Comparative Market Analysis

99 HOLMES ROAD MORWELL VIC 3840

Prepared for **Lisa Potts** on **14th March 2023**

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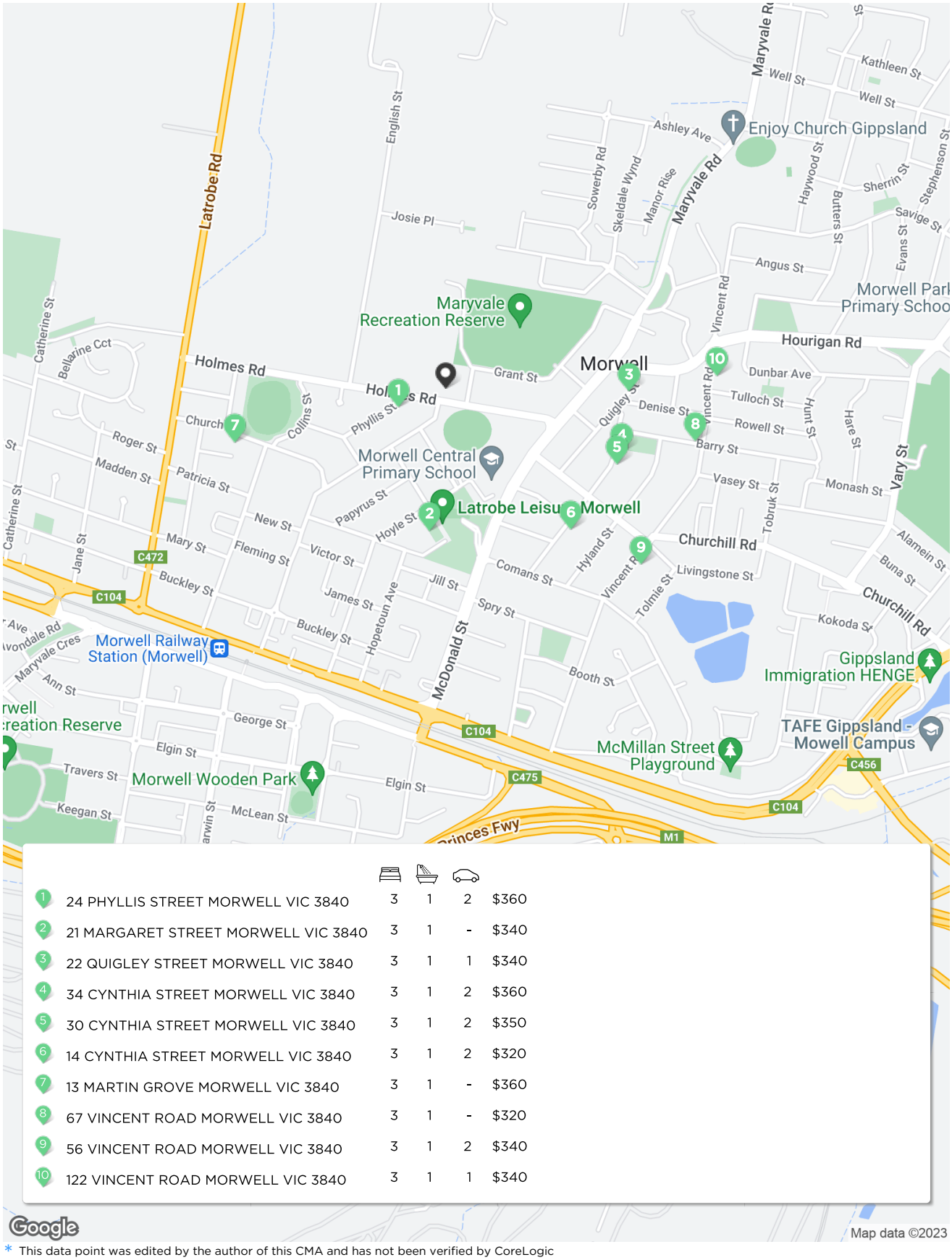
Comps Map: Rentals



1	24 PHYLLIS STREET MORWELL VIC 3840	3	1	2	$360
2	21 MARGARET STREET MORWELL VIC 3840	3	1	-	$340
3	22 QUIGLEY STREET MORWELL VIC 3840	3	1	1	$340
4	34 CYNTHIA STREET MORWELL VIC 3840	3	1	2	$360
5	30 CYNTHIA STREET MORWELL VIC 3840	3	1	2	$350
6	14 CYNTHIA STREET MORWELL VIC 3840	3	1	2	$320
7	13 MARTIN GROVE MORWELL VIC 3840	3	1	-	$360
8	67 VINCENT ROAD MORWELL VIC 3840	3	1	-	$320
9	56 VINCENT ROAD MORWELL VIC 3840	3	1	2	$340
10	122 VINCENT ROAD MORWELL VIC 3840	3	1	1	$340

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

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Comparable Rentals

1 24 PHYLLIS STREET MORWELL VIC 3840

3 | 1 | 2 | 550m² | -

Year Built	-	DOM	49 days
Listing Date	21-Sep-22	Distance	0.16km
Listing Price	$360 Per Week		

2 21 MARGARET STREET MORWELL VIC 3840

3 | 1 | - | 779m² | 102m²

Year Built	1950	DOM	12 days
Listing Date	02-Mar-23	Distance	0.45km
Listing Price	$340 Per Week		

3 22 QUIGLEY STREET MORWELL VIC 3840

3 | 1 | 1 | 676m² | 138m²

Year Built	1960	DOM	7 days
Listing Date	01-Feb-23	Distance	0.57km
Listing Price	$340.00 per week		

4 34 CYNTHIA STREET MORWELL VIC 3840

3 | 1 | 2 | 964m² | -

Year Built	1970	DOM	95 days
Listing Date	09-Dec-22	Distance	0.59km
Listing Price	$360 pw		

5 30 CYNTHIA STREET MORWELL VIC 3840

3 | 1 | 2 | 988m² | 96m²

Year Built	1963	DOM	62 days
Listing Date	15-Jul-22	Distance	0.59km
Listing Price	$350		

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 14 CYNTHIA STREET MORWELL VIC 3840

3 | 1 | 2 | 845m² | 84m²

Year Built	1950	DOM	7 days
Listing Date	12-Oct-22	Distance	0.59km
Listing Price	$320 per week		

7 13 MARTIN GROVE MORWELL VIC 3840

3 | 1 | - | 608m² | 140m²

Year Built	1978	DOM	29 days
Listing Date	13-Feb-23	Distance	0.68km
Listing Price	$360 per week		

8 67 VINCENT ROAD MORWELL VIC 3840

3 | 1 | - | 869m² | 120m²

Year Built	-	DOM	85 days
Listing Date	07-Jul-22	Distance	0.8km
Listing Price	$320 pw		

9 56 VINCENT ROAD MORWELL VIC 3840

3 | 1 | 2 | 745m² | 134m²

Year Built	1960	DOM	15 days
Listing Date	10-Jan-23	Distance	0.82km
Listing Price	$340 Per Week		

10 122 VINCENT ROAD MORWELL VIC 3840

3 | 1 | 1 | 711m² | 106m²

Year Built	-	DOM	23 days
Listing Date	17-Nov-22	Distance	0.84km
Listing Price	$340 Per Week		

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Summary

99 HOLMES ROAD MORWELL VIC 3840

Appraisal price range
$340 - $360 per week

Notes from your agent

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