

Comparative Rental Analysis



31 MOORE STREET CESSNOCK NSW 2325

Prepared on 29th August 2024



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First National - David Haggarty






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Comparable Rentals






1 51 LOVE STREET CESSNOCK NSW 2325



 3  1  2  809m²  116m²
 Year Built 1920 DOM 4 days
 Listing Date 29-May-24 Distance 0.49km
 Listing Price \$500 per week






2 91 ALLANDALE ROAD CESSNOCK NSW 2325



 3  1  1  809m²  809m²
 Year Built 1950 DOM 21 days
 Listing Date 09-Apr-24 Distance 0.53km
 Listing Price \$460 per week






3 7 FOSTER STREET CESSNOCK NSW 2325



 3  1  2  805m²  108m²
 Year Built 1955 DOM 22 days
 Listing Date 15-Apr-24 Distance 0.65km
 Listing Price \$520 pw






4 14 YANGO STREET CESSNOCK NSW 2325



 3  1  1  1,012m²  92m²
 Year Built 1930 DOM 14 days
 Listing Date 09-Jun-23 Distance 0.83km
 Listing Price \$410 p/week

5 4 MARLTON STREET CESSNOCK NSW 2325








 3  1  1  278m²  110m²
 Year Built - DOM 14 days
 Listing Date 02-Aug-24 Distance 0.86km
 Listing Price \$460 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 GOVERNMENT ROAD CESSNOCK NSW 2325



 3  1  1  731m²  -
 Year Built - DOM 54 days
 Listing Date 04-Apr-24 Distance 0.94km
 Listing Price \$460 wk






7 2 SHORT STREET CESSNOCK NSW 2325



 3  1  1  1,018m²  110m²
 Year Built - DOM 36 days
 Listing Date 07-May-24 Distance 0.99km
 Listing Price \$480 Per Week





8 14 MOUNT VIEW ROAD CESSNOCK NSW 2325



 3  1  1  809m²  117m²
 Year Built - DOM 13 days
 Listing Date 16-Aug-24 Distance 1.1km
 Listing Price \$500.00 Per Week






9 8 BARRETT AVENUE CESSNOCK NSW 2325



 3  1  2  613m²  122m²
 Year Built - DOM 22 days
 Listing Date 26-Jun-24 Distance 1.49km
 Listing Price \$500 WEEKLY

10 6 QUARRYBYLONG STREET ABERDARE NSW 2325








 3  1  2  522m²  114m²
 Year Built - DOM 7 days
 Listing Date 22-Aug-24 Distance 1.58km
 Listing Price \$450 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






11 44 MAYFIELD STREET CESSNOCK NSW 2325



 3  1  1  888m²  122m²
 Year Built - DOM 1 day
 Listing Date 12-May-23 Distance 1.61km
 Listing Price \$480 p/week






12 96 MOUNT VIEW ROAD CESSNOCK NSW 2325



 3  1  1  734m²  90m²
 Year Built 1970 DOM 1 day
 Listing Date 28-Aug-24 Distance 1.7km
 Listing Price \$450 WEEKLY

