

# Comparative Rental Analysis



## 63 CHURCH STREET CESSNOCK NSW 2325

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# Comparable Rentals

## 1 56 ALLANDALE ROAD CESSNOCK NSW 2325



3 1 1 809m<sup>2</sup> 105m<sup>2</sup>  
 Year Built 1939 DOM 10 days  
 Listing Date 09-Jan-24 Distance 0.13km  
 Listing Price \$450 p/week

## 2 5 GUEST STREET CESSNOCK NSW 2325



3 1 1 1,075m<sup>2</sup> 101m<sup>2</sup>  
 Year Built 1940 DOM 34 days  
 Listing Date 23-Jan-24 Distance 0.17km  
 Listing Price \$510 Per Week

## 3 11 MATTHEW STREET CESSNOCK NSW 2325



3 1 1 626m<sup>2</sup> 104m<sup>2</sup>  
 Year Built 1920 DOM 38 days  
 Listing Date 19-Jan-24 Distance 0.6km  
 Listing Price \$550.00 per week

## 4 3 MAYFIELD STREET CESSNOCK NSW 2325



3 1 4 809m<sup>2</sup> 123m<sup>2</sup>  
 Year Built 1910 DOM 8 days  
 Listing Date 24-Jan-24 Distance 1.27km  
 Listing Price \$550.00 per week

## 5 16 CHARLTON STREET CESSNOCK NSW 2325








3 1 2 809m<sup>2</sup> 130m<sup>2</sup>  
 Year Built 1940 DOM 180 days  
 Listing Date 30-Aug-23 Distance 1.43km  
 Listing Price \$540 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 28 KING STREET CESSNOCK NSW 2325



 3  1  1  809m<sup>2</sup>  102m<sup>2</sup>  
 Year Built 1910 DOM 10 days  
 Listing Date 16-Feb-24 Distance 1.51km  
 Listing Price \$500 Per Week

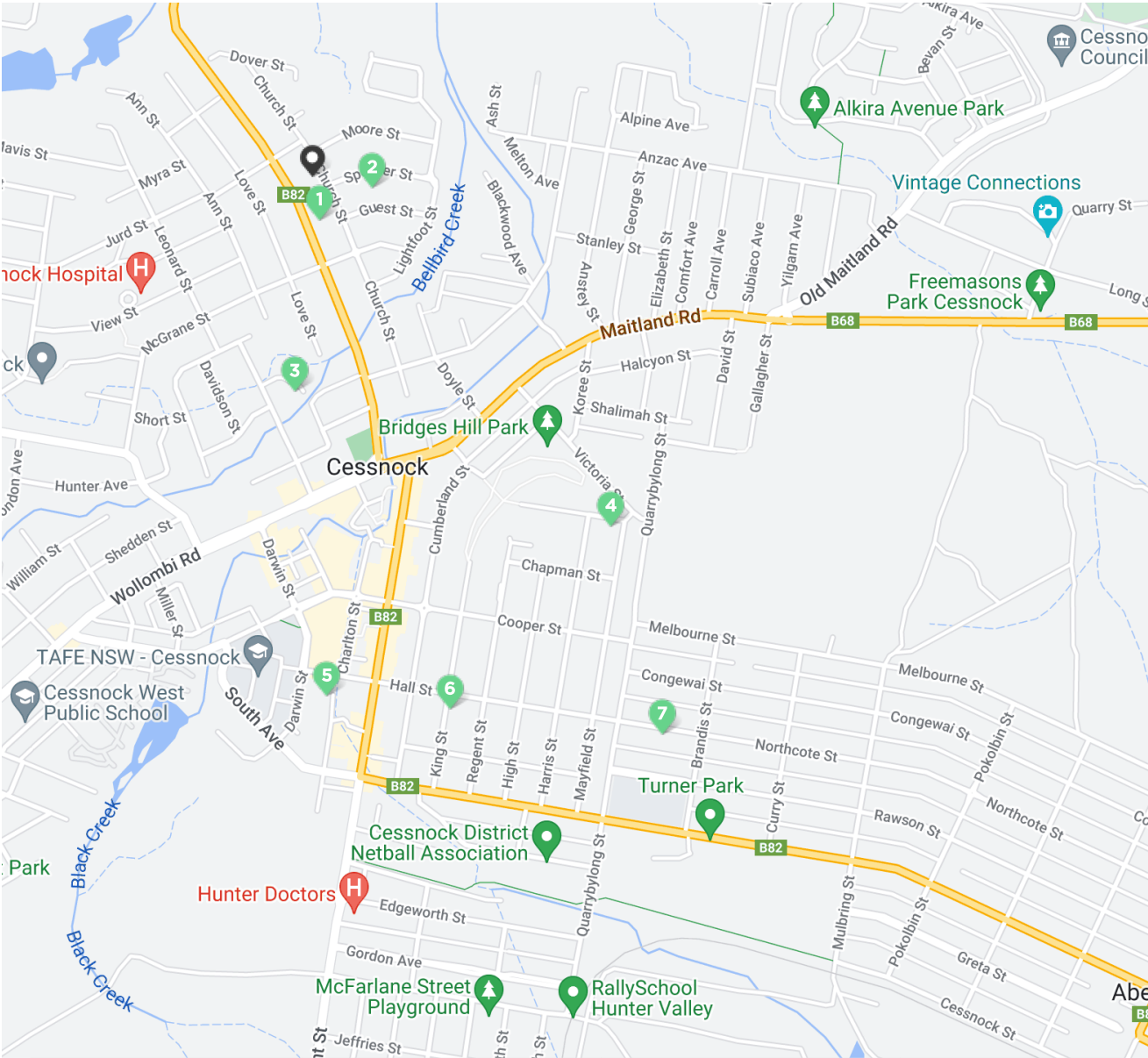
## 7 13 NORTHCOTE STREET ABERDARE NSW 2325



 3  1  2  506m<sup>2</sup>  96m<sup>2</sup>  
 Year Built 1920 DOM 91 days  
 Listing Date 27-Nov-23 Distance 1.81km  
 Listing Price \$520 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 56 ALLANDALE ROAD CESSNOCK NSW 2325	3	1	1	\$450
2 5 GUEST STREET CESSNOCK NSW 2325	3	1	1	\$510
3 11 MATTHEW STREET CESSNOCK NSW 2325	3	1	1	\$550
4 3 MAYFIELD STREET CESSNOCK NSW 2325	3	1	4	\$550
5 16 CHARLTON STREET CESSNOCK NSW 2325	3	1	2	\$540
6 28 KING STREET CESSNOCK NSW 2325	3	1	1	\$500
7 13 NORTHCOTE STREET ABERDARE NSW 2325	3	1	2	\$520

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

# Current Market Review

63 CHURCH STREET CESSNOCK NSW 2325



## Market Assessment

\$520 - \$550 per week

## Notes from your agent

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

## Disclaimer

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