

Comparative Rental Analysis



6 ORCHARD CLOSE GILLIESTON HEIGHTS NSW 2321

Prepared on 22nd October 2024



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Comparable Rentals

1 6 ORCHARD CLOSE GILLIESTON HEIGHTS NSW 2321



2 1 1 791m² 90m²
 Year Built 2017 DOM 15 days
 Listing Date 09-Aug-24 Distance 0km
 Listing Price \$450 WEEKLY

2 42A CAMELIA STREET GILLIESTON HEIGHTS NSW 2321



2 1 1 - -
 Year Built - DOM 9 days
 Listing Date 27-Jun-24 Distance 1.08km
 Listing Price \$450 WEEKLY

3 50A CAMELIA STREET GILLIESTON HEIGHTS NSW 2321



2 1 1 - -
 Year Built - DOM 12 days
 Listing Date 10-Oct-24 Distance 1.13km
 Listing Price \$450 per week

4 7 JERSEY STREET GILLIESTON HEIGHTS NSW 2321



2 1 1 520m² 110m²
 Year Built 2016 DOM 20 days
 Listing Date 01-Oct-24 Distance 1.34km
 Listing Price \$460 per week | Water Included

5 39A ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321



2 1 1 584m² -
 Year Built - DOM 16 days
 Listing Date 26-Aug-24 Distance 1.39km
 Listing Price \$460 per week | Water Included

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 14A ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321



2 1 1 576m² -
 Year Built - DOM 5 days
 Listing Date 26-Aug-24 Distance 1.47km
 Listing Price \$440 Per Week

7 54A ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321



2 1 1 - -
 Year Built - DOM 8 days
 Listing Date 14-Oct-24 Distance 1.5km
 Listing Price \$460 Per Week

8 2/40 ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321



2 1 1 - -
 Year Built - DOM 32 days
 Listing Date 21-Sep-21 Distance 1.57km
 Listing Price \$370 per week

9 19 AUBURN STREET GILLIESTON HEIGHTS NSW 2321



3 2 1 615m² 100m²
 Year Built 2016 DOM -
 Listing Date 13-Mar-24 Distance 1.24km
 Listing Price \$530 per week | Includes Water

10 4 BANYAN STREET GILLIESTON HEIGHTS NSW 2321








3 2 1 519m² -
 Year Built - DOM 26 days
 Listing Date 22-Jul-24 Distance 1.24km
 Listing Price \$540 per week | Water included

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

Comparable Rentals

11 43 ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321



 3  2  1  584m²  102m²
Year Built - DOM 16 days
Listing Date 24-Apr-24 Distance 1.37km
Listing Price \$520 pw

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

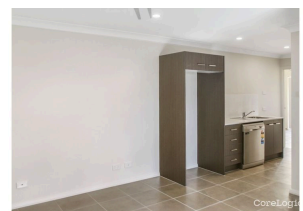
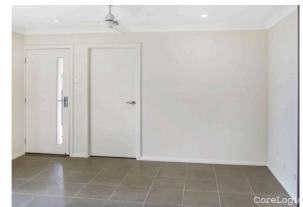
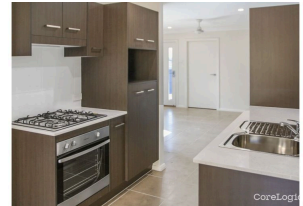


				
 6 ORCHARD CLOSE GILLIESTON HEIGHTS NSW 2321	2	1	1	\$450
 42A CAMELIA STREET GILLIESTON HEIGHTS NSW 2321	2	1	1	\$450
 50A CAMELIA STREET GILLIESTON HEIGHTS NSW 2321	2	1	1	\$450
 7 JERSEY STREET GILLIESTON HEIGHTS NSW 2321	2	1	1	\$460
 39A ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321	2	1	1	\$460
 14A ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321	2	1	1	\$440
 54A ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321	2	1	1	\$460
 2/40 ARDENNES CIRCUIT GILLIESTON HEIGHTS NSW 2321	2	1	1	\$370
 19 AUBURN STREET GILLIESTON HEIGHTS NSW 2321	3	2	1	\$530
 4 BANYAN STREET GILLIESTON HEIGHTS NSW 2321	3	2	1	\$540

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Current Market Review

6 ORCHARD CLOSE GILLIESTON HEIGHTS NSW 2321



Market Assessment

See below notes:

Notes from your agent

6 Orchard Street - Currently Rented at \$460 per week - with the potential to achieve \$520 - \$540 if re-leased in future or a rental increase is issued when legally allowed to the current tenant in place.

6A Orchard Street - Currently leased at \$450 per week to a good tenant in lease until Feb 2025 - Based on comparable evidence and taking into account size, currently sits at market rent

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