

# Comparative Rental Analysis



## 41 LARGS AVENUE LARGS NSW 2320

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# Comparable Rentals

## 1 25 HUNTER STREET LARGS NSW 2320



3 1 2 811m<sup>2</sup> 135m<sup>2</sup>  
 Year Built 1960 DOM 18 days  
 Listing Date 21-Mar-24 Distance 0.76km  
 Listing Price \$600 WEEKLY

## 2 47 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320



3 2 1 400m<sup>2</sup> 106m<sup>2</sup>  
 Year Built 2018 DOM 6 days  
 Listing Date 02-Feb-24 Distance 0.77km  
 Listing Price \$540 per week

## 3 2 WARDEN CLOSE BOLWARRA HEIGHTS NSW 2320



3 2 2 372m<sup>2</sup> 115m<sup>2</sup>  
 Year Built 2020 DOM 8 days  
 Listing Date 23-Feb-24 Distance 1.08km  
 Listing Price \$530 WEEKLY

## 4 13 DALVEEN ROAD BOLWARRA HEIGHTS NSW 2320



4 2 - 920m<sup>2</sup> 182m<sup>2</sup>  
 Year Built 1950 DOM 13 days  
 Listing Date 05-Jul-24 Distance 1.08km  
 Listing Price \$630 Per Week

## 5 14 REO STREET LARGS NSW 2320



3 2 2 330m<sup>2</sup> 111m<sup>2</sup>  
 Year Built 2015 DOM 56 days  
 Listing Date 21-Dec-23 Distance 0.56km  
 Listing Price \$580 pw

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 15 RADIANT AVENUE LARGS NSW 2320



4 2 2 475m<sup>2</sup> 119m<sup>2</sup>  
 Year Built 2014 DOM 13 days  
 Listing Date 05-Jul-24 Distance 0.53km  
 Listing Price \$620 pw

## 7 2 MORPETH STREET LARGS NSW 2320



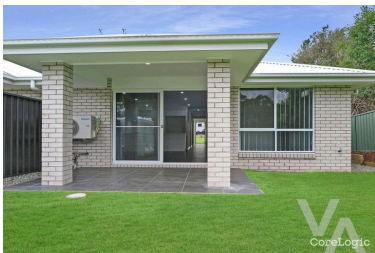
4 2 2 588m<sup>2</sup> 194m<sup>2</sup>  
 Year Built 1950 DOM 20 days  
 Listing Date 17-Jan-24 Distance 0.49km  
 Listing Price \$600 pw

## 8 2/22 HIGH STREET LARGS NSW 2320



1 1 1 876m<sup>2</sup> -  
 Year Built 1998 DOM 9 days  
 Listing Date 08-Jul-24 Distance 0.48km  
 Listing Price \$320 WEEKLY

## 9 32 PARKLANDS ROAD LARGS NSW 2320



4 2 1 670m<sup>2</sup> 112m<sup>2</sup>  
 Year Built 2022 DOM 224 days  
 Listing Date 26-Oct-23 Distance 0.27km  
 Listing Price \$530 Per Week

