

# Comparative Rental Analysis



**18 RED BARON ROAD CHISHOLM NSW 2322**

Prepared on 4th October 2024



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# Comparable Rentals

## 1 22 RED BARON ROAD CHISHOLM NSW 2322



4 2 2 692m<sup>2</sup> 175m<sup>2</sup>  
 Year Built 2021 DOM 14 days  
 Listing Date 21-Jun-24 Distance 0.03km  
 Listing Price \$760 WEEKLY

## 2 5 RED BARON ROAD CHISHOLM NSW 2322



4 2 2 539m<sup>2</sup> 166m<sup>2</sup>  
 Year Built 2020 DOM 24 days  
 Listing Date 10-Sep-24 Distance 0.06km  
 Listing Price \$780 Per Week

## 3 272 SETTLERS BOULEVARD CHISHOLM NSW 2322



4 2 2 612m<sup>2</sup> -  
 Year Built - DOM 15 days  
 Listing Date 19-Sep-24 Distance 0.18km  
 Listing Price \$750 Per Week

## 4 12 PENNANT STREET CHISHOLM NSW 2322



4 2 2 568m<sup>2</sup> -  
 Year Built - DOM 9 days  
 Listing Date 25-Jun-24 Distance 0.82km  
 Listing Price \$740 WEEKLY

## 5 19 STEAMCRUISER DRIVE CHISHOLM NSW 2322



4 2 2 605m<sup>2</sup> -  
 Year Built - DOM 17 days  
 Listing Date 25-Jun-24 Distance 0.98km  
 Listing Price \$730 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 16 STEAMCRUISER DRIVE CHISHOLM NSW 2322



4 2 2 570m<sup>2</sup> 202m<sup>2</sup>  
 Year Built 2023 DOM 22 days  
 Listing Date 12-Sep-24 Distance 1.03km  
 Listing Price \$780 per week

## 7 39 ROCKMASTER STREET CHISHOLM NSW 2322



4 2 2 560m<sup>2</sup> -  
 Year Built 2018 DOM 21 days  
 Listing Date 27-Aug-24 Distance 1.22km  
 Listing Price \$750 WEEKLY

## 8 37 ROCKMASTER STREET CHISHOLM NSW 2322



4 2 2 560m<sup>2</sup> 152m<sup>2</sup>  
 Year Built 2019 DOM 43 days  
 Listing Date 22-Aug-24 Distance 1.23km  
 Listing Price \$750.00 per week

## 9 46 ROCKMASTER STREET CHISHOLM NSW 2322



4 2 2 510m<sup>2</sup> 181m<sup>2</sup>  
 Year Built 2019 DOM 28 days  
 Listing Date 22-Jul-24 Distance 1.29km  
 Listing Price \$770 WEEKLY

