

Comparative Rental Analysis



32 O'BRIEN STREET CESSNOCK NSW 2325

Prepared on 26th February 2025



Jade Tweedie
FIRST NATIONAL DAVID HAGGARTY

454 High St
MAITLAND NSW 2320

w: 4933 5544
jade@davidhaggarty.com.au

Comparable Rentals

1 12 MARGARET STREET CESSNOCK NSW 2325



3 1 2 809m² 119m²
 Year Built 1950 DOM 34 days
 Listing Date 20-Dec-24 Distance 0.28km
 Listing Price \$600 pw

2 39 WOLLOMBI ROAD CESSNOCK NSW 2325



3 1 1 792m² 96m²
 Year Built 1960 DOM 36 days
 Listing Date 03-Jan-25 Distance 0.51km
 Listing Price \$550 per week

3 24 CHARLTON STREET CESSNOCK NSW 2325



3 1 1 418m² 110m²
 Year Built 1948 DOM 15 days
 Listing Date 28-Nov-24 Distance 1.2km
 Listing Price \$520 pw

4 15 RAILWAY STREET CESSNOCK NSW 2325



3 1 3 556m² 105m²
 Year Built 1920 DOM 16 days
 Listing Date 10-Feb-25 Distance 1.34km
 Listing Price \$540 WEEKLY

5 80 PILLAR STREET BELLBIRD NSW 2325



3 2 1 648m² 98m²
 Year Built 2024 DOM 7 days
 Listing Date 03-Jan-25 Distance 1.37km
 Listing Price \$585 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 44 CATHERINE STREET CESSNOCK NSW 2325



3 1 1 633m² -
 Year Built - DOM 71 days
 Listing Date 31-Oct-24 Distance 0.37km
 Listing Price \$550 p/week

7 17 BRIDGE STREET CESSNOCK NSW 2325



3 2 2 811m² 121m²
 Year Built 1920 DOM 27 days
 Listing Date 30-Jan-25 Distance 1.54km
 Listing Price \$575 p/week

8 6 FAIRVIEW PLACE CESSNOCK NSW 2325



3 2 1 632m² 110m²
 Year Built - DOM 16 days
 Listing Date 10-Feb-25 Distance 1.56km
 Listing Price \$650 WEEKLY

9 61 MILLS CRESCENT CESSNOCK NSW 2325



3 1 1 866m² 124m²
 Year Built - DOM 10 days
 Listing Date 19-Nov-24 Distance 1.76km
 Listing Price \$540 per week

10 13 VIEW STREET CESSNOCK NSW 2325



3 2 1 809m² 108m²
 Year Built 1950 DOM 44 days
 Listing Date 27-Nov-24 Distance 1.84km
 Listing Price \$590 including Water Usage 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

11 44 MAYFIELD STREET CESSNOCK NSW 2325



3 1 1 888m² 122m²
 Year Built - DOM 91 days
 Listing Date 27-Nov-24 Distance 1.96km
 Listing Price \$540 p/week

12 16 FRANCIS STREET CESSNOCK NSW 2325



3 1 4 619m² 145m²
 Year Built 1940 DOM 13 days
 Listing Date 21-Aug-24 Distance 0.2km
 Listing Price \$595 pw

13 6 FRANCIS STREET CESSNOCK NSW 2325



3 1 3 610m² 103m²
 Year Built 1935 DOM 8 days
 Listing Date 06-Nov-24 Distance 0.23km
 Listing Price \$600.00 pw

14 116 WOLLOMBI ROAD CESSNOCK NSW 2325



3 1 4 613m² 115m²
 Year Built 1950 DOM 38 days
 Listing Date 08-Oct-24 Distance 0.7km
 Listing Price \$590 per week

15 4 BELMONT AVENUE CESSNOCK NSW 2325



3 1 4 828m² 127m²
 Year Built 1975 DOM 13 days
 Listing Date 04-Oct-24 Distance 0.83km
 Listing Price \$600 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

16 146 WOLLOMBI ROAD CESSNOCK NSW 2325



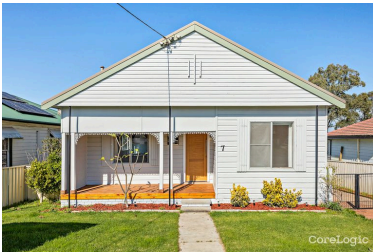
3 2 1 639m² 142m²
 Year Built 1930 DOM 11 days
 Listing Date 16-Aug-24 Distance 0.94km
 Listing Price \$575 per week

17 13 MCFARLANE STREET CESSNOCK NSW 2325



3 1 1 815m² 118m²
 Year Built 1950 DOM 21 days
 Listing Date 06-Aug-24 Distance 1.34km
 Listing Price \$600.00 per week

18 7 LAMBERT STREET CESSNOCK NSW 2325



3 1 1 596m² 95m²
 Year Built 1955 DOM 85 days
 Listing Date 21-Aug-24 Distance 1.68km
 Listing Price \$570 per week

19 51 BOOMERANG STREET CESSNOCK NSW 2325



3 2 4 616m² 150m²
 Year Built 1920 DOM 11 days
 Listing Date 12-Nov-24 Distance 1.71km
 Listing Price \$625.00 pw

