

# Comparative Rental Analysis



## 19 CLARENCE STREET TENAMBIT NSW 2323

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# Comparable Rentals

## 1 8 SINCLAIR STREET EAST MAITLAND NSW 2323



3 1 2 607m<sup>2</sup> 116m<sup>2</sup>  
 Year Built 1950 DOM 61 days  
 Listing Date 06-Jul-23 Distance 0.28km  
 Listing Price \$580 per week

## 2 16 PATERSON STREET EAST MAITLAND NSW 2323



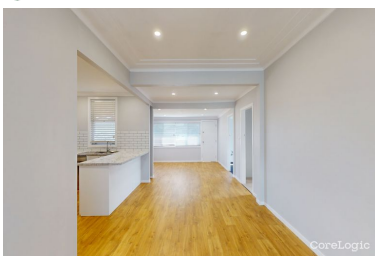
3 2 2 670m<sup>2</sup> 109m<sup>2</sup>  
 Year Built - DOM 76 days  
 Listing Date 22-Nov-23 Distance 0.73km  
 Listing Price \$580 per week

## 3 27 GLOVER STREET EAST MAITLAND NSW 2323



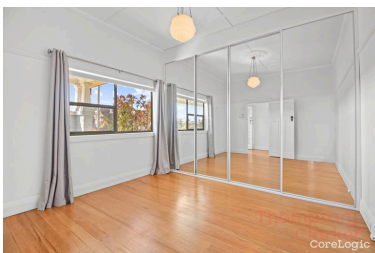
3 1 1 645m<sup>2</sup> 130m<sup>2</sup>  
 Year Built 1930 DOM 57 days  
 Listing Date 05-Jul-23 Distance 0.83km  
 Listing Price \$620 per week

## 4 24 GLOVER STREET EAST MAITLAND NSW 2323



3 1 3 683m<sup>2</sup> 129m<sup>2</sup>  
 Year Built 1960 DOM 29 days  
 Listing Date 09-Oct-23 Distance 0.84km  
 Listing Price \$610 pw

## 5 5 HODGE STREET EAST MAITLAND NSW 2323



3 1 2 860m<sup>2</sup> 134m<sup>2</sup>  
 Year Built 1960 DOM 29 days  
 Listing Date 19-Jun-23 Distance 0.9km  
 Listing Price \$640.00 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 33 THOMPSON STREET EAST MAITLAND NSW 2323



🏠 4 🚗 1 🚗 3 📏 607m<sup>2</sup> 📏 163m<sup>2</sup>  
 Year Built 1970 DOM 4 days  
 Listing Date 25-Sep-23 Distance 1.04km  
 Listing Price \$680 per week

