Comparative Market Analysis



13 Dargo Crescent Morwell VIC 3840



Anthony Bloomfield
One Agency Latrobe Valley

PO Box 9126
Traralgon VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

Comparable Rentals



3 Noonga Place Morwell VIC 3840

3 | 2 | 1 | 643m² | -

Listing Price	$330.00	Listed Date	18-Oct-19	Year Built	-
		DOM	12 days	Distance	0.41km

1



12 Glenrowan Street Morwell VIC 3840

3 | 2 | 2 | 502m² | 143m²

Listing Price	$320	Listed Date	03-Dec-19	Year Built	2010
		DOM	16 days	Distance	0.66km

2



14 Glenrowan Street Morwell VIC 3840

3 | 2 | 2 | 502m² | -

Listing Price	$325	Listed Date	18-Jun-19	Year Built	-
		DOM	29 days	Distance	0.69km

3



55 Porter Street Morwell VIC 3840

3 | 2 | 2 | 633m² | -

Listing Price	$330	Listed Date	20-Sep-19	Year Built	-
		DOM	57 days	Distance	0.81km

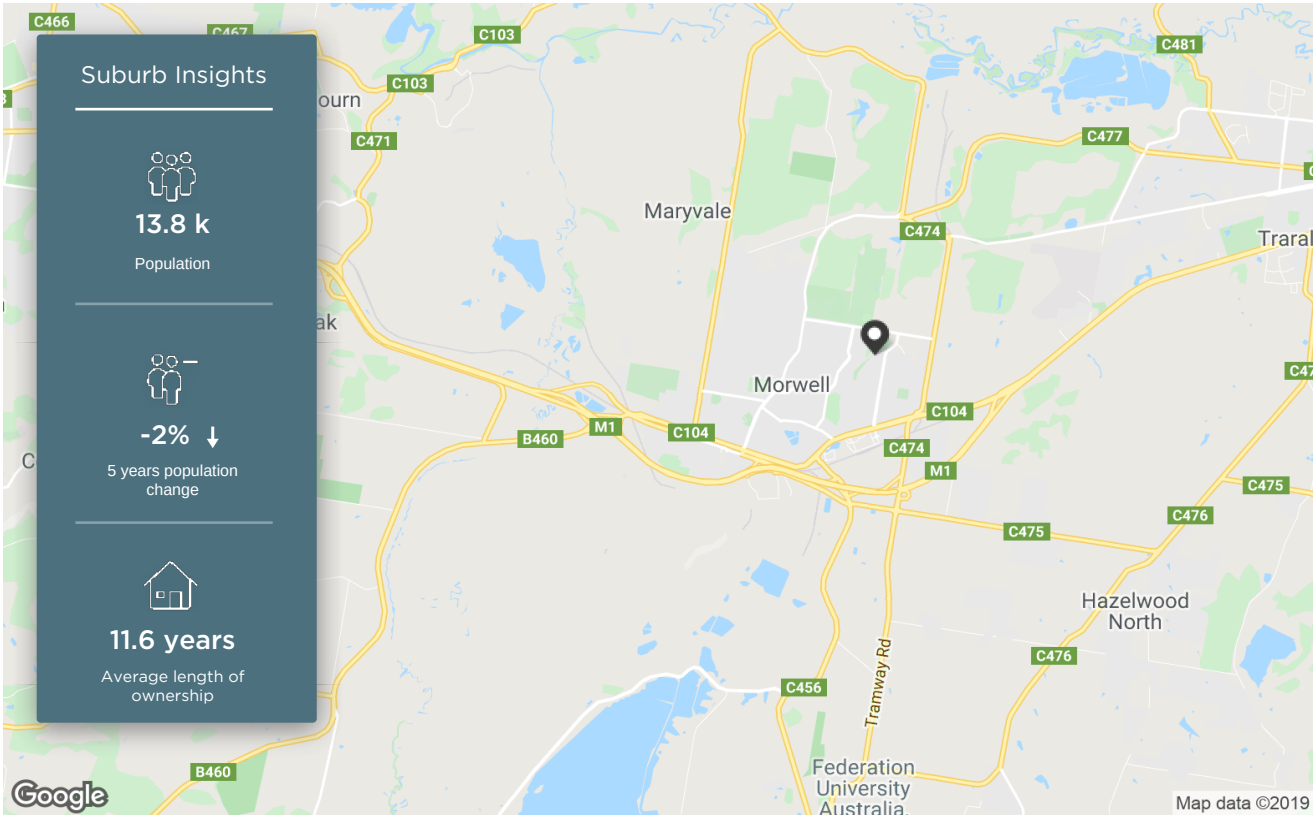
4

DOM = Days on market

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

Morwell

Demographic

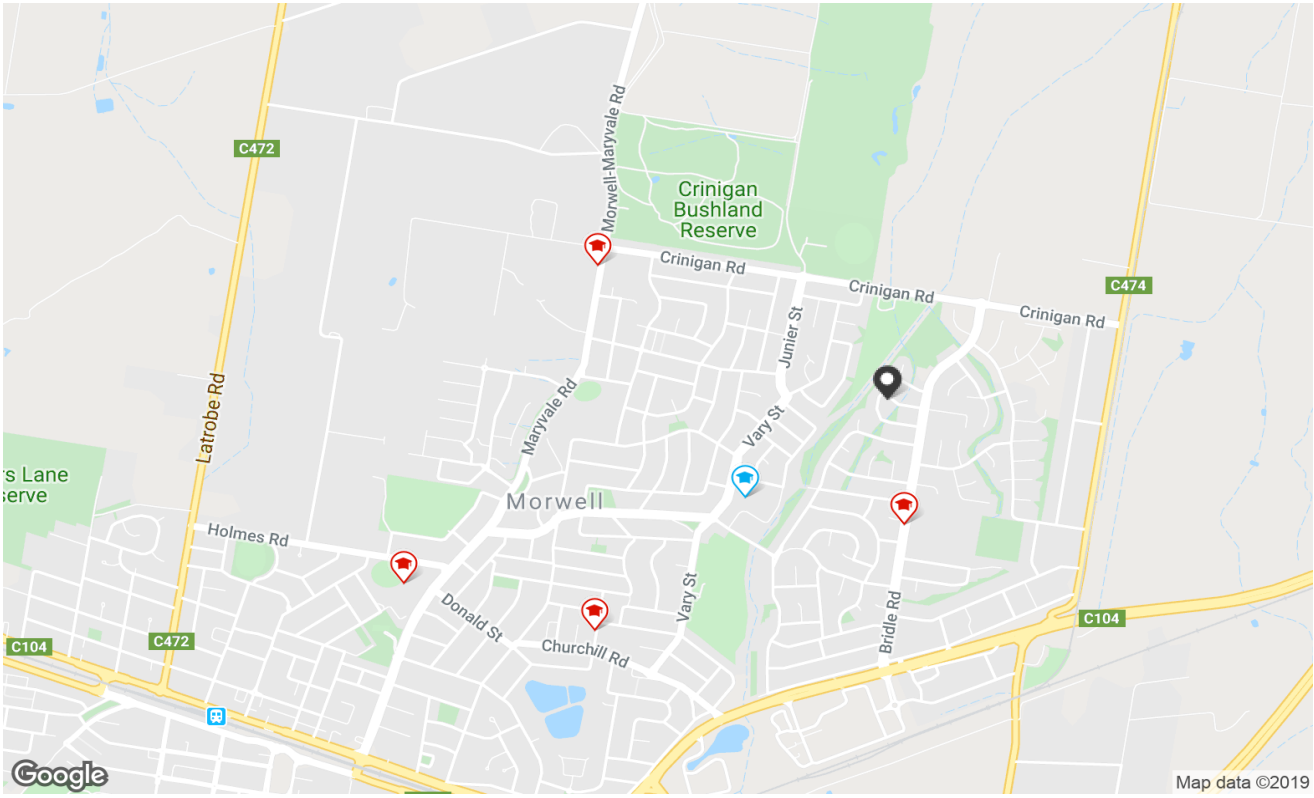


The size of Morwell is approximately 44.9 square kilometres. It has 26 parks covering nearly 2.8% of total area. The population of Morwell in 2011 was 14,005 people. By 2016 the population was 13,753 showing a population decline of 1.8% in the area during that time. The predominant age group in Morwell is 50-59 years. Households in Morwell are primarily childless couples and are likely to be repaying $1000 - $1399 per month on mortgage repayments. In general, people in Morwell work in a trades occupation. In 2011, 63.1% of the homes in Morwell were owner-occupied compared with 61.7% in 2016. Currently the median sales price of houses in the area is $177,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40.6	Owns Outright	35.5	0-15.6K	7.3	0-9	11.8
Couples with Children	31.6	Purchaser	26.2	15.6-33.8K	26.7	10-19	10.9
Single Parents	26.1	Renting	33.5	33.8-52K	19.1	20-29	13.1
Other	1.6	Other	0.5	52-78K	14.8	30-39	10.5
		Not Stated	4.2	78-130K	14.0	40-49	11.9
				130-182K	4.8	50-59	13.7
				182K+	3.0	60-69	12.5
						70-79	9.3
						80-89	5.2
						90-99	0.9

