

Comparative Rental Analysis



34 LINDESAY STREET EAST MAITLAND NSW 2323

Prepared on 25th July 2023

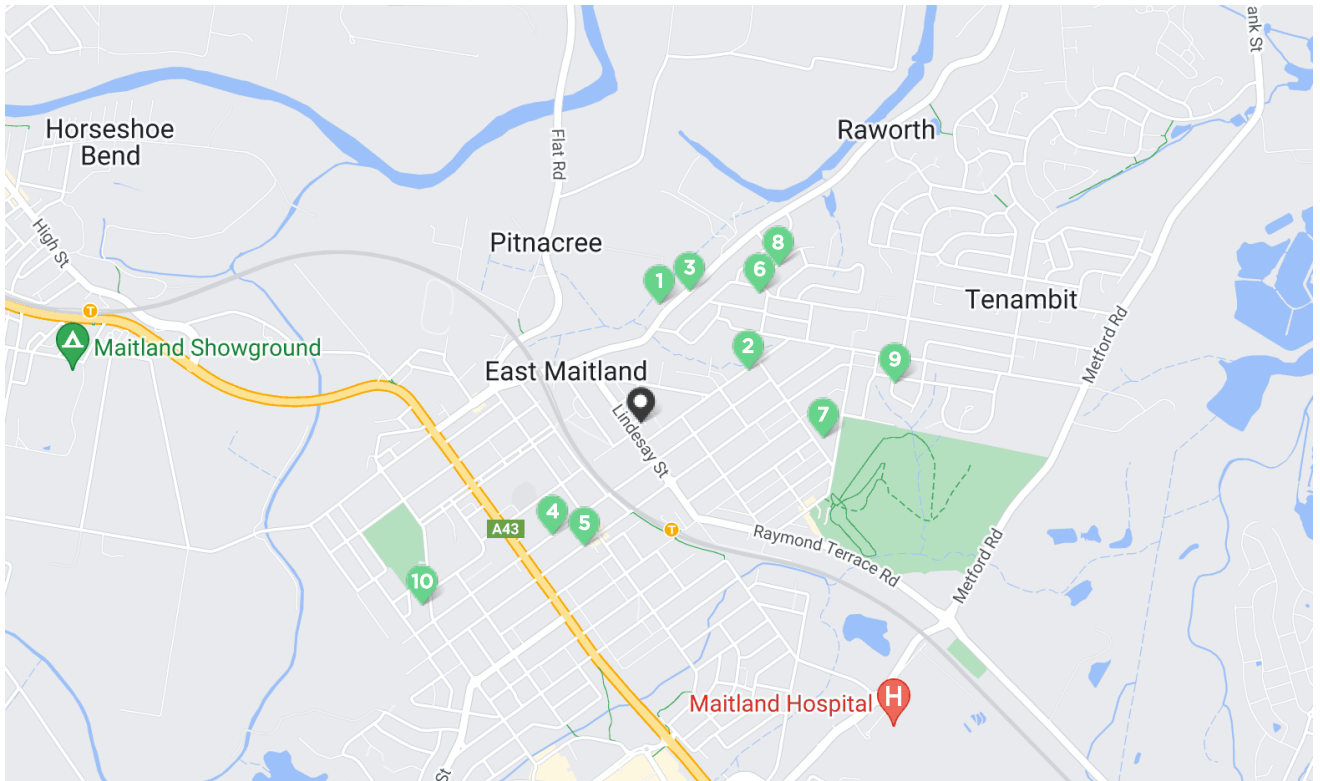


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Comps Map: Rentals



1 48 MORPETH ROAD EAST MAITLAND NSW 2323	3	1	1	\$550
2 26 NARANG STREET EAST MAITLAND NSW 2323	3	2	2	\$550
3 57 MORPETH ROAD EAST MAITLAND NSW 2323	4	1	1	\$520
4 146 GEORGE STREET EAST MAITLAND NSW 2323	3	2	1	\$520
5 126 HIGH STREET EAST MAITLAND NSW 2323	3	3	1	\$520
6 3 PEACOCK STREET EAST MAITLAND NSW 2323	3	1	1	\$550
7 58 HINDER STREET EAST MAITLAND NSW 2323	2	1	1	\$500
8 9 MAWSON AVENUE EAST MAITLAND NSW 2323	3	1	1	\$540
9 2 CENTRE STREET TENAMBIT NSW 2323	3	1	1	\$500
10 49 BRISBANE STREET EAST MAITLAND NSW 2323	3	1	2	\$550

Comparable Rentals

1 48 MORPETH ROAD EAST MAITLAND NSW 2323



3 1 1 406m² 124m²
 Year Built 1940 DOM 81 days
 Listing Date 23-Jan-23 Distance 0.57km
 Listing Price \$550 incl monthly pool maintenance

2 26 NARANG STREET EAST MAITLAND NSW 2323



3 2 2 850m² 138m²
 Year Built - DOM 29 days
 Listing Date 31-Jan-23 Distance 0.57km
 Listing Price \$550 pw