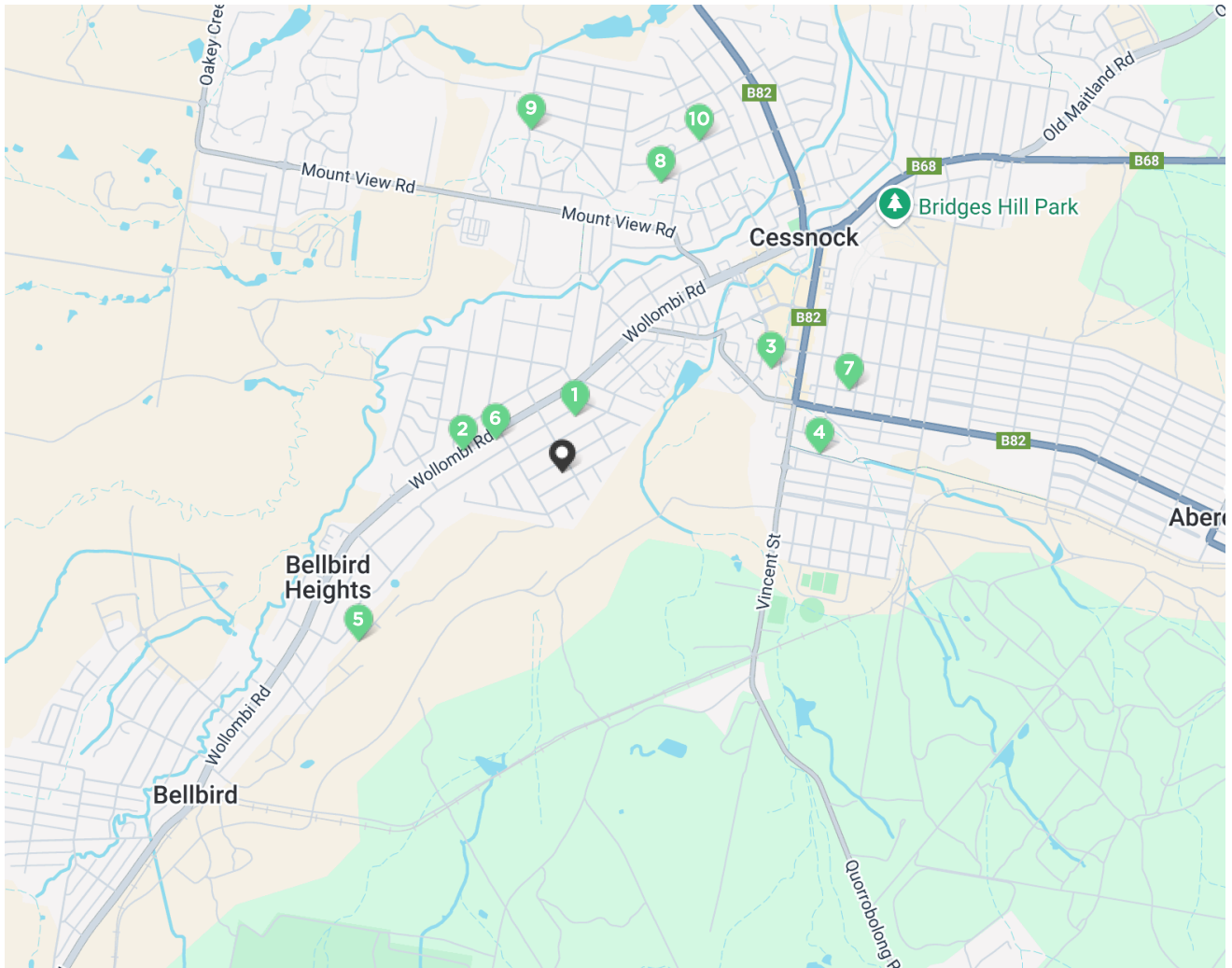
20 38 VIEW STREET CESSNOCK NSW 2325



3 2 2 816m² 99m²
 Year Built 1930 DOM 15 days
 Listing Date 11-Sep-24 Distance 1.69km
 Listing Price \$565 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	12 MARGARET STREET CESSNOCK NSW 2325	3	1	2	\$600
2	39 WOLLOMBI ROAD CESSNOCK NSW 2325	3	1	1	\$550
3	24 CHARLTON STREET CESSNOCK NSW 2325	3	1	1	\$520
4	15 RAILWAY STREET CESSNOCK NSW 2325	3	1	3	\$540
5	80 PILLAR STREET BELLBIRD NSW 2325	3	2	1	\$585
6	44 CATHERINE STREET CESSNOCK NSW 2325	3	1	1	\$550
7	17 BRIDGE STREET CESSNOCK NSW 2325	3	2	2	\$575
8	6 FAIRVIEW PLACE CESSNOCK NSW 2325	3	2	1	\$650
9	61 MILLS CRESCENT CESSNOCK NSW 2325	3	1	1	\$540
10	13 VIEW STREET CESSNOCK NSW 2325	3	2	1	\$590

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

Current Market Review

32 O'BRIEN STREET CESSNOCK NSW 2325



Market Assessment

\$580 - \$620 per week

Notes from your agent

All pricing put forward is based on comparable pricing evidence and should be seen as a guide.

Disclaimer

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.