

Comparative Rental Analysis



29 MOORE STREET CESSNOCK NSW 2325

Prepared on 1st November 2023



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First National - David Haggarty






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Comparable Rentals






1 LEE-ANN CRESCENT CESSNOCK NSW 2325



 3  1  2  575m²  122m²
 Year Built 1970 DOM 10 days
 Listing Date 20-Jun-23 Distance 0.11km
 Listing Price \$500 Per week.






2 8 ASH STREET CESSNOCK NSW 2325



 3  2  3  697m²  -
 Year Built - DOM 29 days
 Listing Date 03-Oct-23 Distance 0.31km
 Listing Price \$520 weekly






3 8 LIGHTFOOT STREET CESSNOCK NSW 2325



 3  2  1  809m²  113m²
 Year Built 1950 DOM 24 days
 Listing Date 12-Apr-23 Distance 0.36km
 Listing Price \$500 Per Week






4 9 ANZAC AVENUE CESSNOCK NSW 2325



 3  1  2  683m²  114m²
 Year Built - DOM 8 days
 Listing Date 24-Oct-23 Distance 0.38km
 Listing Price \$520 weekly

5 44 ANZAC AVENUE CESSNOCK NSW 2325








 3  1  4  736m²  119m²
 Year Built 1960 DOM 12 days
 Listing Date 01-Sep-23 Distance 0.67km
 Listing Price \$550.00 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 12 GEORGE STREET CESSNOCK NSW 2325



 3  1  1  740m²  120m²
 Year Built 1920 DOM 20 days
 Listing Date 25-Aug-23 Distance 0.72km
 Listing Price \$550 Per week






7 12 MARLTON STREET CESSNOCK NSW 2325



 3  1  3  809m²  82m²
 Year Built 1940 DOM 28 days
 Listing Date 11-Aug-23 Distance 0.97km
 Listing Price \$540 Per Week






8 14 MOUNT VIEW ROAD CESSNOCK NSW 2325



 3  1  1  809m²  117m²
 Year Built - DOM 13 days
 Listing Date 19-Oct-23 Distance 1.1km
 Listing Price \$500.00 Per Week






9 16 BURNETT STREET CESSNOCK NSW 2325



 3  2  4  613m²  157m²
 Year Built 1960 DOM 19 days
 Listing Date 13-Oct-23 Distance 1.14km
 Listing Price \$540 per week

10 23 BROWN STREET CESSNOCK NSW 2325








 4  2  3  613m²  166m²
 Year Built 1960 DOM 17 days
 Listing Date 18-Apr-23 Distance 1.19km
 Listing Price \$550 pw

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 1 SHEDDEN STREET CESSNOCK NSW 2325



 3  1  1  613m²  96m²
 Year Built 1950 DOM 22 days
 Listing Date 12-Jul-23 Distance 1.23km
 Listing Price \$500.00 per week






