

# Comparative Rental Analysis



**191 GEORGE STREET EAST MAITLAND NSW 2323**

Prepared on 11th December 2023



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# Comparable Rentals

## 1 25 BRUCE STREET EAST MAITLAND NSW 2323



3 1 2 664m<sup>2</sup> 109m<sup>2</sup>  
 Year Built 1950 DOM 12 days  
 Listing Date 20-Feb-23 Distance 1.31km  
 Listing Price \$450 weekly

## 2 35 RAYMOND TERRACE ROAD EAST MAITLAND NSW 2323



3 1 2 1,733m<sup>2</sup> 102m<sup>2</sup>  
 Year Built 1950 DOM 18 days  
 Listing Date 06-Dec-22 Distance 1.44km  
 Listing Price \$500 weekly

## 3 51 TURTON STREET EAST MAITLAND NSW 2323



3 1 2 658m<sup>2</sup> 95m<sup>2</sup>  
 Year Built 1975 DOM 35 days  
 Listing Date 13-Jan-23 Distance 1.59km  
 Listing Price \$480 pw

## 4 279 NEWCASTLE STREET EAST MAITLAND NSW 2323



3 1 2 790m<sup>2</sup> -  
 Year Built - DOM 18 days  
 Listing Date 22-Aug-23 Distance 0.68km  
 Listing Price \$480 pw

## 5 34 LINDESAY STREET EAST MAITLAND NSW 2323

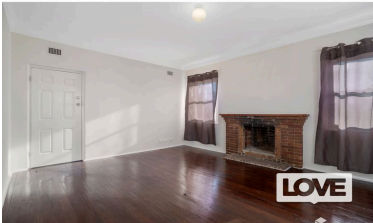


3 1 2 610m<sup>2</sup> 113m<sup>2</sup>  
 Year Built 1950 DOM 52 days  
 Listing Date 09-May-23 Distance 1.07km  
 Listing Price \$500

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 5 MORPETH ROAD EAST MAITLAND NSW 2323



3 1 2 701m<sup>2</sup> 98m<sup>2</sup>  
 Year Built - DOM 16 days  
 Listing Date 10-Nov-23 Distance 1.14km  
 Listing Price \$525 weekly

## 7 16 MIDDLETON DRIVE EAST MAITLAND NSW 2323



3 1 2 818m<sup>2</sup> -  
 Year Built - DOM 3 days  
 Listing Date 27-Nov-23 Distance 1.49km  
 Listing Price \$530 pw

## 8 4 CECILY CLOSE EAST MAITLAND NSW 2323



3 1 2 790m<sup>2</sup> 114m<sup>2</sup>  
 Year Built - DOM 64 days  
 Listing Date 14-Sep-23 Distance 1.51km  
 Listing Price \$500 pw

