Comparative Market Analysis



8 PORTER STREET MORWELL VIC 3840

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Comparable Rentals

1 12 MULCARE STREET MORWELL VIC 3840



3 | 1 | - | 600m² | 153m²

Year Built	1960	DOM	27 days
Listing Date	12-Aug-22	Distance	0.42km
Listing Price	$380 Per Week		

2 25 ANGUS STREET MORWELL VIC 3840



3 | 1 | 4 | 653m² | -

Year Built	-	DOM	28 days
Listing Date	11-Aug-22	Distance	0.87km
Listing Price	$370 Per Week		

3 77 CRINIGAN ROAD MORWELL VIC 3840



3 | 1 | - | 561m² | 92m²

Year Built	1950	DOM	22 days
Listing Date	17-Aug-22	Distance	0.35km
Listing Price	$350 pw		

4 3 STEPHENSON STREET MORWELL VIC 3840



3 | 1 | 1 | 664m² | 90m²

Year Built	1950	DOM	16 days
Listing Date	23-Aug-22	Distance	0.64km
Listing Price	$350 pw		

5 6A CRINIGAN ROAD MORWELL VIC 3840



3 | 1 | 2 | 648m² | -

Year Built	-	DOM	17 days
Listing Date	22-Aug-22	Distance	0.14km
Listing Price	$340 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 5 WILLIAMS STREET MORWELL VIC 3840



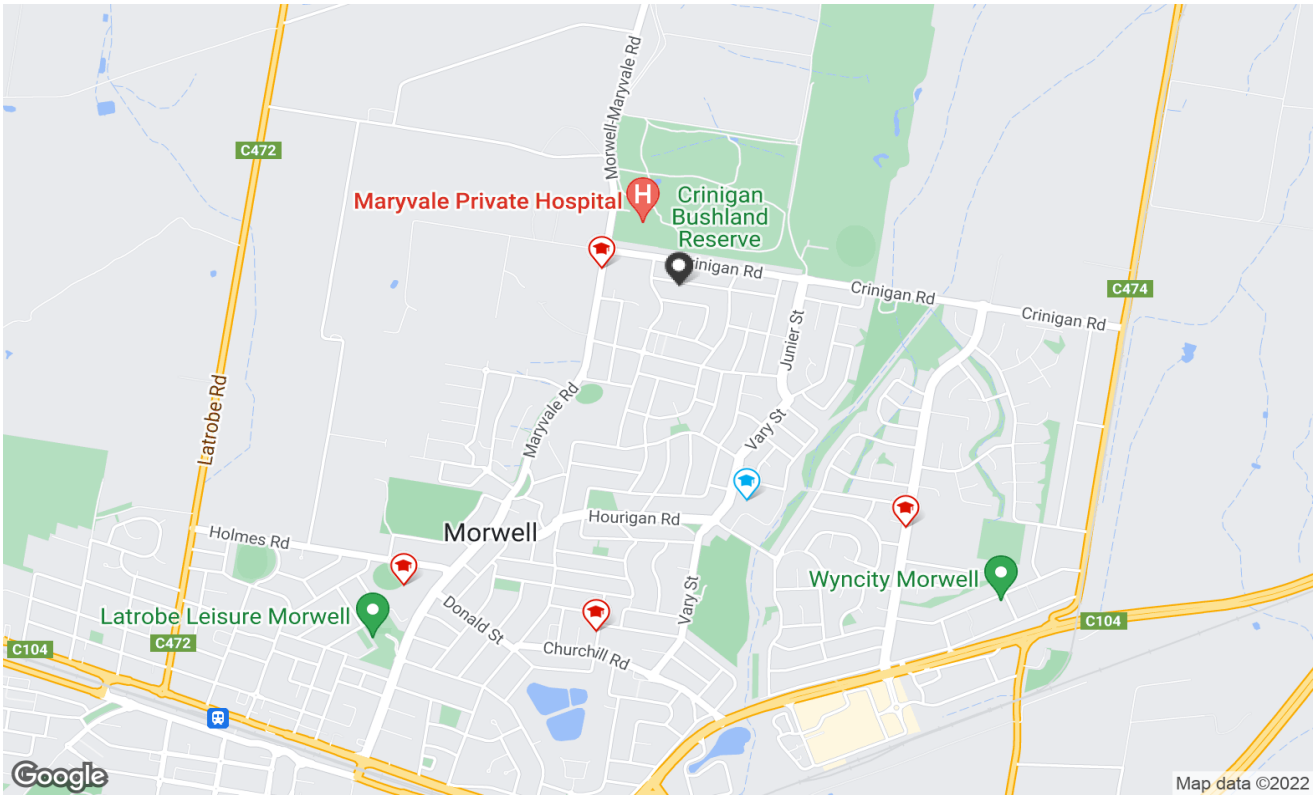
3 1 - 802m² 90m²

Year Built	-	DOM	34 days
Listing Date	05-Aug-22	Distance	0.68km
Listing Price	$340.00 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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Local Schools