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

Local Schools



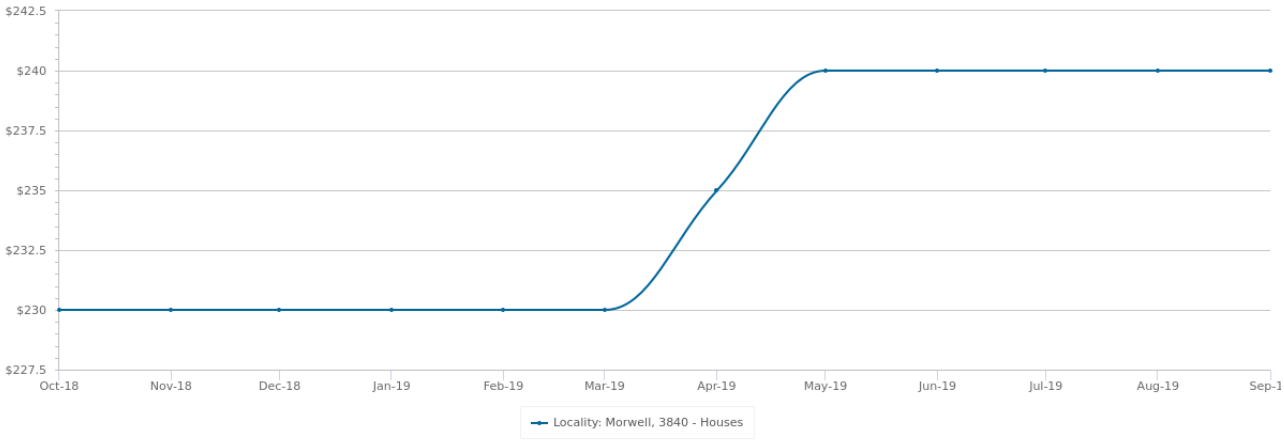
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	0.61km	Secondary	Mixed	Government	7-12
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.77km	Primary	Mixed	Government	0-6
	Morwell Primary School	1.43km	Primary	Mixed	Government	1-6
	Tobruk Street Primary School - Morwell	1.71km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	2.33km	Primary	Mixed	Government	0-6

Property is within school catchment area Property is outside school catchment area

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

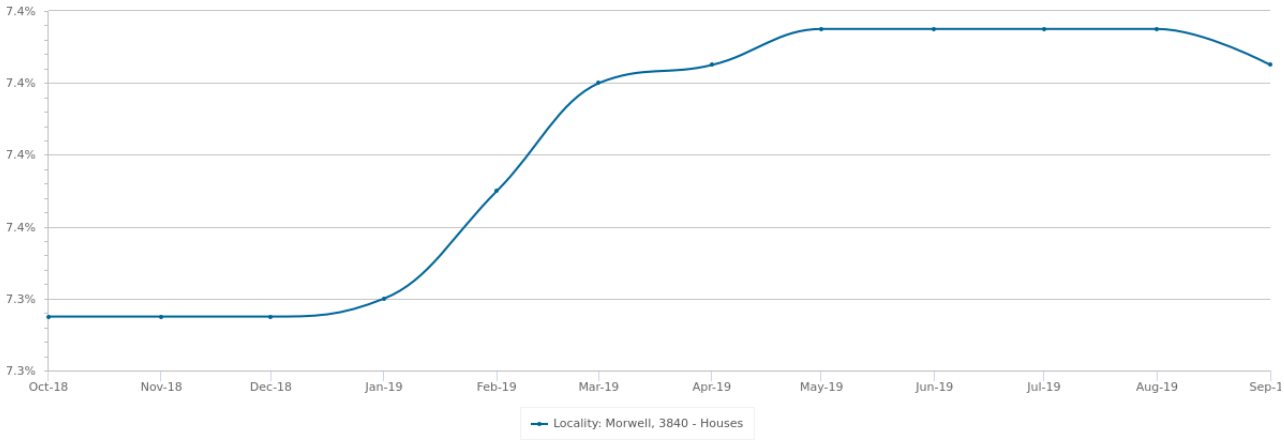
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



