

Comparative Rental Analysis



37 SWAN STREET MORPETH NSW 2321

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Comparable Rentals

1 8 CLOSE STREET MORPETH NSW 2321



3 1 2 639m² -
 Year Built - DOM 13 days
 Listing Date 06-Nov-24 Distance 0.11km
 Listing Price \$590

2 75 JAMES STREET MORPETH NSW 2321



3 1 2 730m² 101m²
 Year Built 1985 DOM 17 days
 Listing Date 08-Jan-25 Distance 0.63km
 Listing Price \$550 pw

3 105 PRINCESS STREET MORPETH NSW 2321



3 1 2 593m² 109m²
 Year Built 1920 DOM 24 days
 Listing Date 03-Sep-24 Distance 0.78km
 Listing Price \$560 WEEKLY

4 36 CLOSE STREET MORPETH NSW 2321



4 1 1 636m² -
 Year Built - DOM 16 days
 Listing Date 11-Sep-24 Distance 0.18km
 Listing Price \$580 WEEKLY

5 107 CLOSE STREET MORPETH NSW 2321



4 1 2 479m² 139m²
 Year Built 1920 DOM 14 days
 Listing Date 07-Jan-25 Distance 0.83km
 Listing Price \$680 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 21 CLOSE STREET MORPETH NSW 2321



🏠 3 🚿 2 🚗 1 📏 421m² 🏠 -
 Year Built - DOM 44 days
 Listing Date 12-Oct-23 Distance 0.09km
 Listing Price \$650 pw

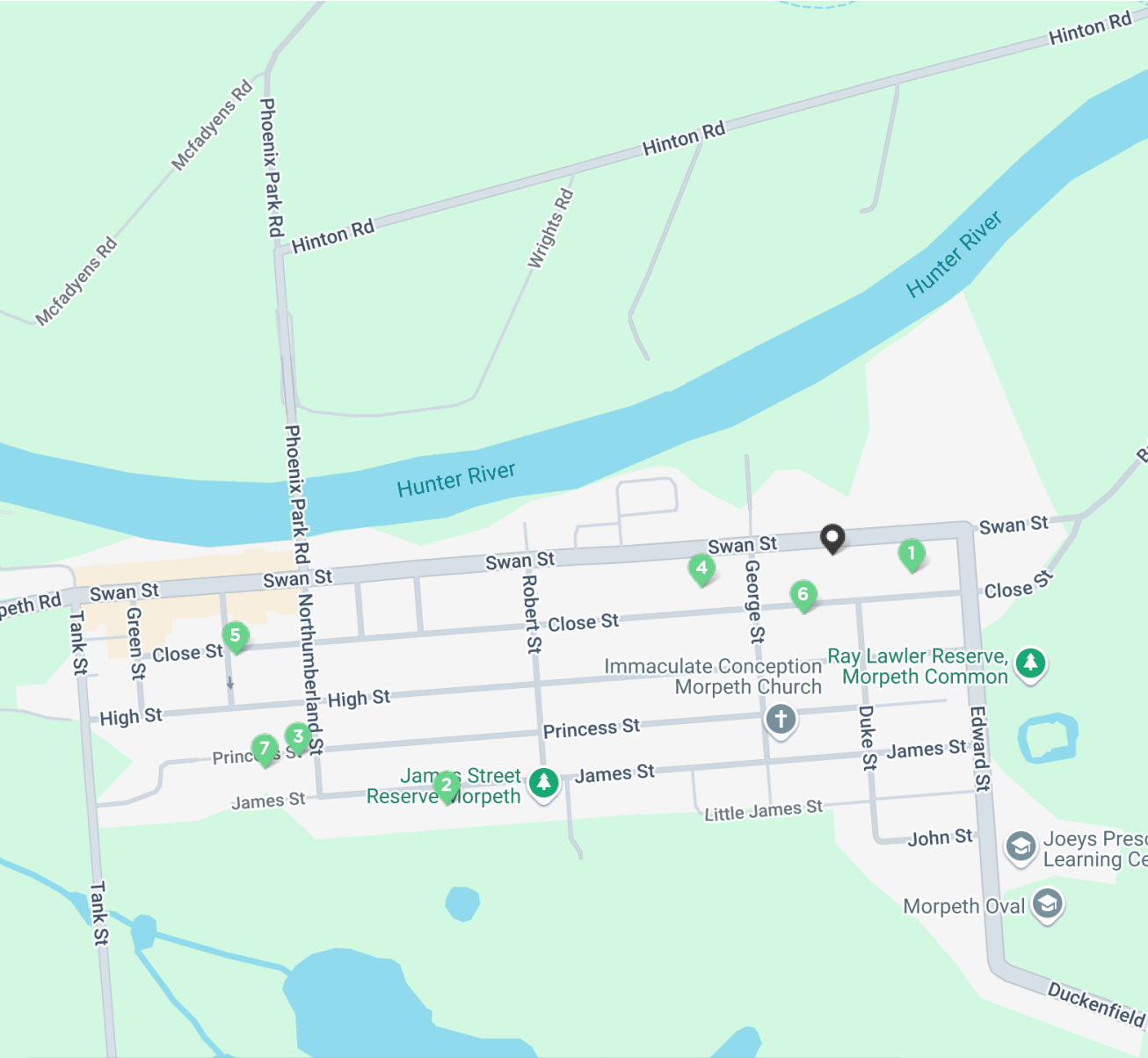
7 109 PRINCESS STREET MORPETH NSW 2321



🏠 4 🚿 2 🚗 2 📏 607m² 🏠 187m²
 Year Built - DOM 27 days
 Listing Date 22-Oct-24 Distance 0.83km
 Listing Price \$650 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 8 CLOSE STREET MORPETH NSW 2321	3	1	2	\$590
2 75 JAMES STREET MORPETH NSW 2321	3	1	2	\$550
3 105 PRINCESS STREET MORPETH NSW 2321	3	1	2	\$560
4 36 CLOSE STREET MORPETH NSW 2321	4	1	1	\$580
5 107 CLOSE STREET MORPETH NSW 2321	4	1	2	\$680
6 21 CLOSE STREET MORPETH NSW 2321	3	2	1	\$650
7 109 PRINCESS STREET MORPETH NSW 2321	4	2	2	\$650

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Current Market Review

37 SWAN STREET MORPETH NSW 2321



Market Assessment

\$590 - \$640 per week

Notes from your agent

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

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