

Comparative Rental Analysis



2/13 CANANGA COURT LARGS NSW 2320

Prepared on 3rd October 2024



Jade Tweedie
First National - David Haggarty






454 High St
MAITLAND NSW 2320

w: 4933 5544
jade@davidhaggarty.com.au

Comparable Rentals






1 20A HUNTER STREET LARGS NSW 2320



 3  2  1  527m²  156m²
 Year Built 1990 DOM 11 days
 Listing Date 10-Nov-23 Distance 0.45km
 Listing Price \$600 pw






2 23 ELLIE AVENUE RAWORTH NSW 2321



 3  2  1  748m²  100m²
 Year Built 2020 DOM 20 days
 Listing Date 13-Sep-24 Distance 3.7km
 Listing Price \$570 per week






3 30 DAVID AVENUE EAST MAITLAND NSW 2323



 3  2  1  -  95m²
 Year Built 2020 DOM 26 days
 Listing Date 03-Apr-24 Distance 4.05km
 Listing Price \$590.00 per week

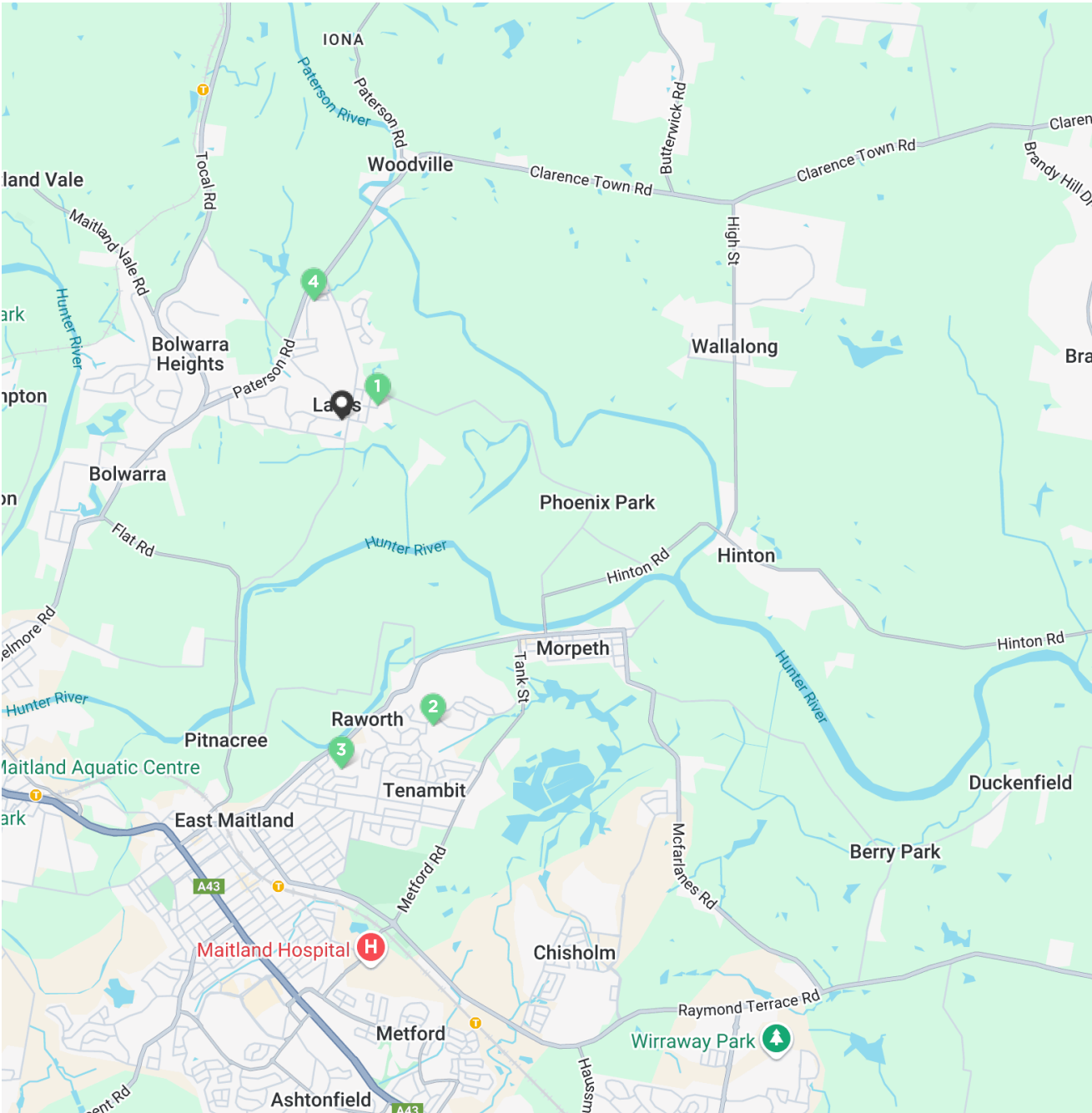
4 59 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320



 3  2  1  763m²  121m²
 Year Built 2022 DOM 8 days
 Listing Date 19-Apr-23 Distance 1.39km
 Listing Price \$600 Per Week

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

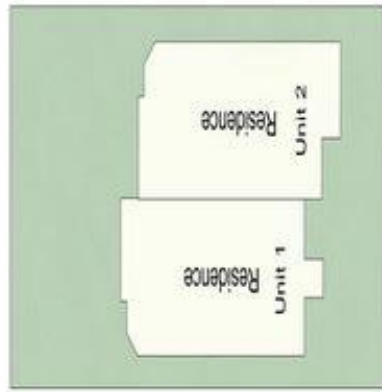
Comps Map: Rentals



1 20A HUNTER STREET LARGS NSW 2320	3	2	1	\$600
2 23 ELLIE AVENUE RAWORTH NSW 2321	3	2	1	\$570
3 30 DAVID AVENUE EAST MAITLAND NSW 2323	3	2	1	\$590
4 59 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320	3	2	1	\$600

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

Floor Plan



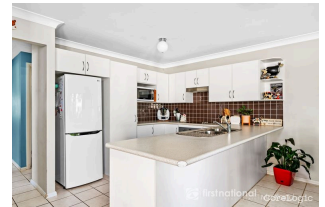
Unit 2/13 Cananga Ct, Largs

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only. In passing on the details interested parties should use their own judgement. The floor plans are artist's impressions only. The site plan is not to scale.



Current Market Review

2/13 CANANGA COURT LARGS NSW 2320



Market Assessment

\$560 - \$580 per week

Notes from your agent

The above is based on comparable pricing evidence taking into account age etc. and should be seen as a guide.

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