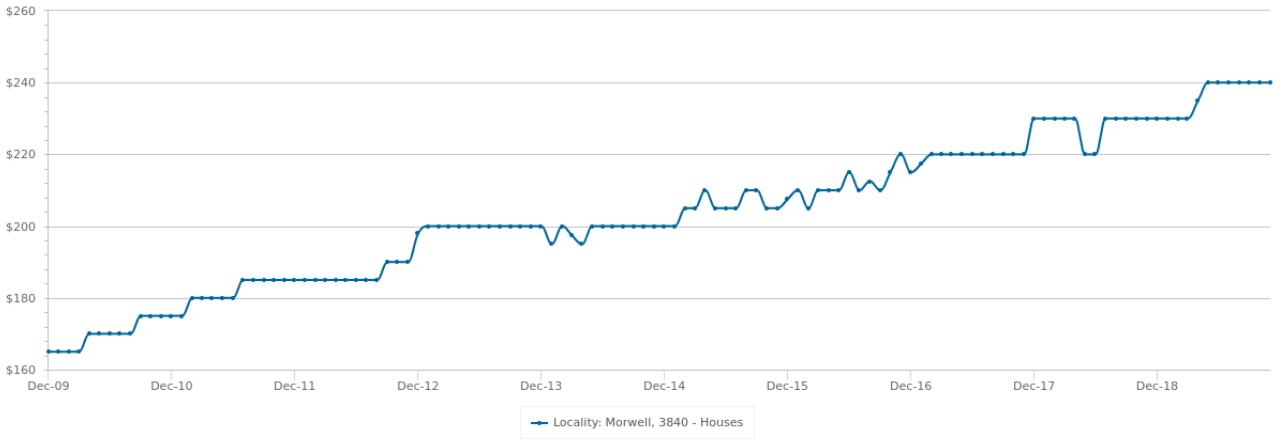
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2019	$240	0.0%	7.4%	401
Aug 2019	$240	0.0%	7.4%	398
Jul 2019	$240	0.0%	7.4%	409
Jun 2019	$240	0.0%	7.4%	423
May 2019	$240	2.1% ▲	7.4%	424
Apr 2019	$235	2.2% ▲	7.4%	408
Mar 2019	$230	0.0%	7.4%	427
Feb 2019	$230	0.0%	7.4%	430
Jan 2019	$230	0.0%	7.3%	436
Dec 2018	$230	0.0%	7.3%	442
Nov 2018	$230	0.0%	7.3%	443
Oct 2018	$230	0.0%	7.3%	461

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

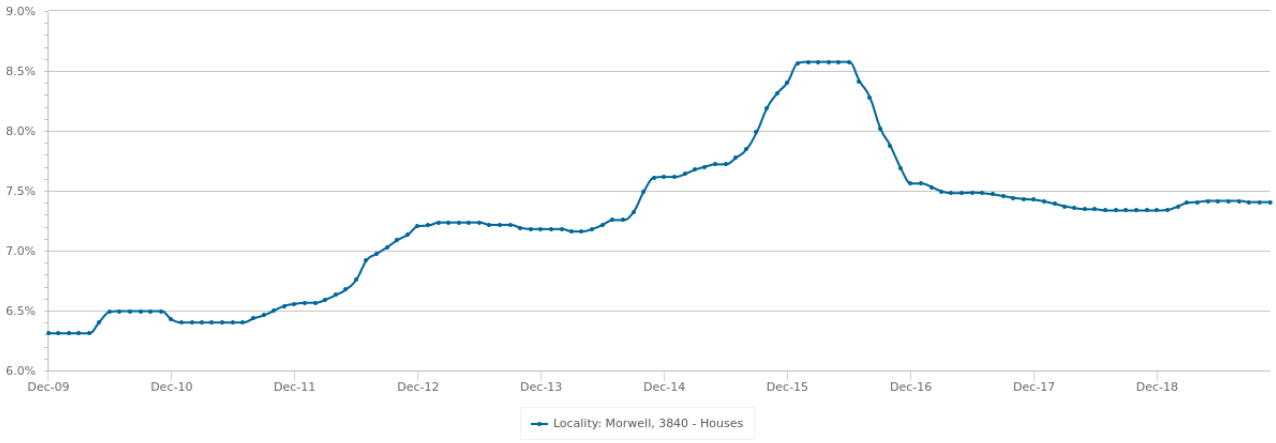
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

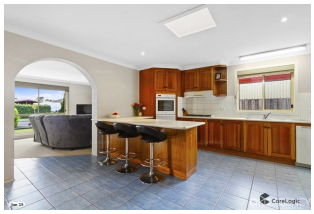
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2019	$240	4.3% ▲	7.4%	403
2018	$230	4.5% ▲	7.3%	443
2017	$220	0.0%	7.4%	511
2016	$220	7.3% ▲	7.7%	524
2015	$205	2.5% ▲	8.3%	529
2014	$200	0.0%	7.6%	520
2013	$200	5.3% ▲	7.2%	530
2012	$190	2.7% ▲	7.1%	501
2011	$185	5.7% ▲	6.5%	457
2010	$175	7.7% ▲	6.5%	389

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

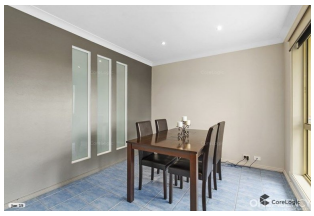
Summary

13 Dargo Crescent Morwell VIC 3840









Appraisal price range
$320 - $340 Per Week

Notes from your agent
There is currently a real shortage of available rental stock throughout the Morwell area which has seen an upward trend on the rental returns being achieved.

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

Disclaimer

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see
www.corelogic.com.au/aboutus/thirdpartyrestrictions.html
All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.