## 10 9 DARKMOUTH STREET CHISHOLM NSW 2322

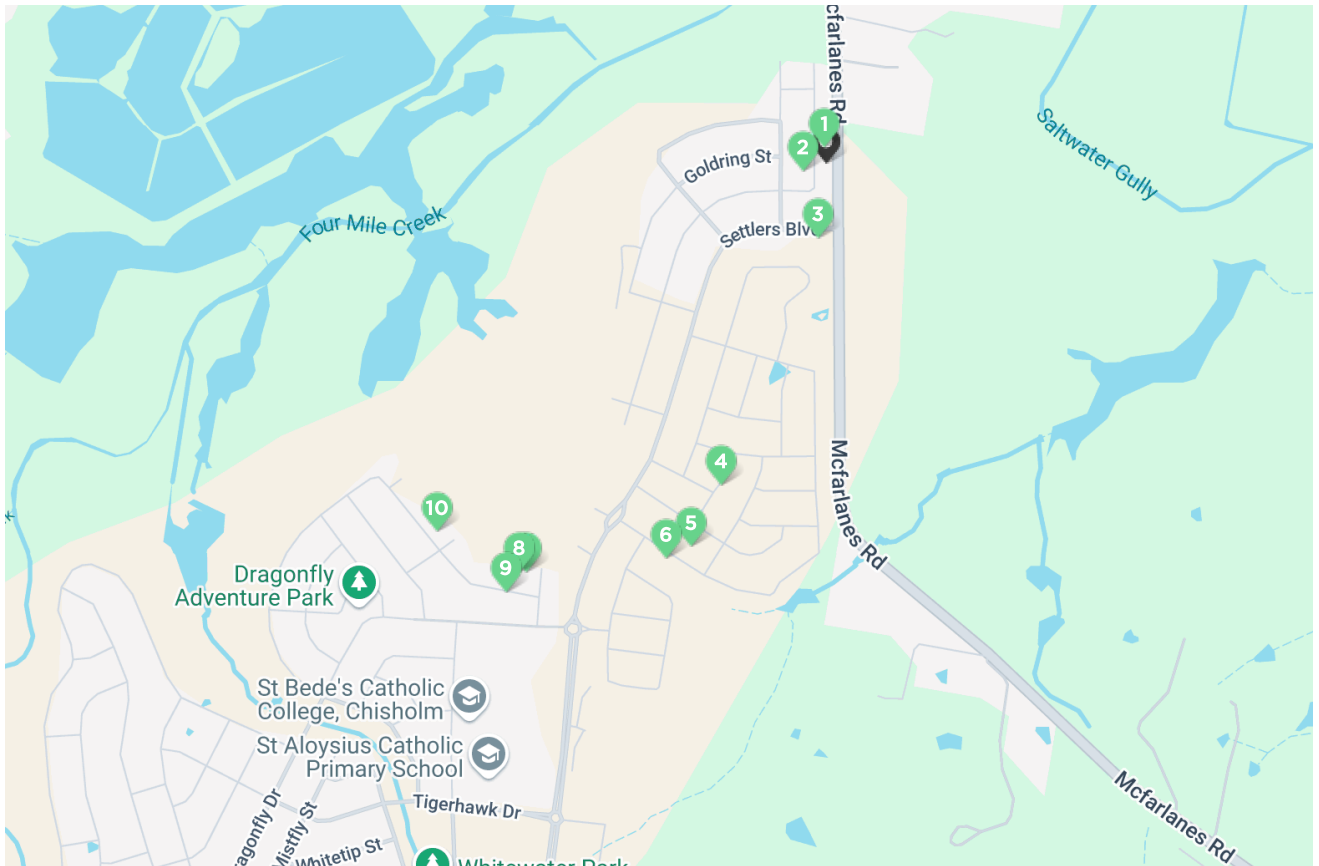


4 2 2 655m<sup>2</sup> 194m<sup>2</sup>  
 Year Built 2018 DOM 5 days  
 Listing Date 26-Nov-21 Distance 1.29km  
 Listing Price \$620 per week

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

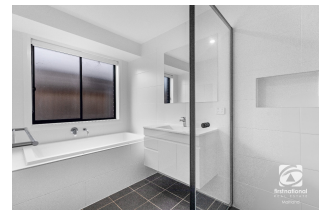


1	22 RED BARON ROAD CHISHOLM NSW 2322	4	2	2	\$760
2	5 RED BARON ROAD CHISHOLM NSW 2322	4	2	2	\$780
3	272 SETTLERS BOULEVARD CHISHOLM NSW 2322	4	2	2	\$750
4	12 PENNANT STREET CHISHOLM NSW 2322	4	2	2	\$740
5	19 STEAMCRUISER DRIVE CHISHOLM NSW 2322	4	2	2	\$730
6	16 STEAMCRUISER DRIVE CHISHOLM NSW 2322	4	2	2	\$780
7	39 ROCKMASTER STREET CHISHOLM NSW 2322	4	2	2	\$750
8	37 ROCKMASTER STREET CHISHOLM NSW 2322	4	2	2	\$750
9	46 ROCKMASTER STREET CHISHOLM NSW 2322	4	2	2	\$770
10	9 DARKMOUTH STREET CHISHOLM NSW 2322	4	2	2	\$620

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# Current Market Review

18 RED BARON ROAD CHISHOLM NSW 2322



## Market Assessment

\$730 - \$750

## Notes from your agent

The above is based on comparable pricing evidence and should be seen as a guide only.

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