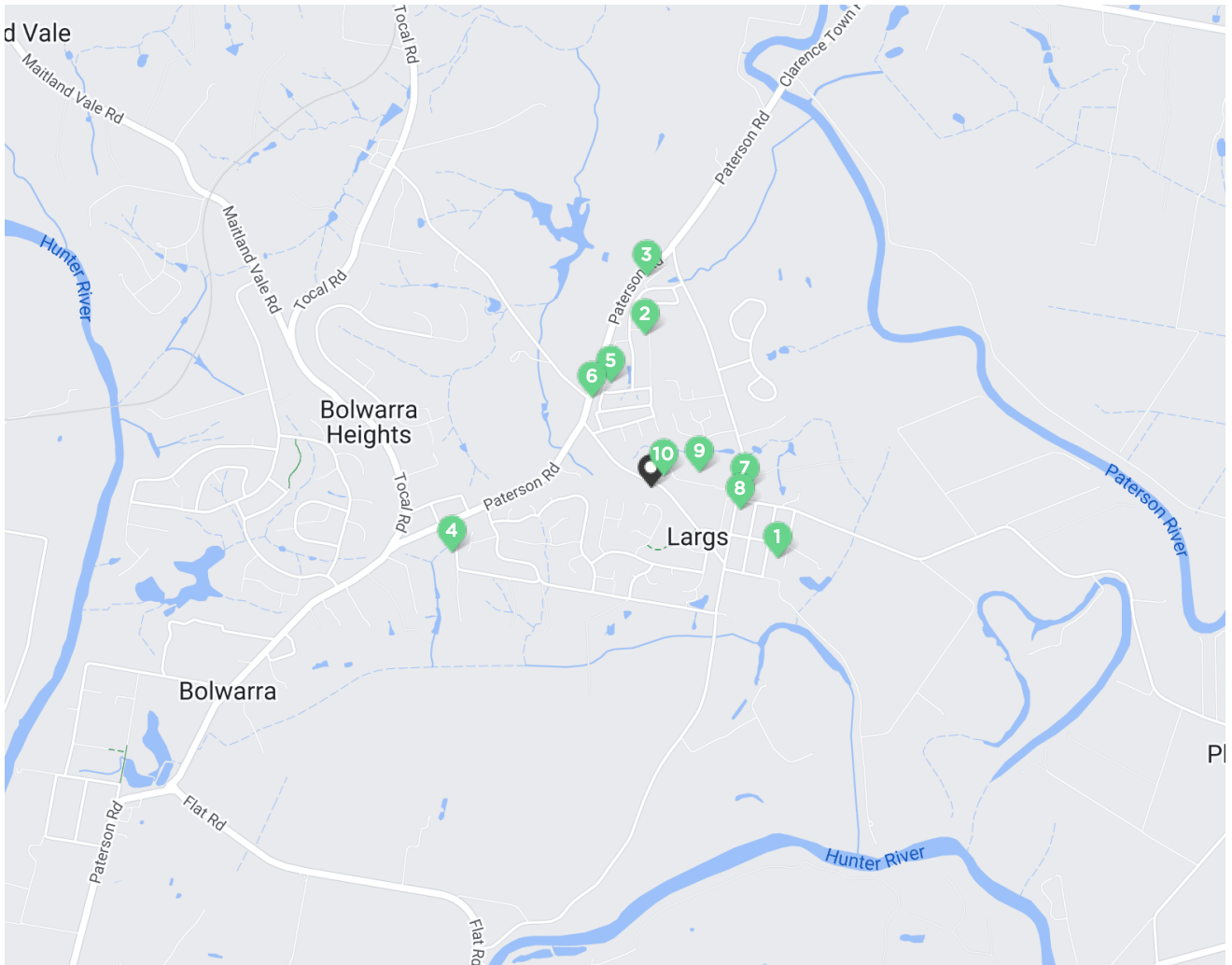
## 10 28 LARGS AVENUE LARGS NSW 2320



3 2 1 854m<sup>2</sup> 136m<sup>2</sup>  
 Year Built - DOM 17 days  
 Listing Date 23-Jan-24 Distance 0.08km  
 Listing Price \$550.00 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	25 HUNTER STREET LARGS NSW 2320	3	1	2	\$600
2	47 STAYARD DRIVE BOLWARRA HEIGHTS NSW 2320	3	2	1	\$540
3	2 WARDEN CLOSE BOLWARRA HEIGHTS NSW 2320	3	2	2	\$530
4	13 DALVEEN ROAD BOLWARRA HEIGHTS NSW 2320	4	2	-	\$630
5	14 REO STREET LARGS NSW 2320	3	2	2	\$580
6	15 RADIANT AVENUE LARGS NSW 2320	4	2	2	\$620
7	2 MORPETH STREET LARGS NSW 2320	4	2	2	\$600
8	2/22 HIGH STREET LARGS NSW 2320	1	1	1	\$320
9	32 PARKLANDS ROAD LARGS NSW 2320	4	2	1	\$530
10	28 LARGS AVENUE LARGS NSW 2320	3	2	1	\$550

# Current Market Review

**41 LARGS AVENUE LARGS NSW 2320**



## Market Assessment

\$520 - \$540 per week as is

## 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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