

# Comparative Rental Analysis



## 19 RIVERSIDE STREET BOLWARRA NSW 2320

Prepared on 19th June 2025



**Jade Tweedie**  
FIRST NATIONAL DAVID HAGGARTY






454 High St  
MAITLAND NSW 2320

w: 4933 5544  
[jade@davidhaggarty.com.au](mailto:jade@davidhaggarty.com.au)

# Comparable Rentals






## 1 20 HUNTERGLEN DRIVE BOLWARRA NSW 2320



 4  2  2  886m<sup>2</sup>  143m<sup>2</sup>  
 Year Built 2014 DOM 15 days  
 Listing Date 11-Jul-24 Distance 0.73km  
 Listing Price \$720 WEEKLY






## 2 3 COTTONWOOD CLOSE BOLWARRA NSW 2320



 4  2  2  834m<sup>2</sup>  189m<sup>2</sup>  
 Year Built 2019 DOM 9 days  
 Listing Date 03-Dec-24 Distance 0.8km  
 Listing Price \$750 WEEKLY



## 3 34 MAITLAND ROAD BOLWARRA NSW 2320



 3  2  2  405m<sup>2</sup>  178m<sup>2</sup>  
 Year Built 1980 DOM 34 days  
 Listing Date 29-Nov-23 Distance 0.8km  
 Listing Price \$700 WEEKLY

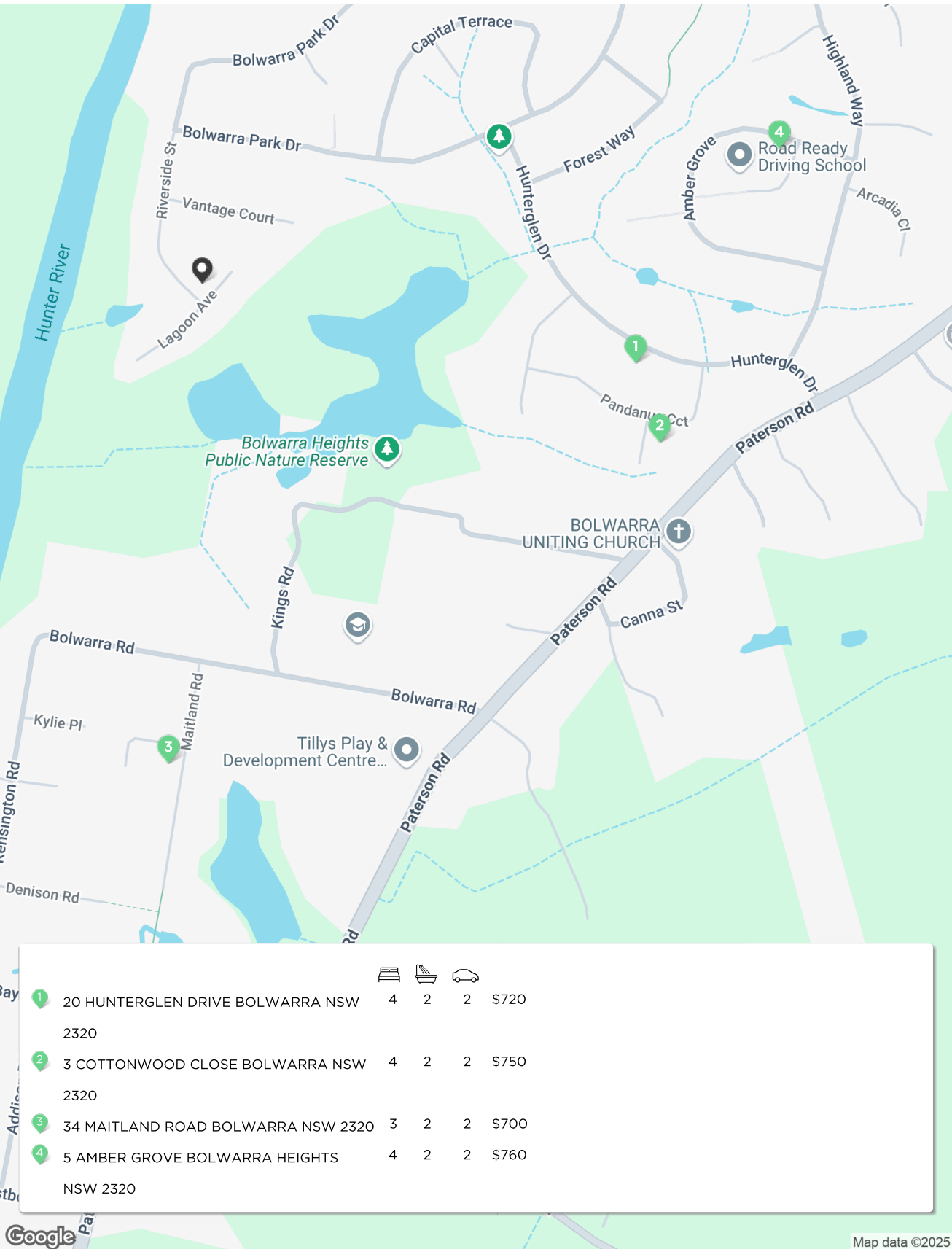
## 4 5 AMBER GROVE BOLWARRA HEIGHTS NSW 2320



