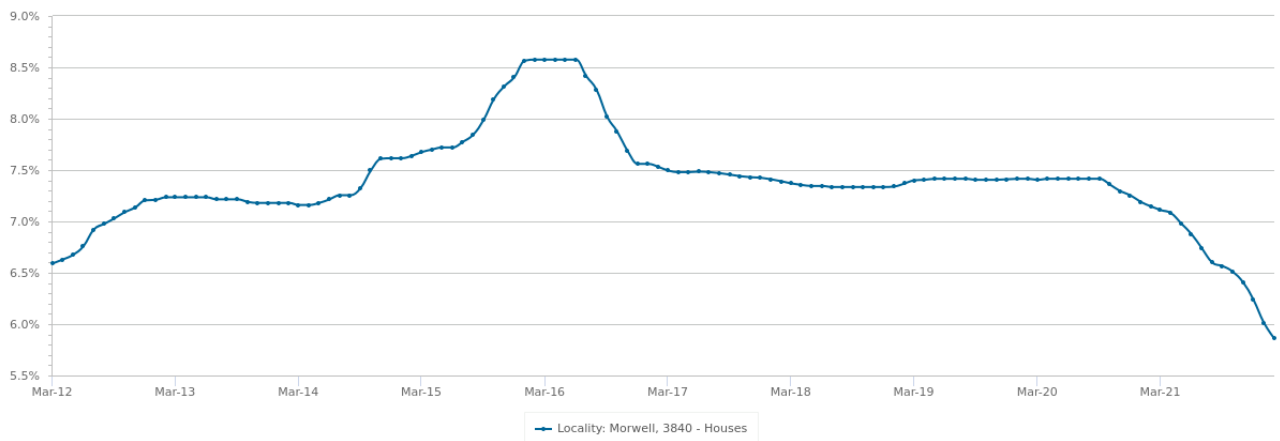
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2021	\$290	0.0%	6.2%	303
Nov 2021	\$290	0.0%	6.4%	301
Oct 2021	\$290	0.0%	6.5%	282
Sep 2021	\$290	3.6% ▲	6.6%	274
Aug 2021	\$280	0.0%	6.6%	257
Jul 2021	\$280	3.7% ▲	6.7%	256
Jun 2021	\$270	3.8% ▲	6.9%	268
May 2021	\$260	0.0%	7%	280
Apr 2021	\$260	0.0%	7.1%	275
Mar 2021	\$260	0.0%	7.1%	285
Feb 2021	\$260	0.0%	7.1%	288
Jan 2021	\$260	2.0% ▲	7.2%	301

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2022	\$300	15.4% ▲	5.9%	306
2021	\$260	8.3% ▲	7.1%	288
2020	\$240	4.3% ▲	7.4%	389
2019	\$230	2.2% ▲	7.4%	428
2018	\$225	4.7% ▲	7.4%	494
2017	\$215	7.5% ▲	7.5%	508
2016	\$200	0.0%	8.6%	535
2015	\$200	5.3% ▲	7.6%	526
2014	\$190	0.0%	7.2%	532
2013	\$190	2.7% ▲	7.2%	471

Summary

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Appraisal price range
\$380 - \$410 per week

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