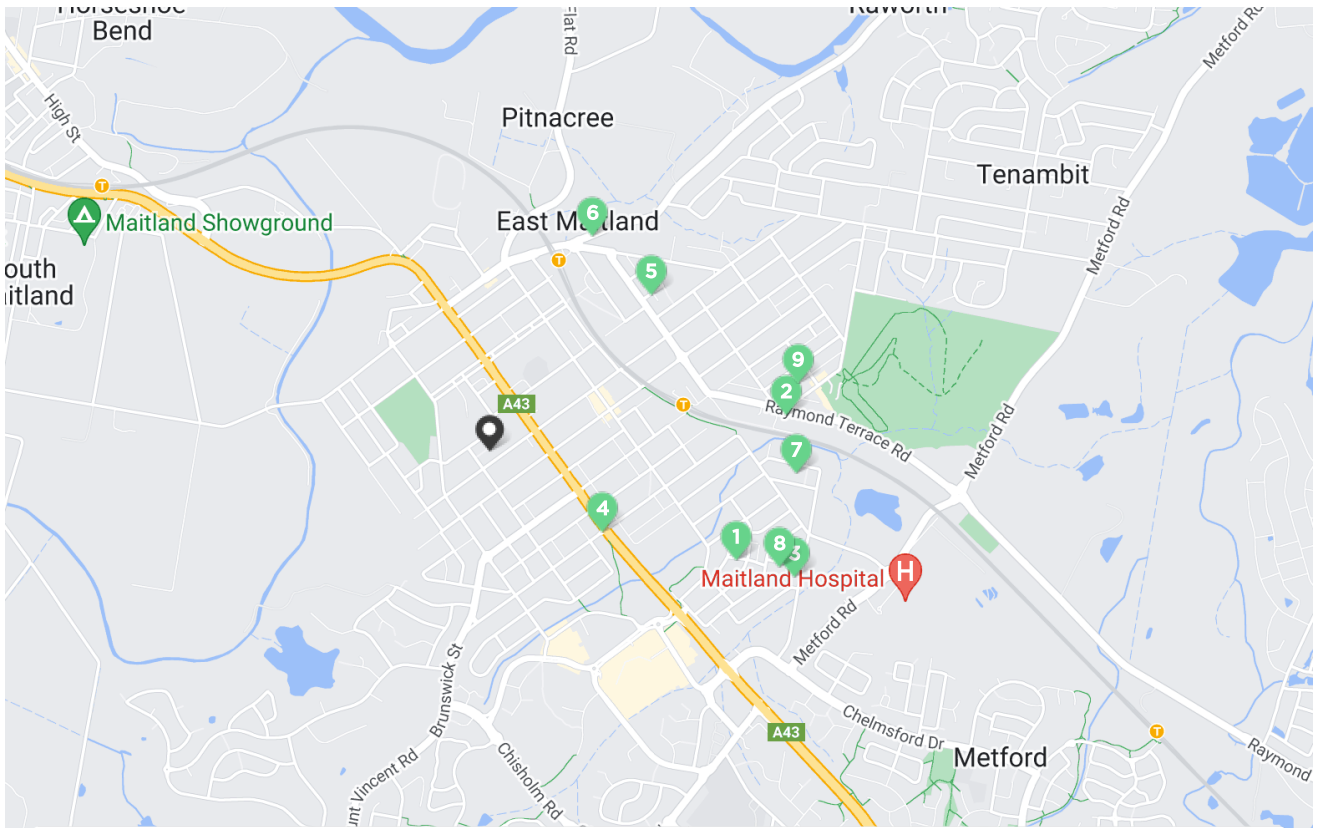
## 9 19 TENAMBIT STREET EAST MAITLAND NSW 2323



3 1 2 1,012m<sup>2</sup> -  
 Year Built - DOM 51 days  
 Listing Date 13-Jun-23 Distance 1.52km  
 Listing Price \$475 pw

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 25 BRUCE STREET EAST MAITLAND NSW 2323	3	1	2	\$450
2 35 RAYMOND TERRACE ROAD EAST MAITLAND NSW 2323	3	1	2	\$500
3 51 TURTON STREET EAST MAITLAND NSW 2323	3	1	2	\$480
4 279 NEWCASTLE STREET EAST MAITLAND NSW 2323	3	1	2	\$480
5 34 LINDESAY STREET EAST MAITLAND NSW 2323	3	1	2	\$500
6 5 MORPETH ROAD EAST MAITLAND NSW 2323	3	1	2	\$525
7 16 MIDDLETON DRIVE EAST MAITLAND NSW 2323	3	1	2	\$530
8 4 CECILY CLOSE EAST MAITLAND NSW 2323	3	1	2	\$500
9 19 TENAMBIT STREET EAST MAITLAND NSW 2323	3	1	2	\$475

# Current Market Review

**191 GEORGE STREET EAST MAITLAND NSW 2323**



## Market Assessment

Please see notes below

## Notes from your agent

We recommend a cosmetic tidy up of the home before renting it out, if this was to occur the likely bracket for rental could sit anywhere between the late \$400 per week to early \$500 per week bracket dependent on the extent of the cosmetic tidy up. Please note, this is based on comparable market evidence and should be seen as a guide at this time only.

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