12 8 COOPER STREET CESSNOCK NSW 2325



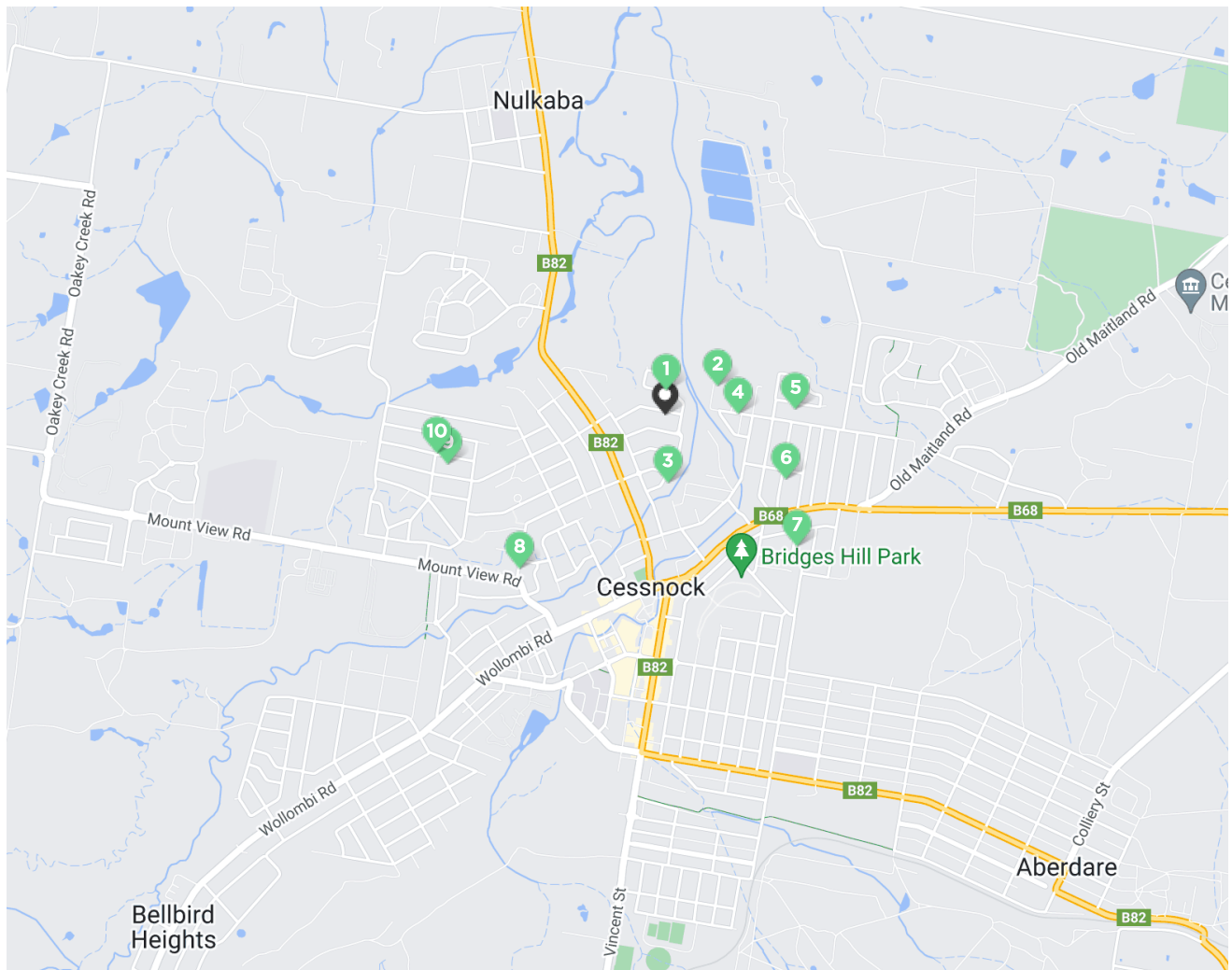
 3  2  1  487m²  201m²
 Year Built 1940 DOM 30 days
 Listing Date 08-Jun-23 Distance 1.25km
 Listing Price \$530 per week

13 9 BUFFIER CLOSE CESSNOCK NSW 2325



 3  1  1  580m²  95m²
 Year Built 1995 DOM 20 days
 Listing Date 12-Oct-23 Distance 1.28km
 Listing Price \$540 per week

Comps Map: Rentals



1	1 LEE-ANN CRESCENT CESSNOCK NSW 2325	3	1	2	\$500
2	8 ASH STREET CESSNOCK NSW 2325	3	2	3	\$520
3	8 LIGHTFOOT STREET CESSNOCK NSW 2325	3	2	1	\$500
4	9 ANZAC AVENUE CESSNOCK NSW 2325	3	1	2	\$520
5	44 ANZAC AVENUE CESSNOCK NSW 2325	3	1	4	\$550
6	12 GEORGE STREET CESSNOCK NSW 2325	3	1	1	\$550
7	12 MARLTON STREET CESSNOCK NSW 2325	3	1	3	\$540
8	14 MOUNT VIEW ROAD CESSNOCK NSW 2325	3	1	1	\$500
9	16 BURNETT STREET CESSNOCK NSW 2325	3	2	4	\$540
10	23 BROWN STREET CESSNOCK NSW 2325	4	2	3	\$550



Poppet Head Park

Map data ©2023 Google

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

Current Market Review

29 MOORE STREET CESSNOCK NSW 2325



Market Assessment

\$500 - \$550 per week

Notes from your agent

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

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