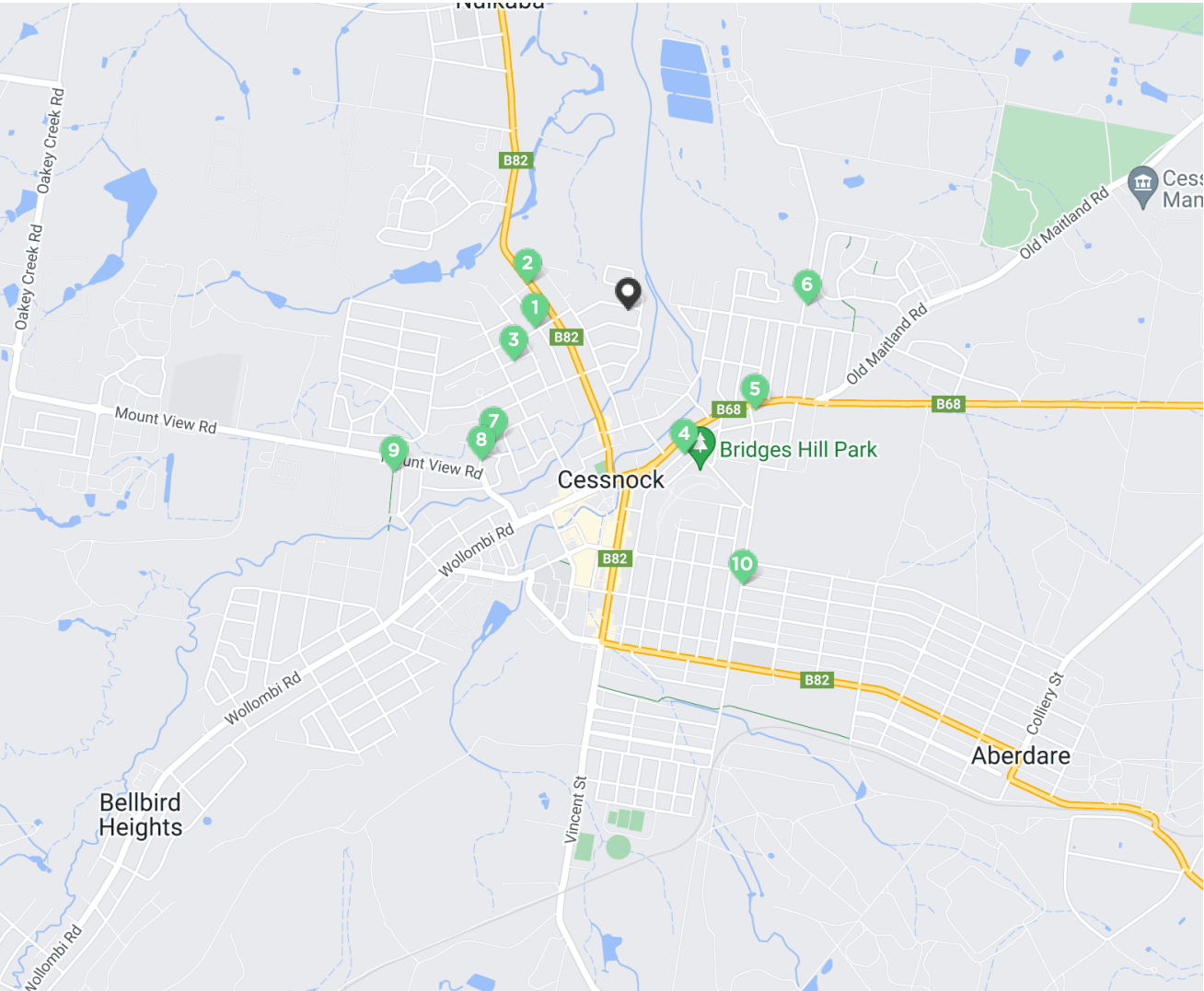
13 9A QUARRYBYLONG STREET CESSNOCK NSW 2325



 3  1  1  449m²  98m²
 Year Built 2002 DOM 25 days
 Listing Date 25-Mar-24 Distance 1.76km
 Listing Price \$460 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	51 LOVE STREET CESSNOCK NSW 2325	3	1	2	\$500
2	91 ALLANDALE ROAD CESSNOCK NSW 2325	3	1	1	\$460
3	7 FOSTER STREET CESSNOCK NSW 2325	3	1	2	\$520
4	14 YANGO STREET CESSNOCK NSW 2325	3	1	1	\$410
5	4 MARLTON STREET CESSNOCK NSW 2325	3	1	1	\$460
6	6 GOVERNMENT ROAD CESSNOCK NSW 2325	3	1	1	\$460
7	2 SHORT STREET CESSNOCK NSW 2325	3	1	1	\$480
8	14 MOUNT VIEW ROAD CESSNOCK NSW 2325	3	1	1	\$500
9	8 BARRETT AVENUE CESSNOCK NSW 2325	3	1	2	\$500
10	6 QUARRYBYLONG STREET ABERDARE NSW 2325	3	1	2	\$450

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Current Market Review

31 MOORE STREET CESSNOCK NSW 2325



Market Assessment

\$460 - \$480 per week

Notes from your agent

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

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