

Comparative Rental Analysis



3 KINSALE CLOSE ASHTONFIELD NSW 2323

Prepared on 9th March 2023

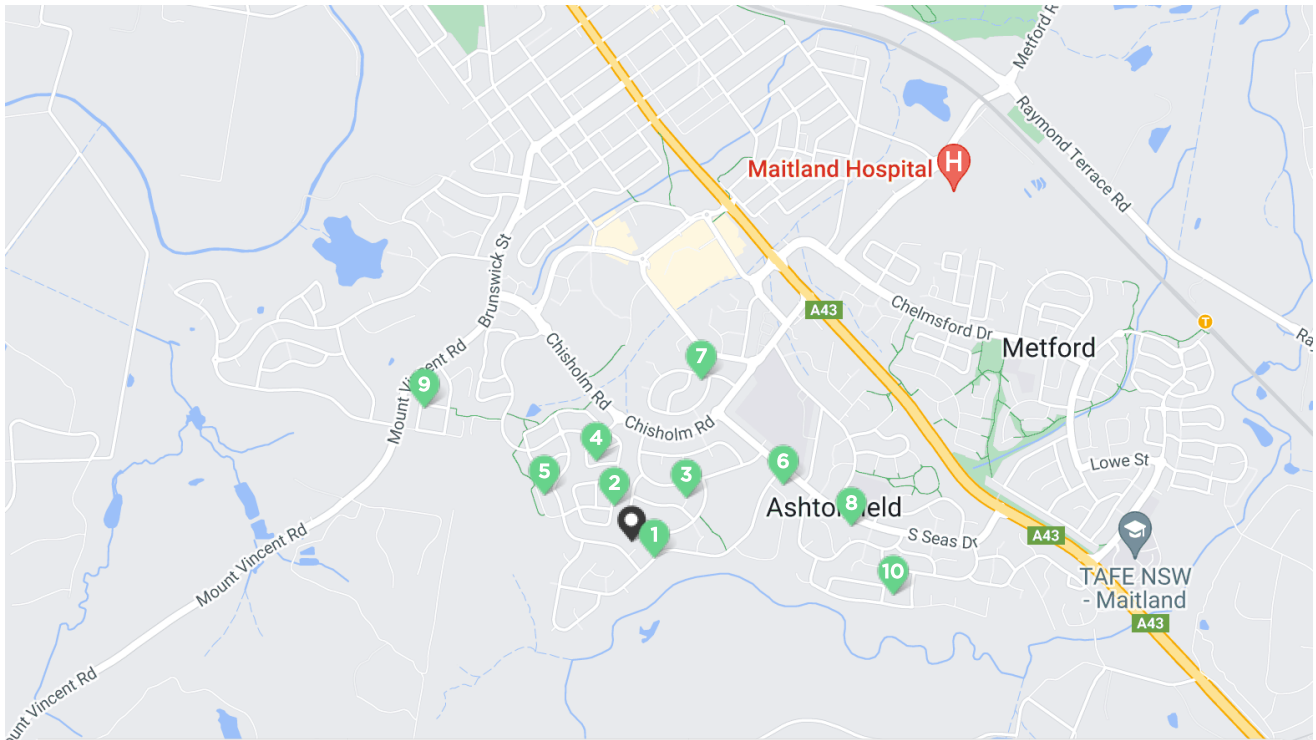


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Comps Map: Rentals



1 47 BALLYDOYLE DRIVE ASHTONFIELD NSW 2323	5	3	3	\$850
2 34 MACRAE STREET EAST MAITLAND NSW 2323	4	2	2	\$620
3 19 MORIARTY AVENUE ASHTONFIELD NSW 2323	5	2	2	\$650
4 31 CARNARVON CIRCUIT EAST MAITLAND NSW 2323	4	2	2	\$670
5 11 DURBAN CRESCENT EAST MAITLAND NSW 2323	4	2	2	\$680
6 5 LEINSTER CIRCUIT ASHTONFIELD NSW 2323	5	2	2	\$680
7 58 KILKENNY CIRCUIT ASHTONFIELD NSW 2323	4	2	2	\$700
8 3 RARATONGA CLOSE ASHTONFIELD NSW 2323	5	3	2	\$790
9 15 OSPREY CRESCENT EAST MAITLAND NSW 2323	4	2	2	\$680
10 41 MAGNETIC DRIVE ASHTONFIELD NSW 2323	5	3	2	\$700

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



Comparable Rentals

1 47 BALLYDOYLE DRIVE ASHTONFIELD NSW 2323



5 3 3 845m² 332m²
 Year Built 2003 DOM 17 days
 Listing Date 20-Sep-22 Distance 0.15km
 Listing Price \$850 pw

2 34 MACRAE STREET EAST MAITLAND NSW 2323



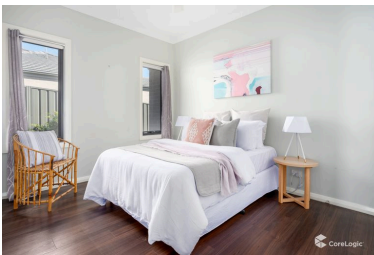
4 2 2 610m² 161m²
 Year Built 2013 DOM 37 days
 Listing Date 13-Dec-22 Distance 0.17km
 Listing Price \$620 Per Week

3 19 MORIARTY AVENUE ASHTONFIELD NSW 2323



5 2 2 822m² 242m²
 Year Built - DOM 14 days
 Listing Date 02-Sep-22 Distance 0.33km
 Listing Price \$650 - \$725 Per Week

4 31 CARNARVON CIRCUIT EAST MAITLAND NSW 2323



4 2 2 651m² 166m²
 Year Built 2014 DOM 17 days
 Listing Date 01-Nov-22 Distance 0.41km
 Listing Price \$670 pw

5 11 DURBAN CRESCENT EAST MAITLAND NSW 2323



4 2 2 600m² 182m²
 Year Built 2012 DOM 20 days
 Listing Date 17-Feb-23 Distance 0.46km
 Listing Price \$680 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 5 LEINSTER CIRCUIT ASHTONFIELD NSW 2323



5 2 2 923m² 318m²
 Year Built 2000 DOM 56 days
 Listing Date 12-Jan-23 Distance 0.79km
 Listing Price \$680 per week

7 58 KILKENNY CIRCUIT ASHTONFIELD NSW 2323



4 2 2 851m² 174m²
 Year Built 1996 DOM 36 days
 Listing Date 09-Dec-22 Distance 0.83km
 Listing Price \$700 pw

8 3 RARATONGA CLOSE ASHTONFIELD NSW 2323



5 3 2 945m² -
 Year Built - DOM 14 days
 Listing Date 18-Oct-22 Distance 1.07km
 Listing Price \$790 pw

9 15 OSPREY CRESCENT EAST MAITLAND NSW 2323



4 2 2 600m² 165m²
 Year Built 2012 DOM 28 days
 Listing Date 22-Dec-22 Distance 1.17km
 Listing Price \$680 pw

10 41 MAGNETIC DRIVE ASHTONFIELD NSW 2323



5 3 2 829m² 500m²
 Year Built 2019 DOM 69 days
 Listing Date 04-Nov-22 Distance 1.3km
 Listing Price \$700 pw

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



Appraisal Details

3 KINSALE CLOSE ASHTONFIELD NSW 2323



Appraisal price range

\$680 - \$700 per week

Notes from your agent

the above is based on comparable pricing evidence and should be seen as a guide.

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