Comparative Market Analysis



13 PHYLLIS STREET MORWELL VIC 3840

Prepared on **6th June 2023**



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ONE AGENCY
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Comparable Rentals

1 11 CATTERICK STREET MORWELL VIC 3840



2 | 1 | 1 | 616m² | 74m²

Year Built	1960	DOM	7 days
Listing Date	14-Apr-23	Distance	1.78km
Listing Price	$340		

2 72 CHURCHILL ROAD MORWELL VIC 3840



2 | 1 | - | 621m² | 93m²

Year Built	1960	DOM	14 days
Listing Date	01-Mar-23	Distance	1.61km
Listing Price	$340 Per Week		

3 10 AUCHTERLONIE STREET MORWELL VIC 3840



2 | 1 | 2 | 754m² | 75m²

Year Built	1960	DOM	10 days
Listing Date	07-Feb-22	Distance	1.44km
Listing Price	$335 weekly		

4 6 BUCKLEY STREET MORWELL VIC 3840



2 | 1 | 1 | 1,027m² | -

Year Built	-	DOM	68 days
Listing Date	15-Aug-22	Distance	0.83km
Listing Price	$330 pw		

5 7 BUDGE STREET MORWELL VIC 3840



2 | 1 | 4 | 583m² | 93m²

Year Built	1965	DOM	54 days
Listing Date	01-Sep-22	Distance	2.14km
Listing Price	$330 Per Week		

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 2 EVANS STREET MORWELL VIC 3840



2 | 1 | 1 | 704m² | 96m²

Year Built	1960	DOM	7 days
Listing Date	06-Apr-23	Distance	1.71km
Listing Price	$330		

7 2 STEPHENSON STREET MORWELL VIC 3840



2 | 1 | - | 723m² | 75m²

Year Built	1960	DOM	36 days
Listing Date	14-Apr-22	Distance	1.87km
Listing Price	$330 p/w		

8 2 RONALD COURT MORWELL VIC 3840



2 | 1 | 2 | 847m² | 77m²

Year Built	1960	DOM	30 days
Listing Date	28-Jul-22	Distance	1.59km
Listing Price	$320 Per Week		

9 94 VINCENT ROAD MORWELL VIC 3840



2 | 1 | - | 657m² | 95m²

Year Built	-	DOM	15 days
Listing Date	21-Mar-22	Distance	1.06km
Listing Price	$320		

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Summary

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Appraisal price range
$320 - $340 Per Week

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