

Comparative Rental Analysis



90 THOMPSON STREET EAST MAITLAND NSW 2323

Prepared on 26th April 2023



Jade Tweedie
First National - David Haggarty

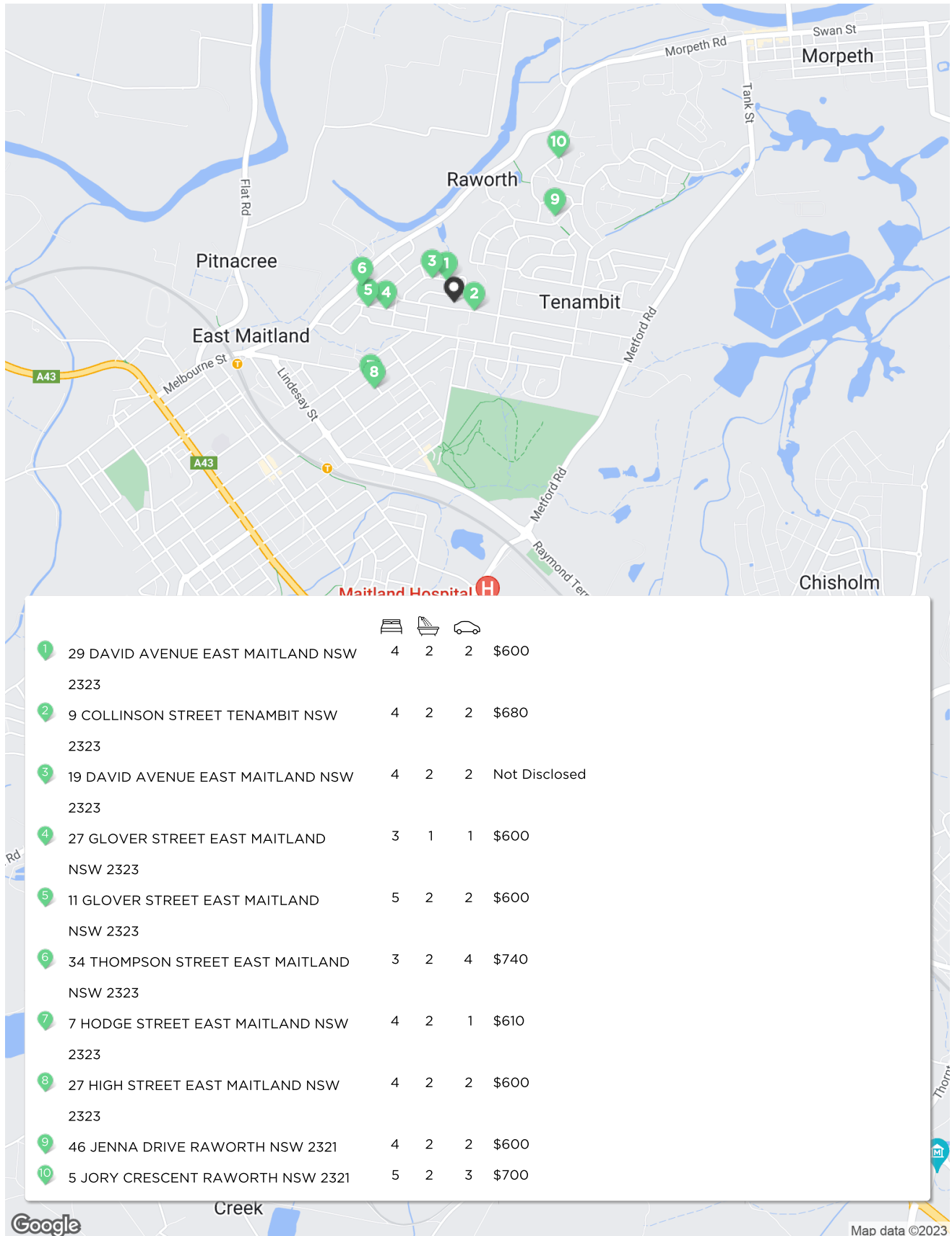
454 High St
MAITLAND NSW 2320

w: 4933 5544
jade@davidhaggarty.com.au

Floor Plan



Comps Map: Rentals



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

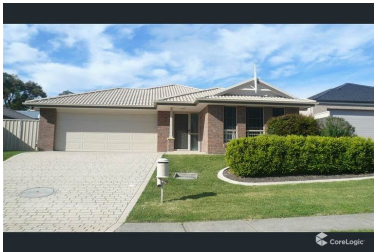
Comparable Rentals

1 29 DAVID AVENUE EAST MAITLAND NSW 2323



4 2 2 725m² 152m²
 Year Built 2009 DOM 8 days
 Listing Date 03-Feb-23 Distance 0.14km
 Listing Price \$600 pw

2 9 COLLINSON STREET TENAMBIT NSW 2323



4 2 2 512m² 164m²
 Year Built 2006 DOM 58 days
 Listing Date 19-Jan-23 Distance 0.15km
 Listing Price \$680

3 19 DAVID AVENUE EAST MAITLAND NSW 2323



4 2 2 688m² 153m²
 Year Built 2009 DOM 10 days
 Listing Date 22-Nov-22 Distance 0.21km
 Listing Price \$ 610.00 per week

4 27 GLOVER STREET EAST MAITLAND NSW 2323



3 1 1 645m² 130m²
 Year Built 1930 DOM 18 days
 Listing Date 06-Dec-22 Distance 0.45km
 Listing Price \$600 per week

5 11 GLOVER STREET EAST MAITLAND NSW 2323








5 2 2 850m² 180m²
 Year Built - DOM 14 days
 Listing Date 29-Dec-22 Distance 0.57km
 Listing Price \$600 per week

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 34 THOMPSON STREET EAST MAITLAND NSW 2323



 3  2  4  740m²  132m²
 Year Built - DOM 18 days
 Listing Date 29-Nov-22 Distance 0.62km
 Listing Price \$740 per week






7 7 HODGE STREET EAST MAITLAND NSW 2323



 4  2  1  594m²  594m²
 Year Built 1960 DOM 25 days
 Listing Date 28-Oct-22 Distance 0.78km
 Listing Price \$610 per week






8 27 HIGH STREET EAST MAITLAND NSW 2323



 4  2  2  1,296m²  174m²
 Year Built 1890 DOM 15 days
 Listing Date 06-Dec-22 Distance 0.79km
 Listing Price \$600






9 46 JENNA DRIVE RAWORTH NSW 2321



 4  2  2  757m²  158m²
 Year Built 2016 DOM 28 days
 Listing Date 29-Mar-23 Distance 0.88km
 Listing Price \$600 per week

10 5 JORY CRESCENT RAWORTH NSW 2321



 5  2  3  797m²  203m²
 Year Built 2011 DOM 27 days
 Listing Date 08-Dec-22 Distance 1.17km
 Listing Price \$700

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

Comparable Rentals

11 3 OSCAR CLOSE RAWORTH NSW 2321



 4  2  2  726m²

Year Built -

Listing Date 24-Oct-22

Listing Price \$620 pw

FF -

DOM

Distance

11 days

1.23km

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



Appraisal Details

90 THOMPSON STREET EAST MAITLAND NSW 2323



Appraisal price range

\$600 - \$650 per week

Notes from your agent

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

Disclaimer

Contains property sales information provided under licence from the Land and Property Information (“LPI”). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

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.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

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.