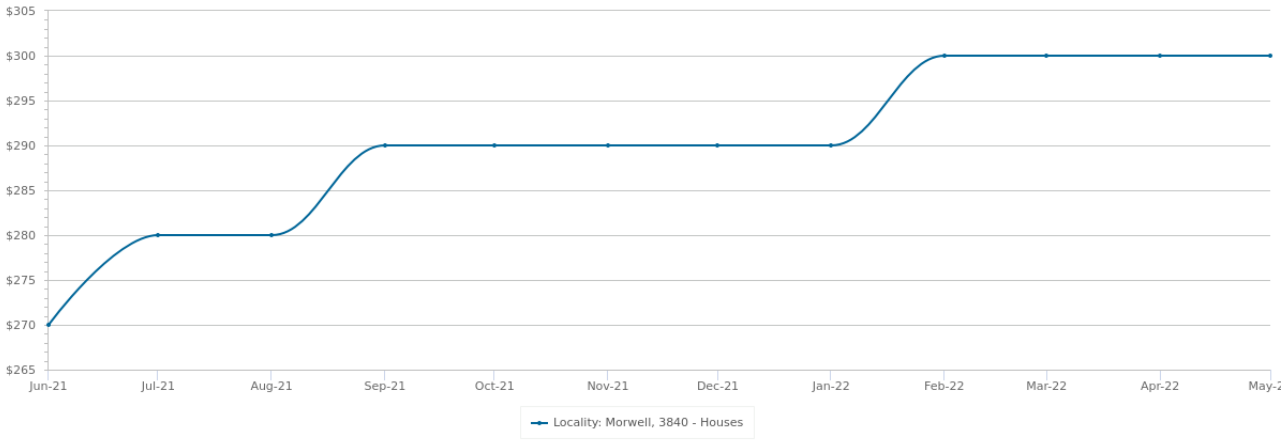
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Morwell Primary School	0.34km	Primary	Mixed	Government	1-6
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.08km	Primary	Mixed	Government	0-6
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.56km	Secondary	Mixed	Government	7-12
	Tobruk Street Primary School - Morwell	1.69km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	1.89km	Primary	Mixed	Government	0-6

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

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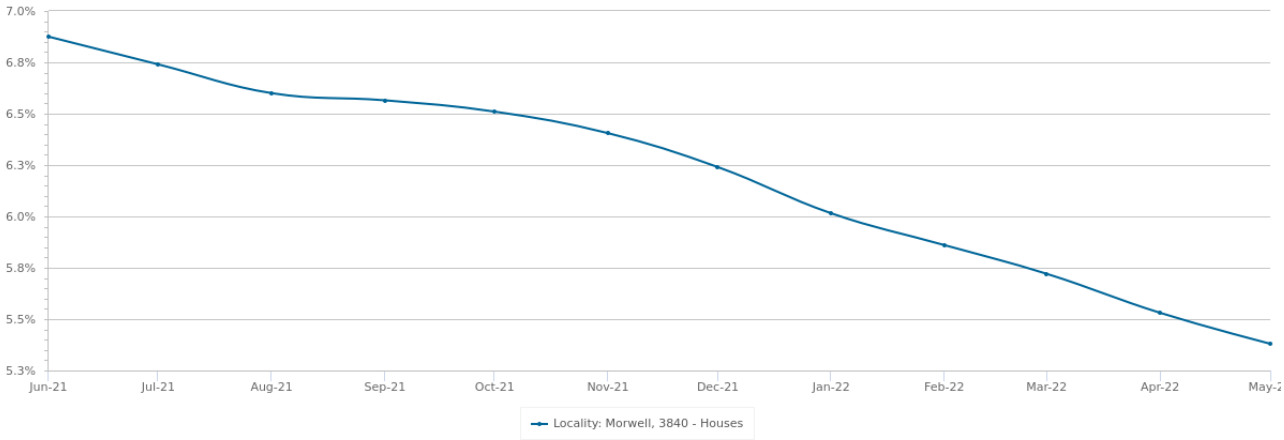
Recent Market Trends

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
May 2022	$300	0.0%	5.4%	314
Apr 2022	$300	0.0%	5.5%	304
Mar 2022	$300	0.0%	5.7%	292
Feb 2022	$300	3.4% ▲	5.9%	309
Jan 2022	$290	0.0%	6%	311
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%	275
Aug 2021	$280	0.0%	6.6%	257
Jul 2021	$280	3.7% ▲	6.7%	256
Jun 2021	$270	3.8% ▲	6.9%	269

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Summary

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Appraisal price range

$340 - $370 Per Week

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