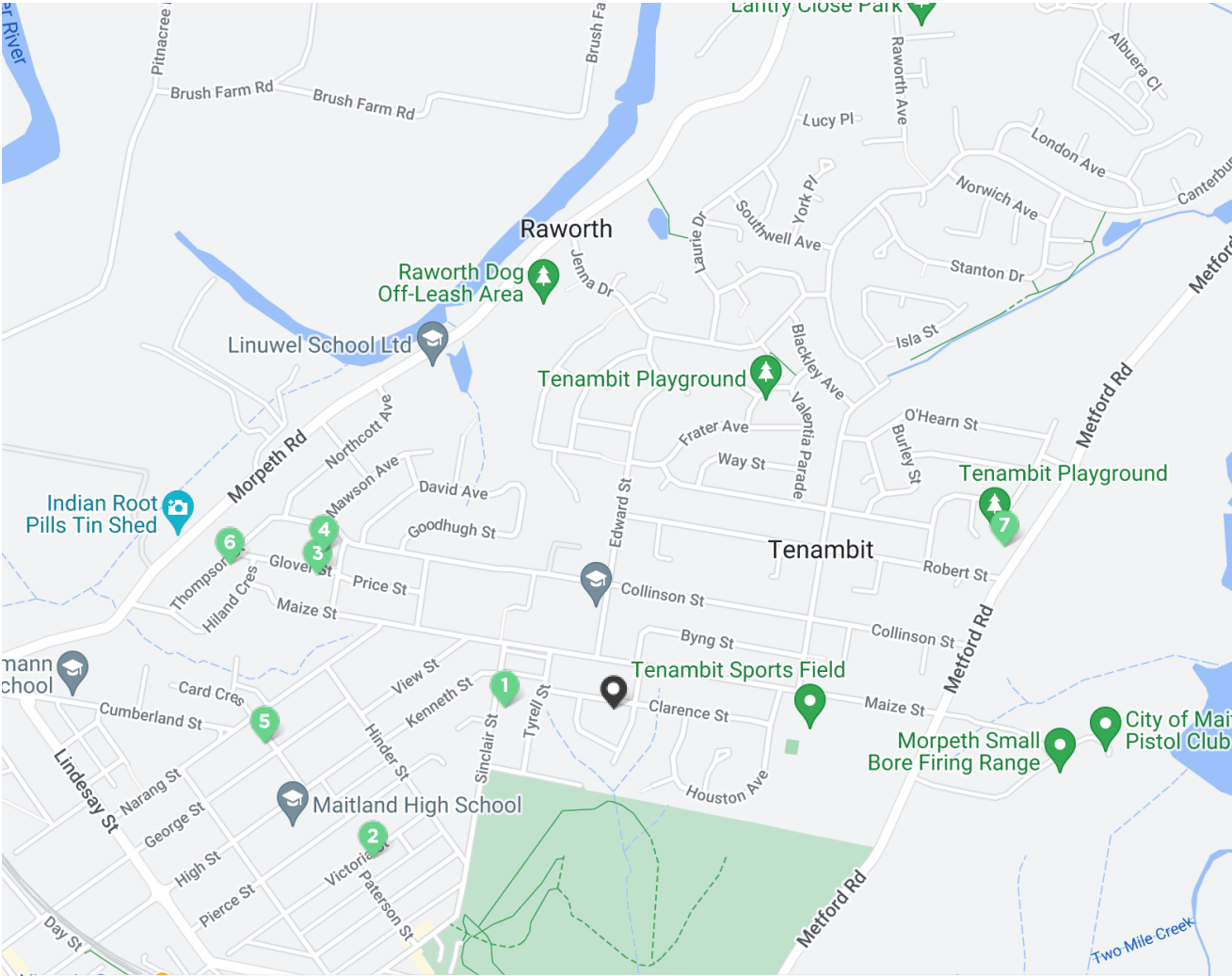
### 7 26 METFORD ROAD TENAMBIT NSW 2323



🏠 3 🚗 2 🚗 2 📏 822m<sup>2</sup> 📏 94m<sup>2</sup>  
 Year Built - DOM 11 days  
 Listing Date 01-Dec-23 Distance 1.08km  
 Listing Price \$625 WEEKLY

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 8 SINCLAIR STREET EAST MAITLAND NSW 2323	3	1	2	\$580
2 16 PATERSON STREET EAST MAITLAND NSW 2323	3	2	2	\$580
3 27 GLOVER STREET EAST MAITLAND NSW 2323	3	1	1	\$620
4 24 GLOVER STREET EAST MAITLAND NSW 2323	3	1	3	\$610
5 5 HODGE STREET EAST MAITLAND NSW 2323	3	1	2	\$640
6 33 THOMPSON STREET EAST MAITLAND NSW 2323	4	1	3	\$680
7 26 METFORD ROAD TENAMBIT NSW 2323	3	2	2	\$625

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# Current Market Review

## 19 CLARENCE STREET TENAMBIT NSW 2323



### Market Assessment

\$620 - \$650 per week

### Notes from your agent

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

## Disclaimer

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