

Comparative Rental Analysis



2/14 SCENIC DRIVE GILLIESTON HEIGHTS NSW 2321

Prepared on 8th February 2024



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Comparable Rentals

1 15 RUSSELL STREET GILLIESTON HEIGHTS NSW 2321

Listing Price

\$500PW
resipro.com.au

3 2 1 895m² 127m²



DEPOSIT TAKEN FROM APPROVED APPLICANT



CoreLogic



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Property Insights

Listing Date	12-Apr-23	Distance	1.53km
DOM	41 days	Year Built	-



Google

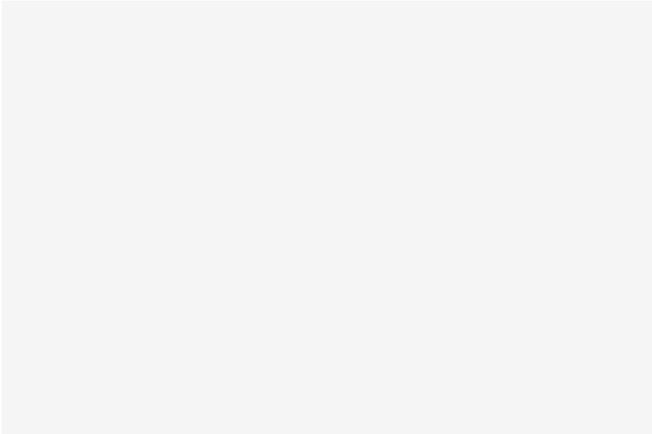
Louth Park

Map data ©2024

RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

2 2/20 ASPEN DRIVE GILLIESTON HEIGHTS NSW Listing Price **\$510 per week**
 2321
 3 2 1 547m² 92m²



Property Insights

Listing Date	29-Sep-23	Distance	1.89km
DOM	12 days	Year Built	2022








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Comparable Rentals






3 2 LES CIRCUIT GILLIESTON HEIGHTS NSW 2321



 3  2  2  848m²  -
 Year Built - DOM 14 days
 Listing Date 02-Aug-23 Distance 0.15km
 Listing Price \$550 Per Week






4 5 DARCY'S CIRCUIT GILLIESTON HEIGHTS NSW 2321



 3  2  1  364m²  120m²
 Year Built 2015 DOM 2 days
 Listing Date 06-Feb-24 Distance 0.09km
 Listing Price \$520 pw






5 4 ACMENA STREET GILLIESTON HEIGHTS NSW 2321



 3  2  1  636m²  128m²
 Year Built 2015 DOM 8 days
 Listing Date 31-Jan-24 Distance 1.32km
 Listing Price \$550 WEEKLY






6 19 AUBURN STREET GILLIESTON HEIGHTS NSW 2321



 3  2  1  612m²  100m²
 Year Built 2016 DOM 15 days
 Listing Date 27-Sep-23 Distance 1.74km
 Listing Price \$500 per week

7 2/8 ASPEN DRIVE GILLIESTON HEIGHTS NSW 2321



 3  2  1  549m²  -
 Year Built - DOM 16 days
 Listing Date 11-Sep-23 Distance 1.79km
 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

