

Comparative Rental Analysis



6 VERDANT DRIVE EAST MAITLAND NSW 2323

Prepared on 30th June 2023

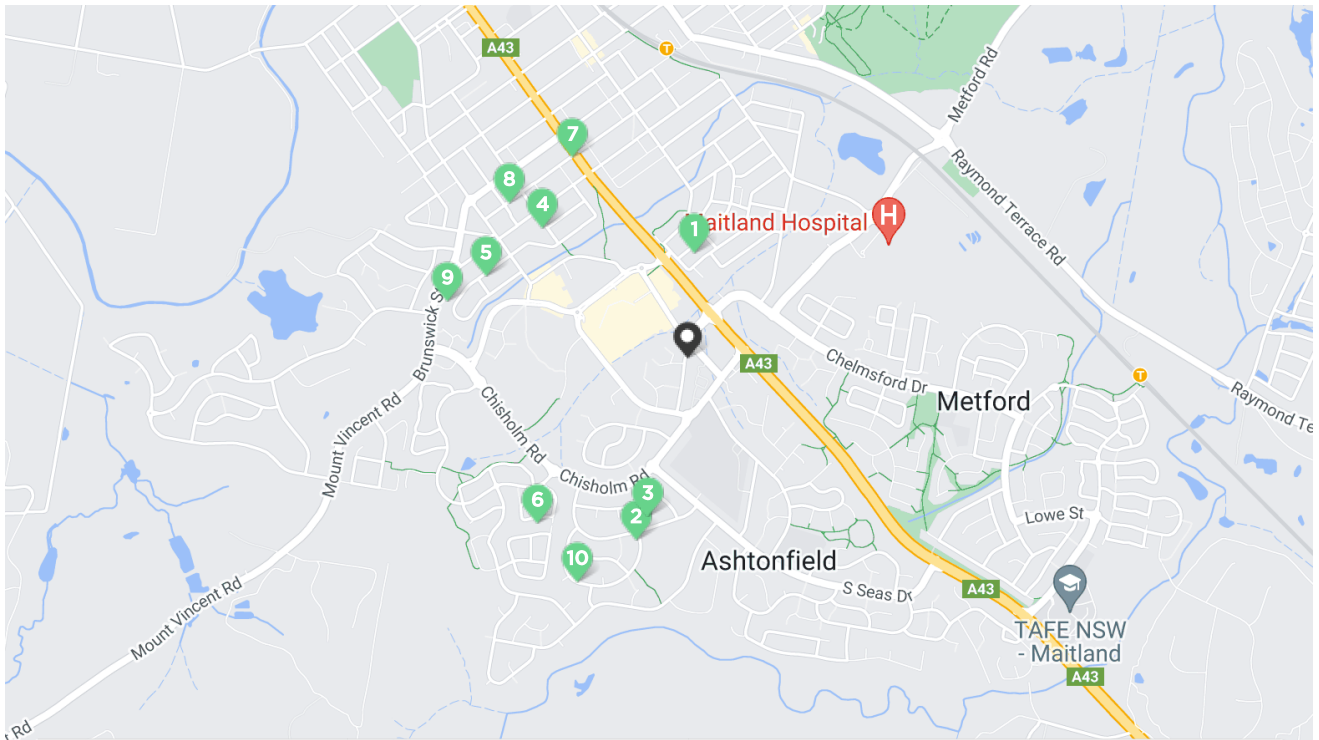


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Comps Map: Rentals



1 59 CURTIN STREET EAST MAITLAND NSW 2323	3	1	2	\$550
2 37 MURPHY CIRCUIT ASHTONFIELD NSW 2323	3	2	1	\$580
3 15 GALWAY BAY DRIVE ASHTONFIELD NSW 2323	3	2	2	\$580
4 75 ROUS STREET EAST MAITLAND NSW 2323	3	1	2	\$580
5 4 EYRE STREET EAST MAITLAND NSW 2323	3	1	4	\$550
6 29 MACGOWAN STREET EAST MAITLAND NSW 2323	3	2	1	\$520
7 269 NEWCASTLE STREET EAST MAITLAND NSW 2323	4	2	4	\$560
8 90 PORTER AVENUE EAST MAITLAND NSW 2323	2	2	1	\$510
9 41 PERTH AVENUE EAST MAITLAND NSW 2323	3	1	2	\$570
10 28 MURPHY CIRCUIT ASHTONFIELD NSW 2323	4	2	2	\$580



Comparable Rentals

1 59 CURTIN STREET EAST MAITLAND NSW 2323



3 1 2 601m² 90m²
 Year Built 1970 DOM 63 days
 Listing Date 28-Apr-23 Distance 0.49km
 Listing Price \$550 pw

