

# Comparative Rental Analysis



## 3/28 CUMBERLAND STREET EAST MAITLAND NSW 2323

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# Comparable Rentals

## 1 2/26 WAKEHURST CRESCENT METFORD NSW 2323



2 1 1 1 903m<sup>2</sup> 48m<sup>2</sup>  
 Year Built 1980 DOM 22 days  
 Listing Date 29-Apr-24 Distance 1.9km  
 Listing Price \$360 PER WEEK

## 2 4/26 WAKEHURST CRESCENT METFORD NSW 2323



2 1 1 1 63m<sup>2</sup> 42m<sup>2</sup>  
 Year Built 1980 DOM 47 days  
 Listing Date 19-Feb-24 Distance 1.9km  
 Listing Price \$360 WEEKLY

## 3 2/11 WALLER STREET EAST MAITLAND NSW 2323



2 2 1 1 - -  
 Year Built - DOM 22 days  
 Listing Date 02-Jan-24 Distance 0.56km  
 Listing Price \$395 pw

## 4 19 MELBOURNE STREET EAST MAITLAND NSW 2323



2 2 1 1 2,456m<sup>2</sup> - -  
 Year Built - DOM 11 days  
 Listing Date 27-Mar-23 Distance 0.81km  
 Listing Price \$380 per week

## 5 3/193 GEORGE STREET EAST MAITLAND NSW 2323



2 2 1 1 1,013m<sup>2</sup> 78m<sup>2</sup>  
 Year Built 2004 DOM 22 days  
 Listing Date 15-Feb-24 Distance 1.32km  
 Listing Price \$400 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 3/36 WAKEHURST CRESCENT METFORD NSW 2323



 2  1  1  647m<sup>2</sup>

 64m<sup>2</sup>

Year Built 1980

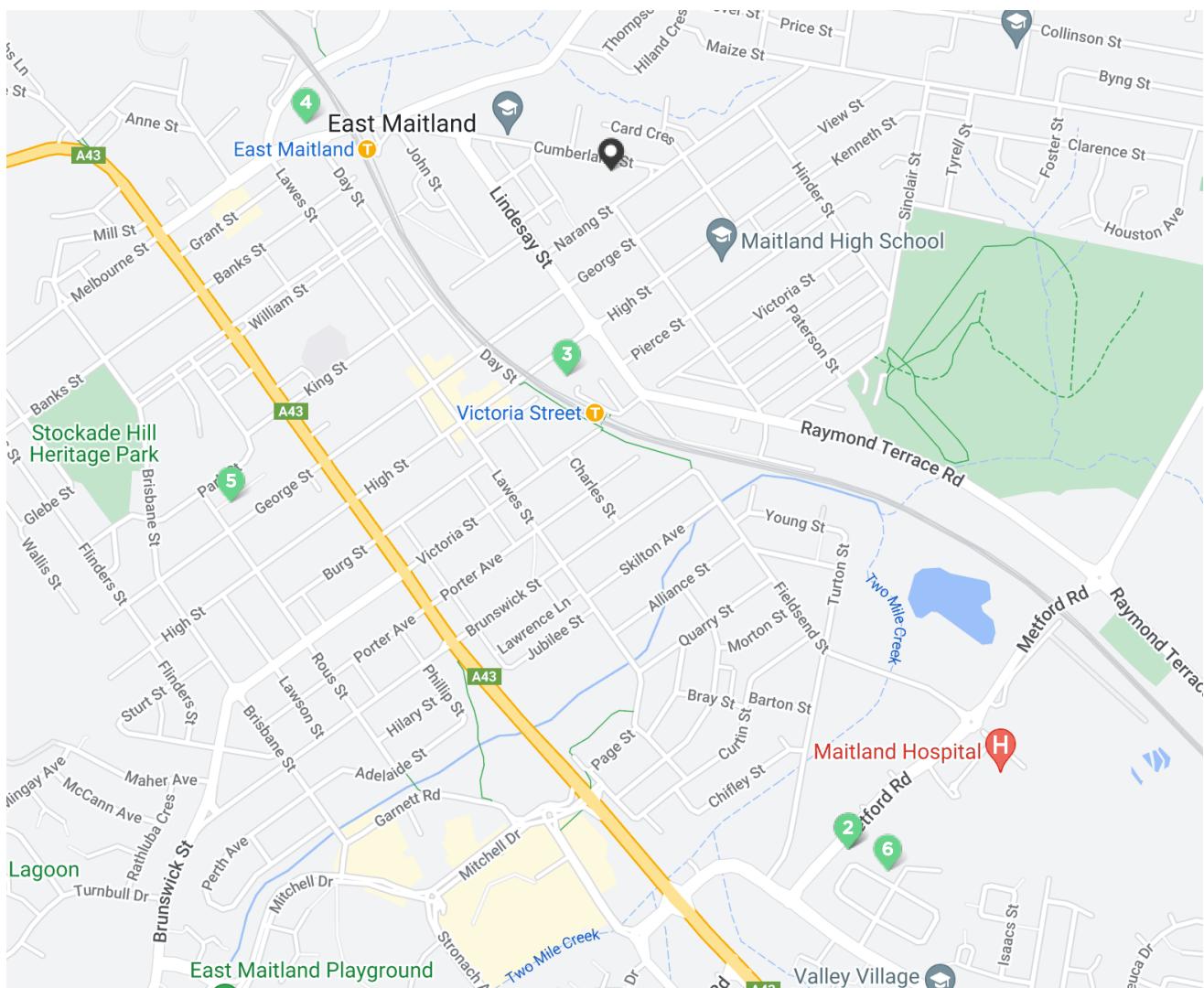
DOM 12 days

Listing Date 12-Feb-24

Distance 1.98km

Listing Price \$380 WEEKLY

# Comps Map: Rentals



	Address	Beds	Baths	Car Park	Price
1	2/26 WAKEHURST CRESCENT METFORD	1	1	1	\$360
	NSW 2323				
2	4/26 WAKEHURST CRESCENT METFORD	1	1	1	\$360
	NSW 2323				
3	2/11 WALLER STREET EAST MAITLAND	2	1	1	\$395
	NSW 2323				
4	19 MELBOURNE STREET EAST MAITLAND	2	1	1	\$380
	NSW 2323				
5	3/193 GEORGE STREET EAST MAITLAND	2	1	1	\$400
	NSW 2323				
6	3/36 WAKEHURST CRESCENT METFORD	2	1	1	\$380
	NSW 2323				

Google

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Map data ©2024 Google

# Current Market Review

**3/28 CUMBERLAND STREET EAST MAITLAND NSW 2323**



## Market Assessment

\$350 - \$360 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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