

# Comparative Rental Analysis



## 5 MORINDA AVENUE LARGS NSW 2320

Prepared on 18th September 2024



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# Comparable Rentals

## 1 39 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320



4 2 2 707m<sup>2</sup> 150m<sup>2</sup>  
 Year Built 2018 DOM 20 days  
 Listing Date 03-May-24 Distance 1.15km  
 Listing Price \$690 WEEKLY

## 2 4 CABARITA CLOSE BOLWARRA HEIGHTS NSW 2320



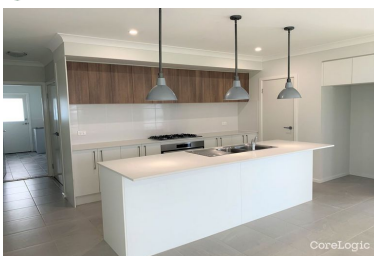
4 2 2 770m<sup>2</sup> 196m<sup>2</sup>  
 Year Built 1999 DOM 14 days  
 Listing Date 09-Nov-23 Distance 0.78km  
 Listing Price \$650

## 3 2 MIRANI STREET LARGS NSW 2320



4 2 2 544m<sup>2</sup> 174m<sup>2</sup>  
 Year Built 2019 DOM 16 days  
 Listing Date 02-Sep-24 Distance 0.79km  
 Listing Price \$650 WEEKLY

## 4 9 PANDANUS CIRCUIT BOLWARRA NSW 2320



4 2 2 671m<sup>2</sup> -  
 Year Built - DOM 6 days  
 Listing Date 15-Sep-23 Distance 2.07km  
 Listing Price \$690

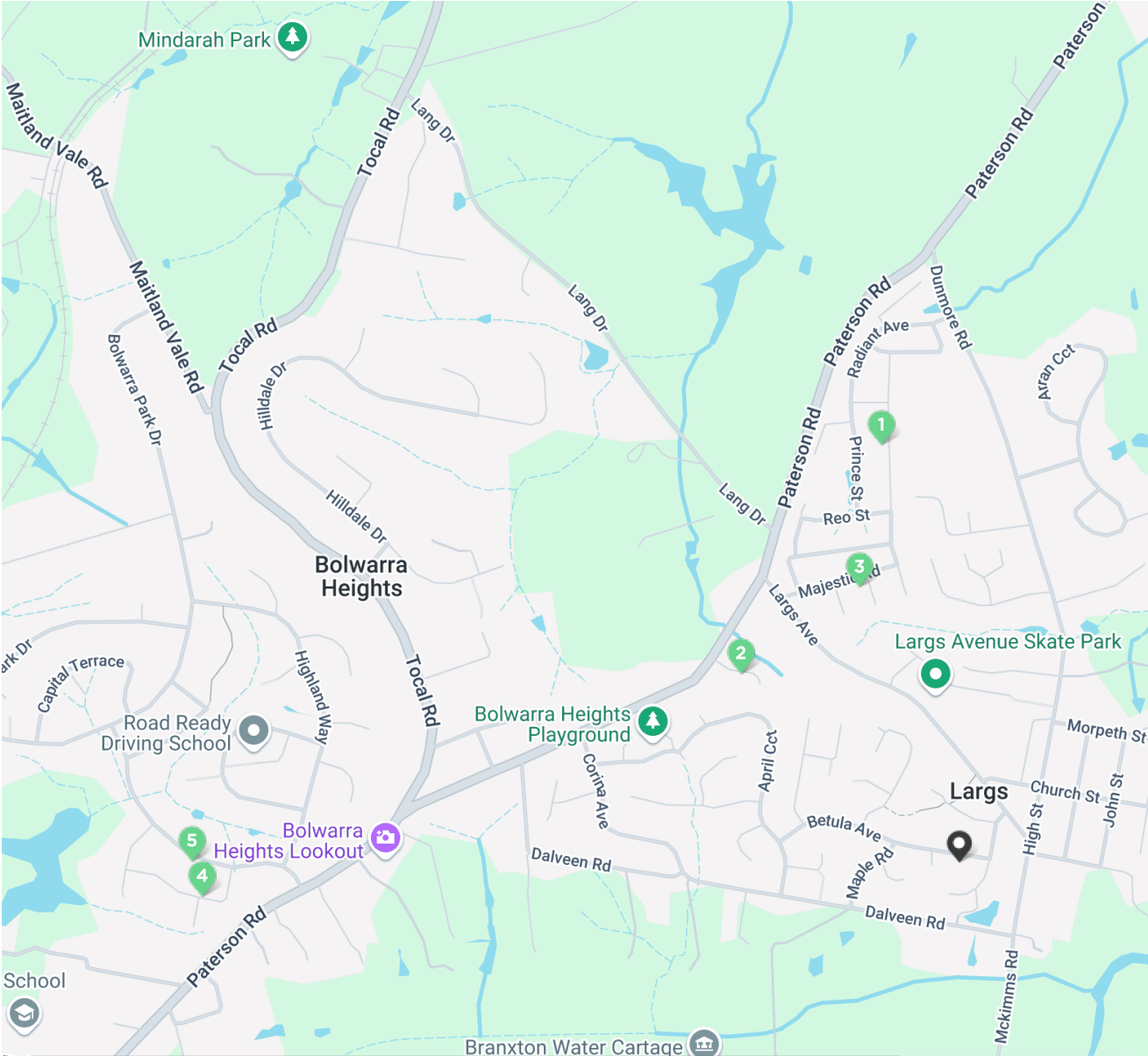
## 5 20 HUNTERGLEN DRIVE BOLWARRA NSW 2320



4 2 2 886m<sup>2</sup> 143m<sup>2</sup>  
 Year Built 2014 DOM 15 days  
 Listing Date 11-Jul-24 Distance 2.1km  
 Listing Price \$720 WEEKLY

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 39 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320	4	2	2	\$690
2 4 CABARITA CLOSE BOLWARRA HEIGHTS NSW 2320	4	2	2	\$650
3 2 MIRANI STREET LARGS NSW 2320	4	2	2	\$650
4 9 PANDANUS CIRCUIT BOLWARRA NSW 2320	4	2	2	\$690
5 20 HUNTERGLEN DRIVE BOLWARRA NSW 2320	4	2	2	\$720

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

# Current Market Review

5 MORINDA AVENUE LARGS NSW 2320



## Market Assessment

\$650 - \$700 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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