2 37 MURPHY CIRCUIT ASHTONFIELD NSW 2323



3 2 1 424m² 125m²
 Year Built 2016 DOM 46 days
 Listing Date 15-May-23 Distance 0.92km
 Listing Price \$580 per week

3 15 GALWAY BAY DRIVE ASHTONFIELD NSW 2323



3 2 2 840m² 151m²
 Year Built - DOM 24 days
 Listing Date 21-Dec-22 Distance 0.79km
 Listing Price \$580 pw

4 75 ROUS STREET EAST MAITLAND NSW 2323



3 1 2 607m² 126m²
 Year Built - DOM 11 days
 Listing Date 20-Jan-23 Distance 0.93km
 Listing Price \$580 weekly

5 4 EYRE STREET EAST MAITLAND NSW 2323



3 1 4 607m² 125m²
 Year Built 1975 DOM 34 days
 Listing Date 06-Apr-23 Distance 1.04km
 Listing Price \$550 pw

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



Comparable Rentals

6 29 MACGOWAN STREET EAST MAITLAND NSW 2323



3 2 1 335m² 116m²
 Year Built 2014 DOM 17 days
 Listing Date 25-Jan-23 Distance 1.08km
 Listing Price \$520.00 Per Week

7 269 NEWCASTLE STREET EAST MAITLAND NSW 2323



4 2 4 632m² 145m²
 Year Built 1955 DOM 14 days
 Listing Date 03-Mar-23 Distance 1.1km
 Listing Price \$560 pw

8 90 PORTER AVENUE EAST MAITLAND NSW 2323



2 2 1 683m² 127m²
 Year Built 1950 DOM 29 days
 Listing Date 05-Apr-23 Distance 1.13km
 Listing Price \$510

9 41 PERTH AVENUE EAST MAITLAND NSW 2323



3 1 2 651m² 101m²
 Year Built 1985 DOM 24 days
 Listing Date 10-Jan-23 Distance 1.18km
 Listing Price \$570 pw

10 28 MURPHY CIRCUIT ASHTONFIELD NSW 2323



4 2 2 849m² 154m²
 Year Built 2003 DOM 36 days
 Listing Date 24-Mar-23 Distance 1.21km
 Listing Price \$580

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Comparable Rentals

11 158 BRUNSWICK STREET EAST MAITLAND NSW 2323



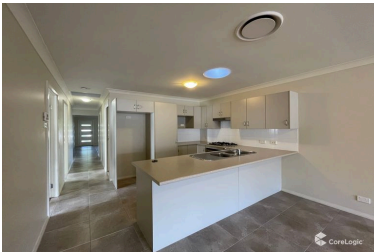
3 1 3 613m² 143m²
 Year Built 1980 DOM 9 days
 Listing Date 20-Mar-23 Distance 1.21km
 Listing Price \$530 per week

12 168 VICTORIA STREET EAST MAITLAND NSW 2323



3 1 2 538m² 122m²
 Year Built 1950 DOM 21 days
 Listing Date 24-Mar-23 Distance 1.26km
 Listing Price \$580 per week

13 35A UPINGTON DRIVE EAST MAITLAND NSW 2323



3 2 1 304m² 121m²
 Year Built 2011 DOM 16 days
 Listing Date 19-Apr-23 Distance 1.29km
 Listing Price \$510 weekly

14 7 PARL STREET EAST MAITLAND NSW 2323



4 1 2 560m² 123m²
 Year Built 1994 DOM 11 days
 Listing Date 09-May-23 Distance 1.3km
 Listing Price \$580 pw

15 28 ROUS STREET EAST MAITLAND NSW 2323



3 1 3 765m² 139m²
 Year Built 1950 DOM 68 days
 Listing Date 11-Nov-22 Distance 1.37km
 Listing Price \$550.00 pw

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Comparable Rentals

16 13 TURNBULL DRIVE EAST MAITLAND NSW 2323



3 1 2 717m² 120m²
Year Built 1980 DOM 11 days
Listing Date 31-Mar-23 Distance 1.43km
Listing Price \$550 per week

17 63 BRISBANE STREET EAST MAITLAND NSW 2323



3 2 1 613m² 142m²
Year Built 1960 DOM 9 days
Listing Date 21-Jun-23 Distance 1.56km
Listing Price \$580 pw

18 49 BRISBANE STREET EAST MAITLAND NSW 2323



3 1 2 461m² 96m²
Year Built - DOM 17 days
Listing Date 13-Jun-23 Distance 1.7km
Listing Price \$550PW resipro.com.au

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Appraisal Details

6 VERDANT DRIVE EAST MAITLAND NSW 2323



Appraisal price range

\$550 - \$580 per week

Notes from your agent

The above is based on comparable pricing evidence and should be seen as a guide only, the market will determine the final pricing point.

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