3 57 MORPETH ROAD EAST MAITLAND NSW 2323



4 1 1 734m² -
 Year Built 1970 DOM 24 days
 Listing Date 27-Mar-23 Distance 0.66km
 Listing Price \$520.00 Per Week

4 146 GEORGE STREET EAST MAITLAND NSW 2323



3 2 1 390m² 120m²
 Year Built - DOM 11 days
 Listing Date 26-May-23 Distance 0.69km
 Listing Price \$520 per week

5 126 HIGH STREET EAST MAITLAND NSW 2323



3 3 1 670m² -
 Year Built - DOM 34 days
 Listing Date 03-Feb-23 Distance 0.67km
 Listing Price \$520.00 per week

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

Comparable Rentals

6 3 PEACOCK STREET EAST MAITLAND NSW 2323



3 1 1 746m² 117m²
 Year Built - DOM 23 days
 Listing Date 30-May-23 Distance 0.84km
 Listing Price \$550 weekly

7 58 HINDER STREET EAST MAITLAND NSW 2323



2 1 1 474m² 95m²
 Year Built - DOM 54 days
 Listing Date 01-Jun-23 Distance 0.89km
 Listing Price \$500.00 Per Week

8 9 MAWSON AVENUE EAST MAITLAND NSW 2323



3 1 1 664m² 112m²
 Year Built 1950 DOM 28 days
 Listing Date 04-May-23 Distance 0.99km
 Listing Price \$540 pw

9 2 CENTRE STREET TENAMBIT NSW 2323



3 1 1 468m² -
 Year Built - DOM 61 days
 Listing Date 25-May-23 Distance 1.24km
 Listing Price \$500 Per Week

10 49 BRISBANE STREET EAST MAITLAND NSW 2323



3 1 2 461m² 96m²
 Year Built - DOM 42 days
 Listing Date 13-Jun-23 Distance 1.37km
 Listing Price \$550PW resipro.com.au

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 5 RICHARDSON STREET EAST MAITLAND NSW 2323



3 1 1 376m² -
 Year Built - DOM 15 days
 Listing Date 10-Jul-23 Distance 1.49km
 Listing Price \$550 p/week

12 24 HILARY STREET EAST MAITLAND NSW 2323



2 1 1 658m² 658m²
 Year Built 1970 DOM 17 days
 Listing Date 10-May-23 Distance 1.41km
 Listing Price \$510 per week

13 16 MIDDLETON DRIVE EAST MAITLAND NSW 2323



3 1 2 818m² -
 Year Built - DOM 82 days
 Listing Date 04-May-23 Distance 1.11km
 Listing Price \$525 pw

14 59 CURTIN STREET EAST MAITLAND NSW 2323



3 1 2 601m² 90m²
 Year Built 1970 DOM 35 days
 Listing Date 28-Apr-23 Distance 1.53km
 Listing Price \$550 pw

15 44 FRATER AVENUE TENAMBIT NSW 2323








3 1 2 622m² 124m²
 Year Built 1978 DOM 2 days
 Listing Date 15-Jun-23 Distance 1.61km
 Listing Price \$540

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Comparable Rentals






16 4 EYRE STREET EAST MAITLAND NSW 2323



 3  1  4  607m²  125m²
 Year Built 1975 DOM 34 days
 Listing Date 06-Apr-23 Distance 1.77km
 Listing Price \$550 pw






17 86 COLLINSON STREET TENAMBIT NSW 2323



 3  1  1  481m²  113m²
 Year Built 1970 DOM 7 days
 Listing Date 23-Mar-23 Distance 1.91km
 Listing Price \$510






18 11 CROFTON AVENUE TENAMBIT NSW 2323



 3  1  1  634m²  80m²
 Year Built 1970 DOM 25 days
 Listing Date 03-Mar-23 Distance 1.92km
 Listing Price \$550 pw






19 158 BRUNSWICK STREET EAST MAITLAND NSW 2323



 3  1  3  613m²  143m²
 Year Built 1980 DOM 9 days
 Listing Date 20-Mar-23 Distance 1.94km
 Listing Price \$530 per week

20 5 CROFTON AVENUE TENAMBIT NSW 2323



 3  1  2  755m²  124m²
 Year Built 1995 DOM 6 days
 Listing Date 19-Jul-23 Distance 1.95km
 Listing Price \$550 pw

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Comparable Rentals

21 9 BRADBURY STREET TENAMBIT NSW 2323



4
 1
 2
 1,045m²
 -

Year Built - DOM 37 days

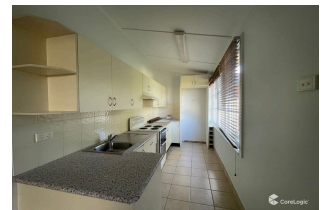
Listing Date 10-May-23 Distance 1.53km

Listing Price \$550 pw

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Appraisal Details

34 LINDESAY STREET EAST MAITLAND NSW 2323



Appraisal price range

\$500 - \$550 per week

Notes from your agent

The above is based on comparable market evidence and should be seen as a guide only.

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