

# Comparative Rental Analysis



## 38 CATHERINE STREET MAITLAND NSW 2320

Prepared on 23rd October 2023



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# Comparable Rentals

## 1 21 CROSS STREET SOUTH MAITLAND NSW 2320



3 1 2 386m<sup>2</sup> 138m<sup>2</sup>  
 Year Built 1900 DOM 17 days  
 Listing Date 24-Apr-23 Distance 0.67km  
 Listing Price \$550 per week

## 2 8 JAMES STREET HORSESHOE BEND NSW 2320



3 2 2 921m<sup>2</sup> 143m<sup>2</sup>  
 Year Built 1925 DOM 35 days  
 Listing Date 04-Apr-23 Distance 0.69km  
 Listing Price \$600 pw

## 3 13 WARD STREET MAITLAND NSW 2320



3 2 2 334m<sup>2</sup> 90m<sup>2</sup>  
 Year Built 1950 DOM 27 days  
 Listing Date 10-Aug-23 Distance 0.76km  
 Listing Price \$550 per week

## 4 46 CARRINGTON STREET HORSESHOE BEND NSW 2320



3 1 1 481m<sup>2</sup> 109m<sup>2</sup>  
 Year Built 1925 DOM 42 days  
 Listing Date 11-Aug-23 Distance 0.76km  
 Listing Price \$530 p/w - APPLICATION APPROVED

## 5 10 BRISBANE STREET LORN NSW 2320



3 1 1 999m<sup>2</sup> 96m<sup>2</sup>  
 Year Built 1970 DOM 26 days  
 Listing Date 27-Sep-23 Distance 0.94km  
 Listing Price Not Disclosed

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 17 ROY STREET LORN NSW 2320



3 1 1 386m<sup>2</sup> 110m<sup>2</sup>  
 Year Built 1950 DOM 25 days  
 Listing Date 27-Jun-23 Distance 0.97km  
 Listing Price \$550 weekly

## 7 48 REGENT STREET MAITLAND NSW 2320



3 2 - 607m<sup>2</sup> -  
 Year Built - DOM 26 days  
 Listing Date 15-May-23 Distance 0.99km  
 Listing Price \$600 weekly

## 8 16 OAKHAMPTON ROAD MAITLAND NSW 2320



3 1 1 1,341m<sup>2</sup> 134m<sup>2</sup>  
 Year Built 1890 DOM 32 days  
 Listing Date 21-Sep-23 Distance 1.31km  
 Listing Price \$580 per week

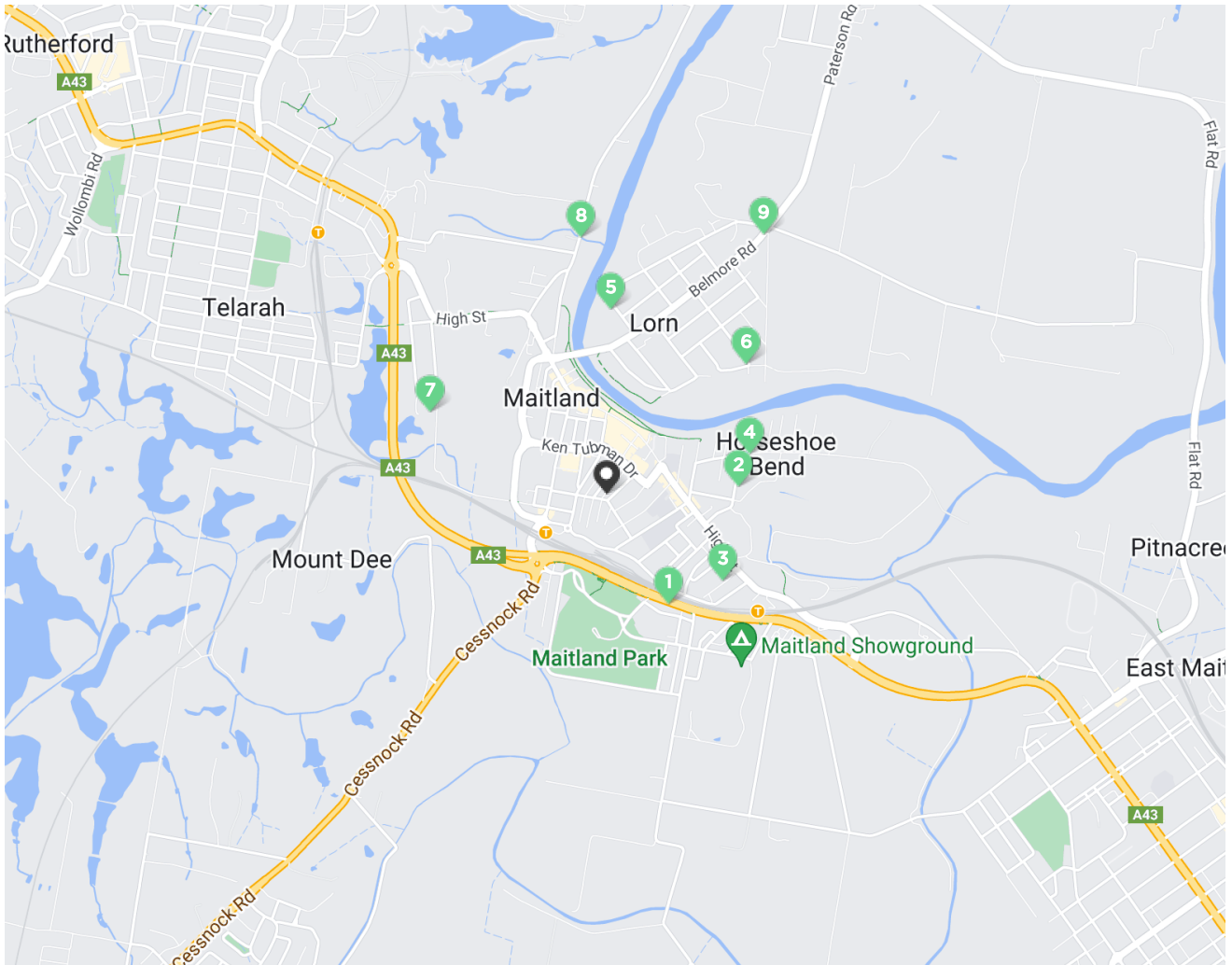
## 9 83 BELMORE ROAD LORN NSW 2320



3 2 2 639m<sup>2</sup> 156m<sup>2</sup>  
 Year Built 2011 DOM 12 days  
 Listing Date 08-May-23 Distance 1.55km  
 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

# Comps Map: Rentals



1 21 CROSS STREET SOUTH MAITLAND NSW 2320	3	1	2	\$550
2 8 JAMES STREET HORSESHOE BEND NSW 2320	3	2	2	\$600
3 13 WARD STREET MAITLAND NSW 2320	3	2	2	\$550
4 46 CARRINGTON STREET HORSESHOE BEND NSW 2320	3	1	1	\$530
5 10 BRISBANE STREET LORN NSW 2320	3	1	1	Not Disclosed
6 17 ROY STREET LORN NSW 2320	3	1	1	\$550
7 48 REGENT STREET MAITLAND NSW 2320	3	2	-	\$600
8 16 OAKHAMPTON ROAD MAITLAND NSW 2320	3	1	1	\$580
9 83 BELMORE ROAD LORN NSW 2320	3	2	2	\$600

# Current Market Review

**38 CATHERINE STREET MAITLAND NSW 2320**



## Market Assessment

Approx. \$580 per week give or take

## Notes from your agent

The above pricing is put forward based on comparable pricing evidence and should be seen as a guide.

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