

Comparative Rental Analysis



72 BOLWARRA ROAD BOLWARRA NSW 2320

Prepared on 19th June 2023

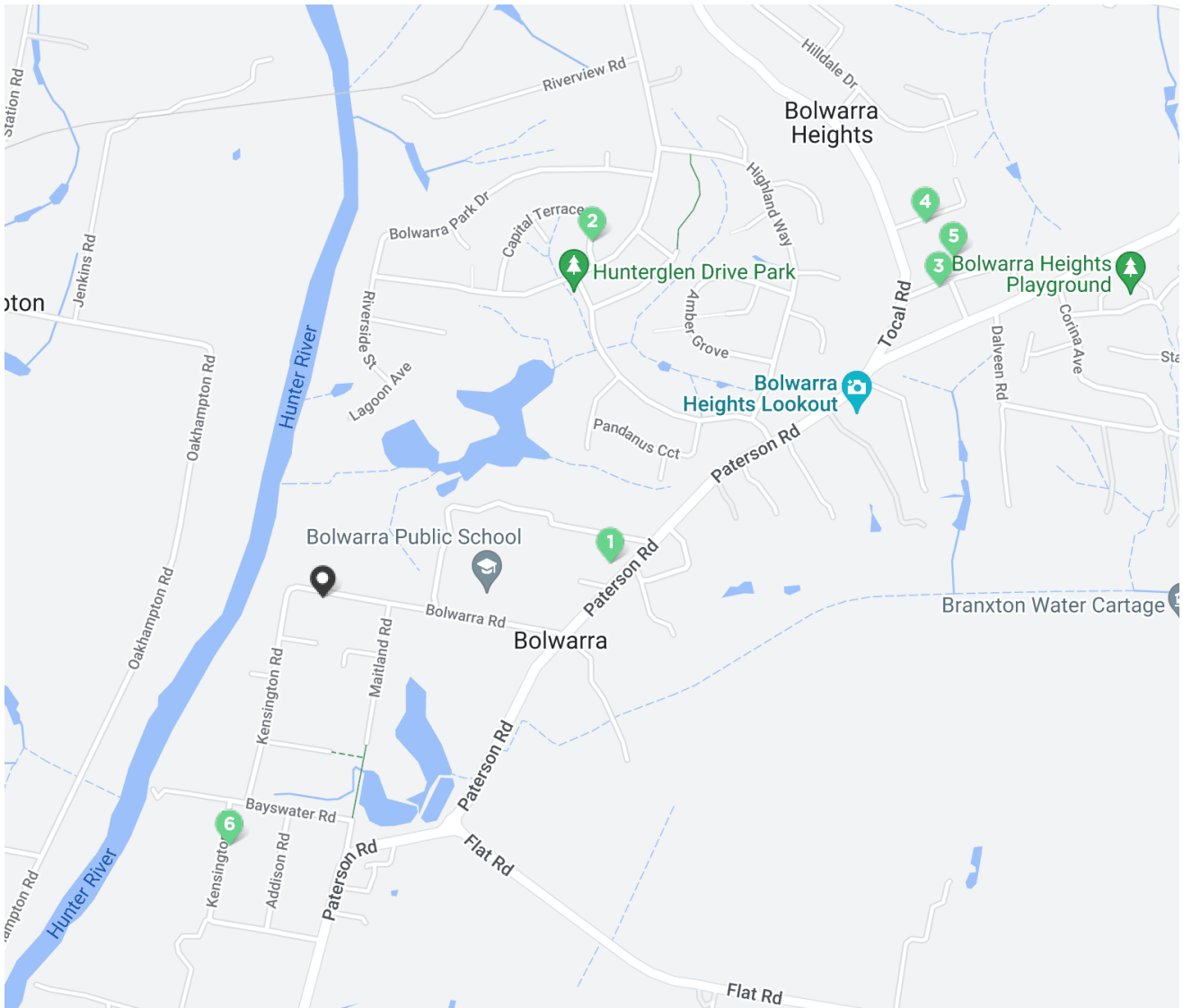


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Comps Map: Rentals



1 110 PATERSON ROAD BOLWARRA NSW 2320	3	1	1	\$460
2 2 CAPITAL TERRACE BOLWARRA HEIGHTS NSW 2320	4	2	2	\$550
3 9A WESLEY STREET BOLWARRA HEIGHTS NSW 2320	3	2	2	\$540
4 1 MOORE ROAD BOLWARRA HEIGHTS NSW 2320	3	1	2	\$580
5 12A WESLEY STREET BOLWARRA HEIGHTS NSW 2320	4	2	2	\$650
6 13 KENSINGTON ROAD BOLWARRA NSW 2320	3	1	1	\$500

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



Comparable Rentals

1 110 PATERSON ROAD BOLWARRA NSW 2320



3 1 1 922m² 100m²
 Year Built 1950 DOM 6 days
 Listing Date 13-Jun-23 Distance 0.78km
 Listing Price \$460 per week

2 2 CAPITAL TERRACE BOLWARRA HEIGHTS NSW 2320



4 2 2 484m² 155m²
 Year Built 2008 DOM 30 days
 Listing Date 18-Apr-23 Distance 1.19km
 Listing Price \$550 pw

3 9A WESLEY STREET BOLWARRA HEIGHTS NSW 2320



3 2 2 - 162m²
 Year Built 2002 DOM 13 days
 Listing Date 27-Apr-23 Distance 1.85km
 Listing Price \$540 per week

4 1 MOORE ROAD BOLWARRA HEIGHTS NSW 2320



3 1 2 1,226m² 145m²
 Year Built 1980 DOM 88 days
 Listing Date 17-Oct-22 Distance 1.9km
 Listing Price \$580

5 12A WESLEY STREET BOLWARRA HEIGHTS NSW 2320

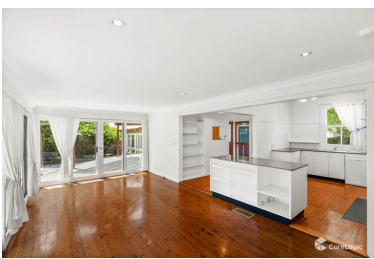







4 2 2 1,707m² 126m²
 Year Built - DOM 31 days
 Listing Date 29-Nov-22 Distance 1.92km
 Listing Price \$650 pw

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 13 KENSINGTON ROAD BOLWARRA NSW 2320



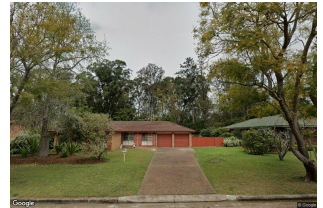
 3  1  1  560m²  -
Year Built - DOM 16 days
Listing Date 17-Jan-23 Distance 0.71km
Listing Price \$500 Per Week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic



Appraisal Details

72 BOLWARRA ROAD BOLWARRA NSW 2320



Appraisal price range

\$580 - \$600 per week

Notes from your agent

The above based on comaprable pricing evidence however taking into account the popularity that old Bolwarra possesses as a location. This should however, be seen as a guide.

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