

# Comparative Rental Analysis



**177 GEORGE STREET EAST MAITLAND NSW 2323**

Prepared for Ditton Investments Pty Ltd on 25th February 2025



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# Comparable Rentals

## 1 39 PORTER AVENUE EAST MAITLAND NSW 2323



3 1 3 835m<sup>2</sup> 99m<sup>2</sup>  
 Year Built 1970 DOM 11 days  
 Listing Date 13-Nov-23 Distance 0.55km  
 Listing Price \$570 per week

## 2 1/18 MIDDLETON DRIVE EAST MAITLAND NSW 2323



3 1 1 540m<sup>2</sup> 117m<sup>2</sup>  
 Year Built - DOM 39 days  
 Listing Date 27-Sep-24 Distance 1.44km  
 Listing Price \$530 pw

## 3 28 ROUS STREET EAST MAITLAND NSW 2323



3 1 3 765m<sup>2</sup> 139m<sup>2</sup>  
 Year Built 1950 DOM 2 days  
 Listing Date 16-Jan-23 Distance 0.29km  
 Listing Price \$550 pw

## 4 24 PARK STREET EAST MAITLAND NSW 2323



3 1 1 602m<sup>2</sup> 114m<sup>2</sup>  
 Year Built 1950 DOM 29 days  
 Listing Date 14-Dec-23 Distance 0.12km  
 Listing Price \$500.00 per week

## 5 47 SINCLAIR STREET EAST MAITLAND NSW 2323



2 1 1 658m<sup>2</sup> 95m<sup>2</sup>  
 Year Built - DOM 11 days  
 Listing Date 14-Feb-25 Distance 1.73km  
 Listing Price \$520 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

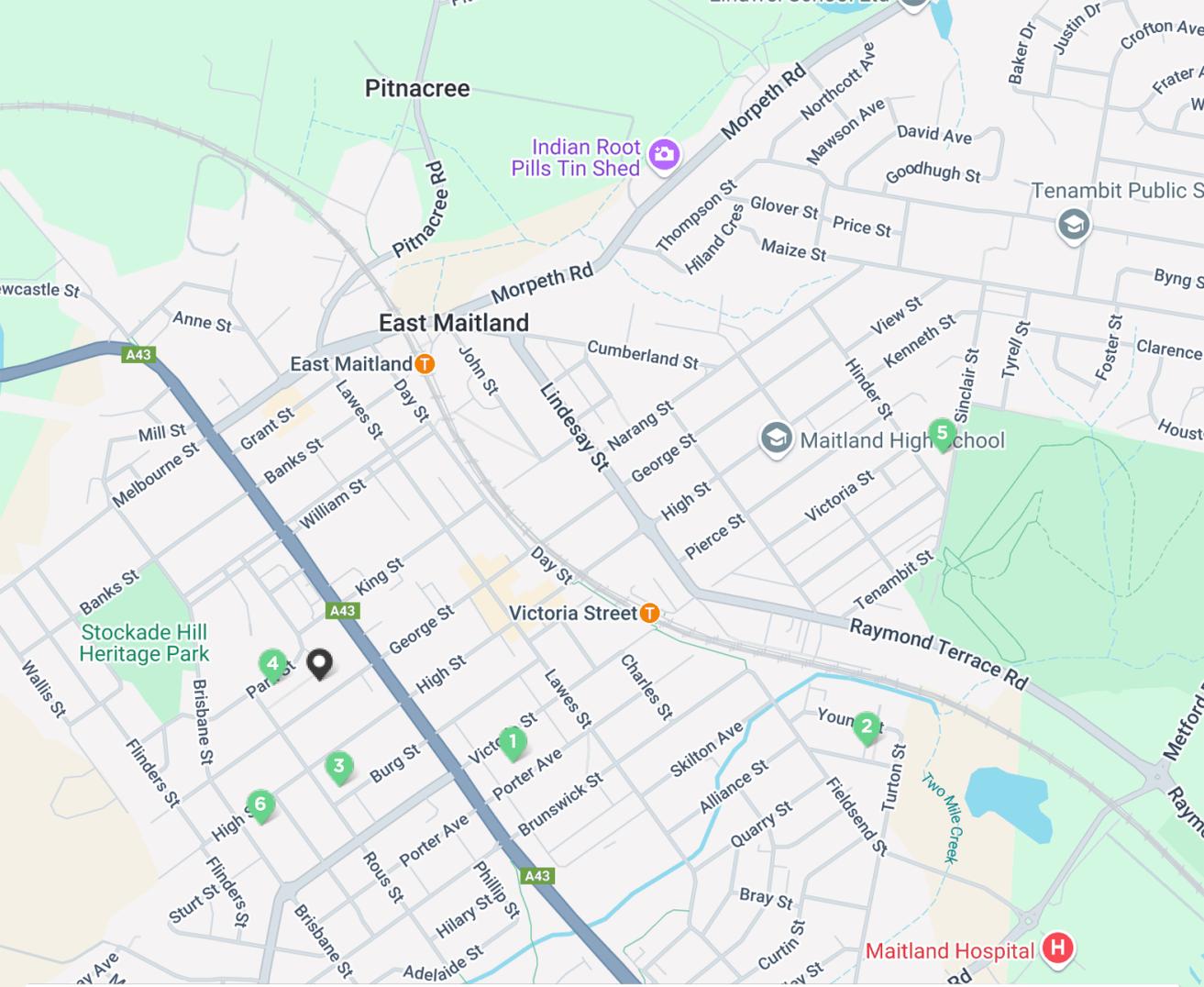
6 66 BRISBANE STREET EAST MAITLAND NSW 2323



2 1 1 955m<sup>2</sup> 92m<sup>2</sup>  
Year Built 1950 DOM 11 days  
Listing Date 28-Oct-24 Distance 0.41km  
Listing Price \$500 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 39 PORTER AVENUE EAST MAITLAND NSW 2323	3	1	3	\$570
2 1/18 MIDDLETON DRIVE EAST MAITLAND NSW 2323	3	1	1	\$530
3 28 ROUS STREET EAST MAITLAND NSW 2323	3	1	3	\$550
4 24 PARK STREET EAST MAITLAND NSW 2323	3	1	1	\$500
5 47 SINCLAIR STREET EAST MAITLAND NSW 2323	2	1	1	\$520
6 66 BRISBANE STREET EAST MAITLAND NSW 2323	2	1	1	\$500

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

# Current Market Review

**177 GEORGE STREET EAST MAITLAND NSW 2323**



## Market Assessment

Approx. \$550 - \$570 per week

## Notes from your agent

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

## Disclaimer

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