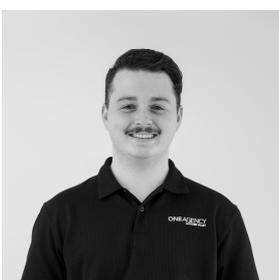




## 2 WARATAH DRIVE MORWELL VIC 3840

Prepared on 12th March 2025



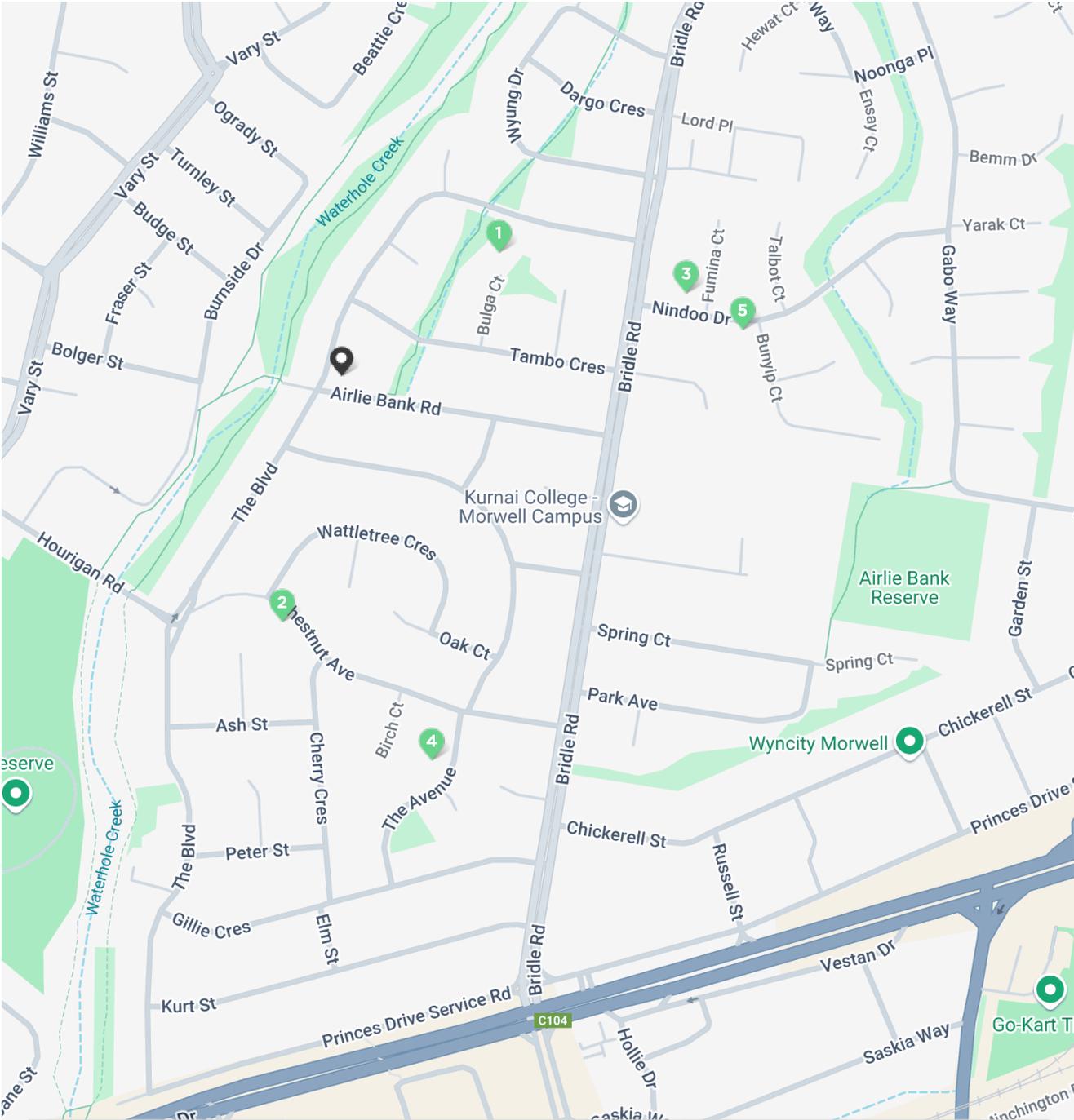
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# Comps Map: Rentals



					
1	5-6 BULGA COURT MORWELL VIC 3840	4	2	4	\$580
2	29 CHESTNUT AVENUE MORWELL VIC 3840	4	1	2	\$450
3	1 NINDOO DRIVE MORWELL VIC 3840	4	2	3	\$520
4	19 THE AVENUE MORWELL VIC 3840	4	2	1	\$510
5	2 BUNYIP COURT MORWELL VIC 3840	3	2	2	\$510



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

# Comparable Rentals

1 5-6 BULGA COURT MORWELL VIC 3840



🏠 4 🚗 2 🚘 4 📏 1,608m<sup>2</sup> 📏 238m<sup>2</sup>  
 Year Built 1980 DOM 15 days  
 Listing Date 06-Jan-25 Distance 0.27km  
 Listing Price \$580 Per Week

2 29 CHESTNUT AVENUE MORWELL VIC 3840



🏠 4 🚗 1 🚘 2 📏 700m<sup>2</sup> 📏 -  
 Year Built - DOM 10 days  
 Listing Date 07-Jan-25 Distance 0.35km  
 Listing Price \$450 PW / AVAIL. 12.03.25

3 1 NINDOO DRIVE MORWELL VIC 3840



🏠 4 🚗 2 🚘 3 📏 810m<sup>2</sup> 📏 -  
 Year Built - DOM 10 days  
 Listing Date 01-Dec-24 Distance 0.49km  
 Listing Price \$520 Per Week

4 19 THE AVENUE MORWELL VIC 3840



🏠 4 🚗 2 🚘 1 📏 667m<sup>2</sup> 📏 145m<sup>2</sup>  
 Year Built 1980 DOM 25 days  
 Listing Date 06-Jan-25 Distance 0.55km  
 Listing Price \$510 pw

5 2 BUNYIP COURT MORWELL VIC 3840



🏠 3 🚗 2 🚘 2 📏 733m<sup>2</sup> 📏 130m<sup>2</sup>  
 Year Built 1980 DOM -  
 Listing Date 12-Sep-24 Distance 0.55km  
 Listing Price \$510 WEEKLY

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

# Summary

**2 WARATAH DRIVE MORWELL VIC 3840**



**Appraisal price range**  
\$490 - \$520 Per Week

**Notes from your agent**

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