 4  2  2  963m<sup>2</sup>  201m<sup>2</sup>  
 Year Built 2005 DOM 15 days  
 Listing Date 16-Jan-24 Distance 0.98km  
 Listing Price \$760 WEEKLY

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

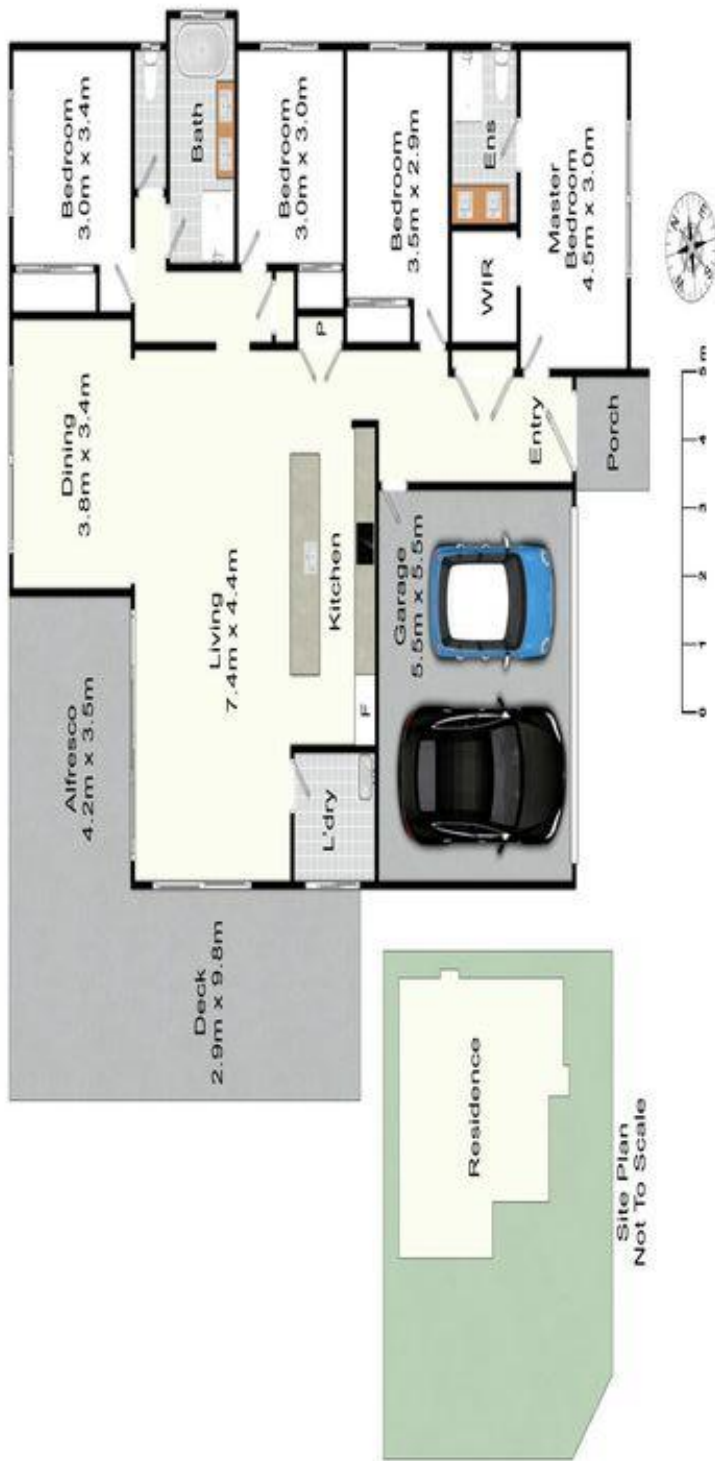
# Comps Map: Rentals



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

Map data ©2025

# Floor Plan



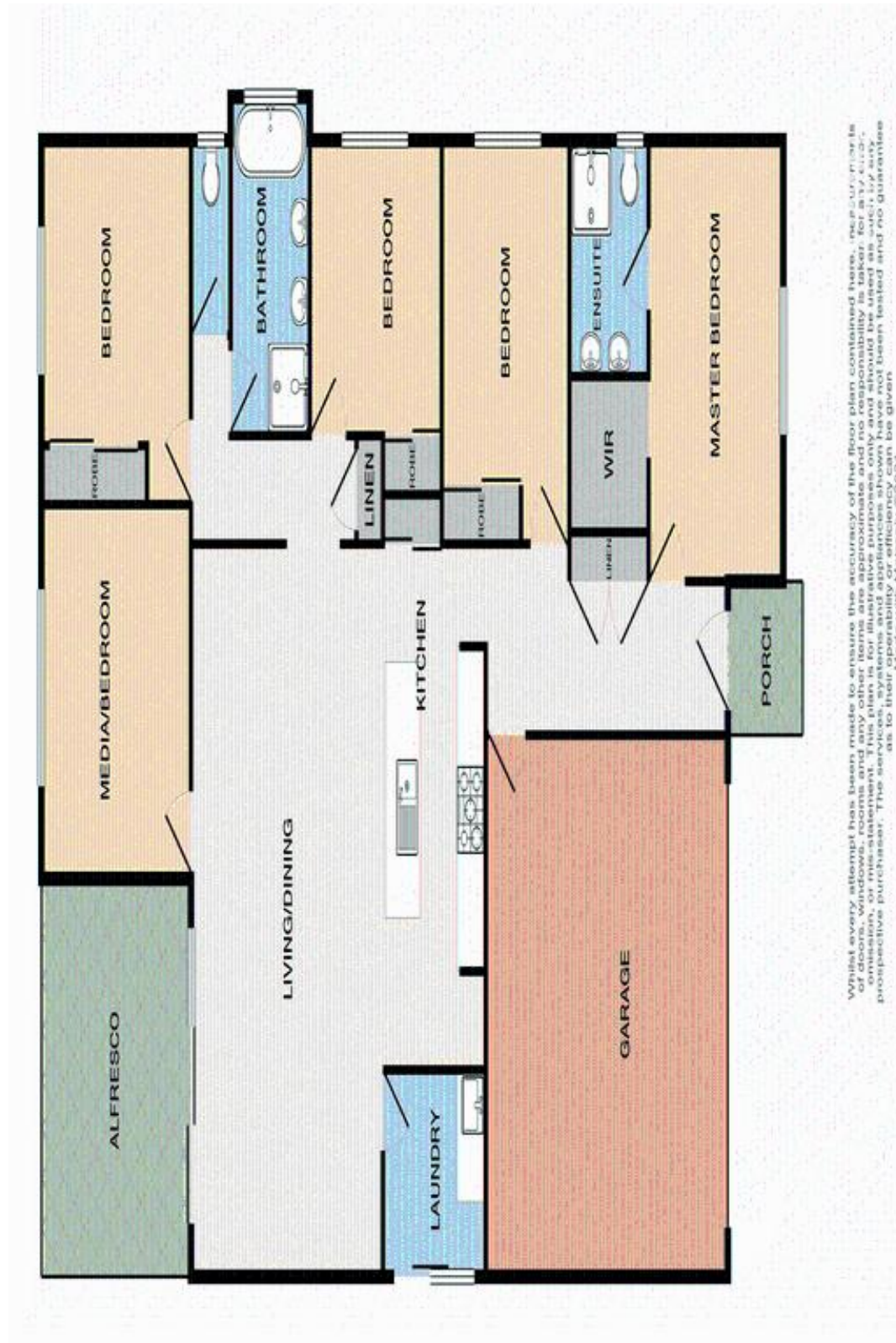
19 Riverside St, Bolwarra

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should verify all details with the seller. The site plan is not to scale.





# Floor Plan



# Current Market Review

## 19 RIVERSIDE STREET BOLWARRA NSW 2320



### Market Assessment

\$700 - \$750 per week

### Notes from your agent

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

## 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.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

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 liability for any loss or damage arising in connection with the data and information contained in this publication.