

# Comparative Rental Analysis



## 1/13 CANANGA COURT LARGS NSW 2320

Prepared on 19th August 2023



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# Comparable Rentals

## 1 20A LARGS AVENUE LARGS NSW 2320



3 2 2 394m<sup>2</sup> 136m<sup>2</sup>  
 Year Built 2018 DOM 6 days  
 Listing Date 22-Mar-23 Distance 0.65km  
 Listing Price \$550 per week

## 2 26 APRIL CIRCUIT BOLWARRA HEIGHTS NSW 2320



3 2 2 703m<sup>2</sup> 354m<sup>2</sup>  
 Year Built 2016 DOM 16 days  
 Listing Date 20-Jun-23 Distance 0.68km  
 Listing Price \$510.00 Per Week

## 3 263 PATERSON ROAD BOLWARRA HEIGHTS NSW 2320



3 1 1 887m<sup>2</sup> -  
 Year Built - DOM 19 days  
 Listing Date 21-Feb-23 Distance 1.02km  
 Listing Price \$500

## 4 43A STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320



3 2 1 722m<sup>2</sup> 106m<sup>2</sup>  
 Year Built 2018 DOM 17 days  
 Listing Date 17-Apr-23 Distance 1.23km  
 Listing Price \$530

## 5 59 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320



3 2 1 756m<sup>2</sup> 121m<sup>2</sup>  
 Year Built 2022 DOM 58 days  
 Listing Date 19-Apr-23 Distance 1.39km  
 Listing Price \$550 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 9A WESLEY STREET BOLWARRA HEIGHTS NSW 2320



3 2 2 - 162m<sup>2</sup>  
 Year Built 2002 DOM 13 days  
 Listing Date 27-Apr-23 Distance 1.5km  
 Listing Price \$540 per week

## 7 32 PARKLANDS ROAD LARGS NSW 2320



4 2 1 670m<sup>2</sup> 114m<sup>2</sup>  
 Year Built 2022 DOM 39 days  
 Listing Date 24-Jan-23 Distance 0.5km  
 Listing Price \$540 per week

## 8 1 MIRANI STREET LARGS NSW 2320



3 2 1 278m<sup>2</sup> -  
 Year Built - DOM 15 days  
 Listing Date 21-Feb-23 Distance 0.85km  
 Listing Price \$520 per week

## 9 8 CORINA AVENUE BOLWARRA HEIGHTS NSW 2320



4 1 1 592m<sup>2</sup> -  
 Year Built - DOM 75 days  
 Listing Date 23-Mar-23 Distance 1.1km  
 Listing Price \$500 pw

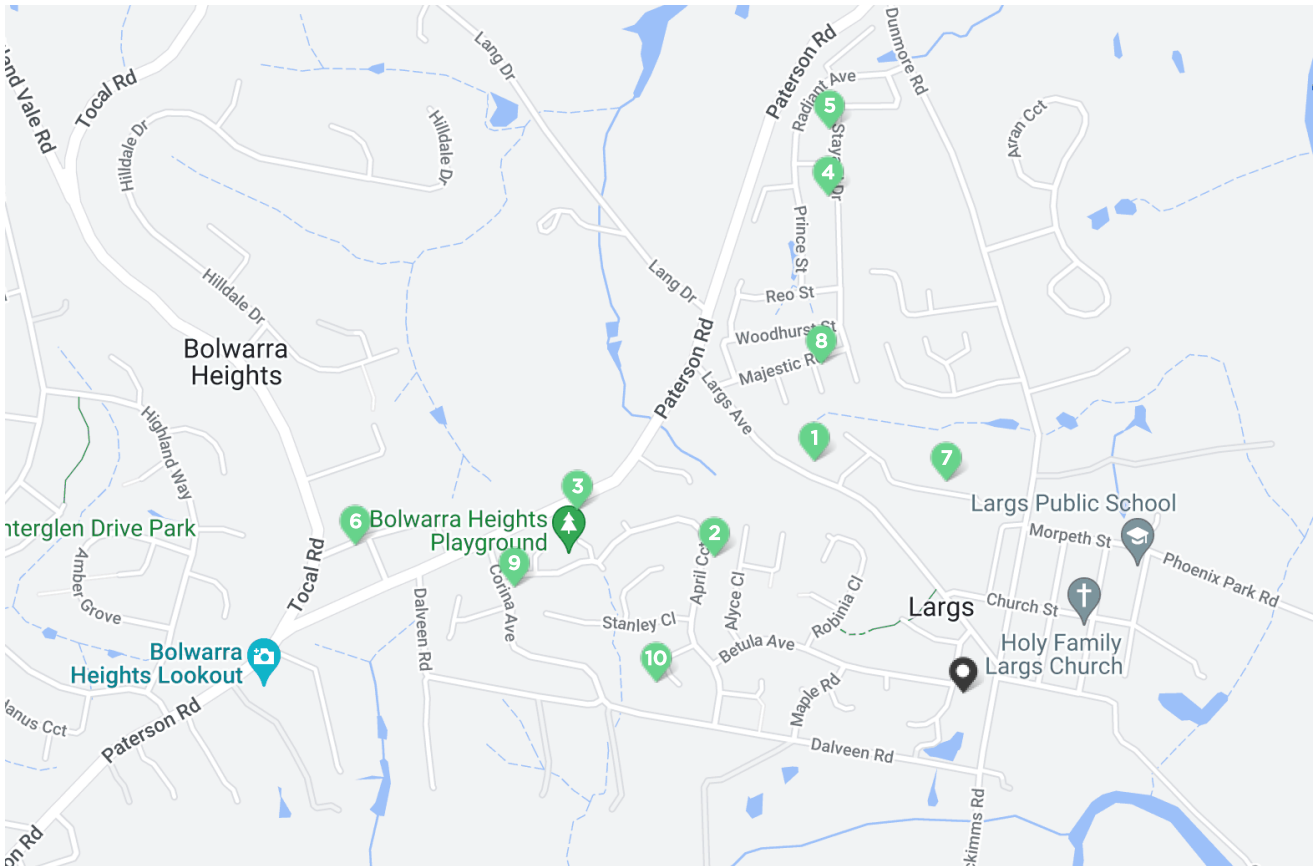
## 10 14 MARGOT CLOSE BOLWARRA HEIGHTS NSW 2320



2 2 - 542m<sup>2</sup> -  
 Year Built - DOM 21 days  
 Listing Date 01-Mar-23 Distance 0.74km  
 Listing Price \$560 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 LARGS AVENUE LARGS NSW 2320	3	2	2	\$550
2 26 APRIL CIRCUIT BOLWARRA HEIGHTS NSW 2320	3	2	2	\$510
3 263 PATERSON ROAD BOLWARRA HEIGHTS NSW 2320	3	1	1	\$500
4 43A STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320	3	2	1	\$530
5 59 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320	3	2	1	\$550
6 9A WESLEY STREET BOLWARRA HEIGHTS NSW 2320	3	2	2	\$540
7 32 PARKLANDS ROAD LARGS NSW 2320	4	2	1	\$540
8 1 MIRANI STREET LARGS NSW 2320	3	2	1	\$520
9 8 CORINA AVENUE BOLWARRA HEIGHTS NSW 2320	4	1	1	\$500
10 14 MARGOT CLOSE BOLWARRA HEIGHTS NSW 2320	2	2	-	\$560



Map data ©2023

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# Current Market Review

1/13 CANANGA COURT LARGS NSW 2320



## Suggested Rental Variation

\$500 - \$530 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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