Comparable Rentals

8 17 APPLE STREET GILLIESTON HEIGHTS NSW 2321



3 2 1 -

Year Built 2021

Listing Date 06-Nov-23

Listing Price \$510 per week

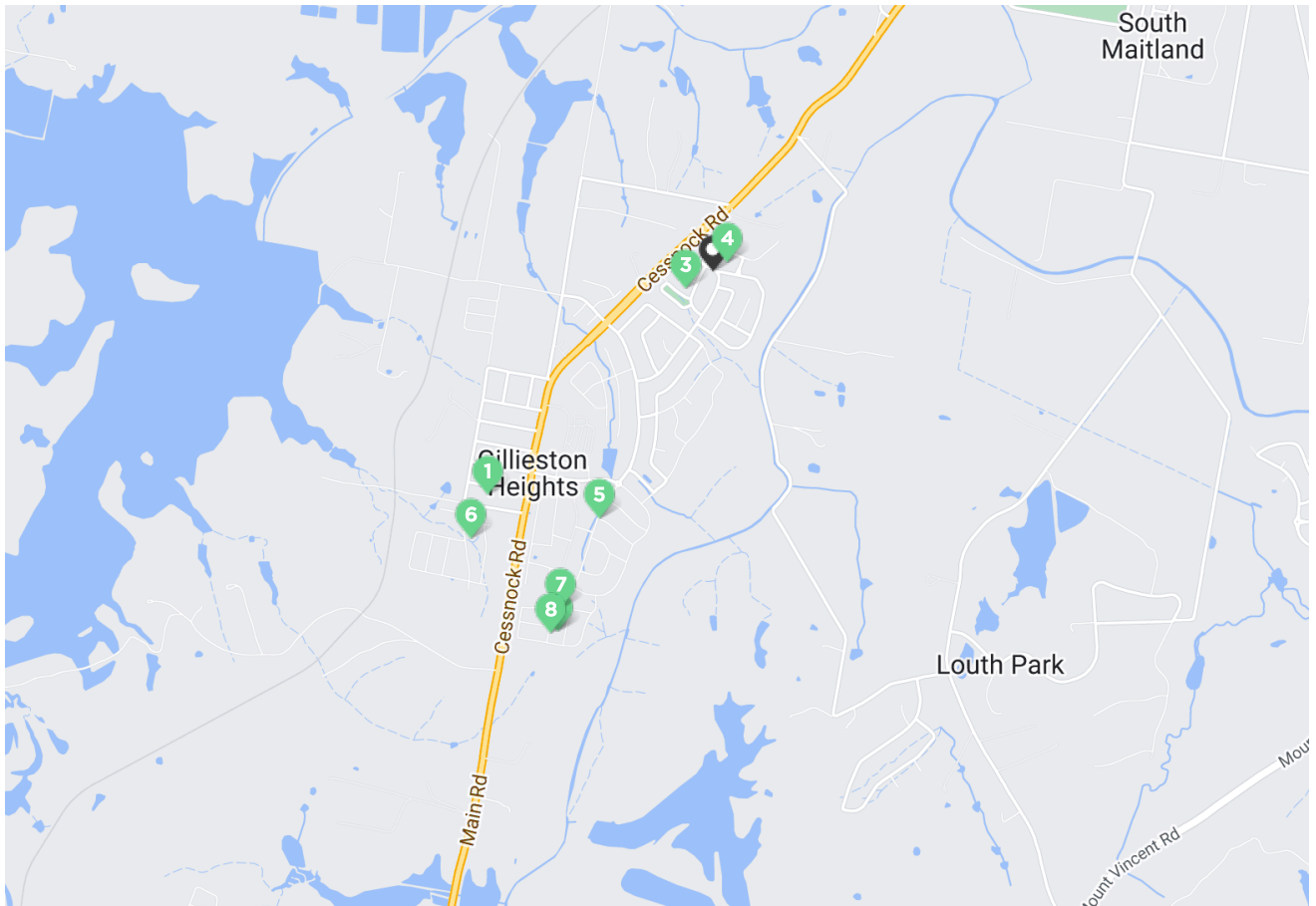
115m²

DOM 94 days

Distance 1.92km

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 15 RUSSELL STREET GILLIESTON HEIGHTS NSW 2321	3	2	1	\$500
2 2/20 ASPEN DRIVE GILLIESTON HEIGHTS NSW 2321	3	2	1	\$510
3 2 LES CIRCUIT GILLIESTON HEIGHTS NSW 2321	3	2	2	\$550
4 5 DARCY'S CIRCUIT GILLIESTON HEIGHTS NSW 2321	3	2	1	\$520
5 4 ACMENA STREET GILLIESTON HEIGHTS NSW 2321	3	2	1	\$550
6 19 AUBURN STREET GILLIESTON HEIGHTS NSW 2321	3	2	1	\$500
7 2/8 ASPEN DRIVE GILLIESTON HEIGHTS NSW 2321	3	2	1	\$500
8 17 APPLE STREET GILLIESTON HEIGHTS NSW 2321	3	2	1	\$510

Current Market Review

2/14 SCENIC DRIVE GILLIESTON HEIGHTS NSW 2321



Market Assessment

Current assessment \$500 - \$550 per week

Notes from your agent

The above is based on comparable data and professional experience in this market. It should be seen as a guide only and an onsite inspection will need to take place to confirm the pricing bracket. Please note the premises is currently rented to good tenants at \$500 per week.

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