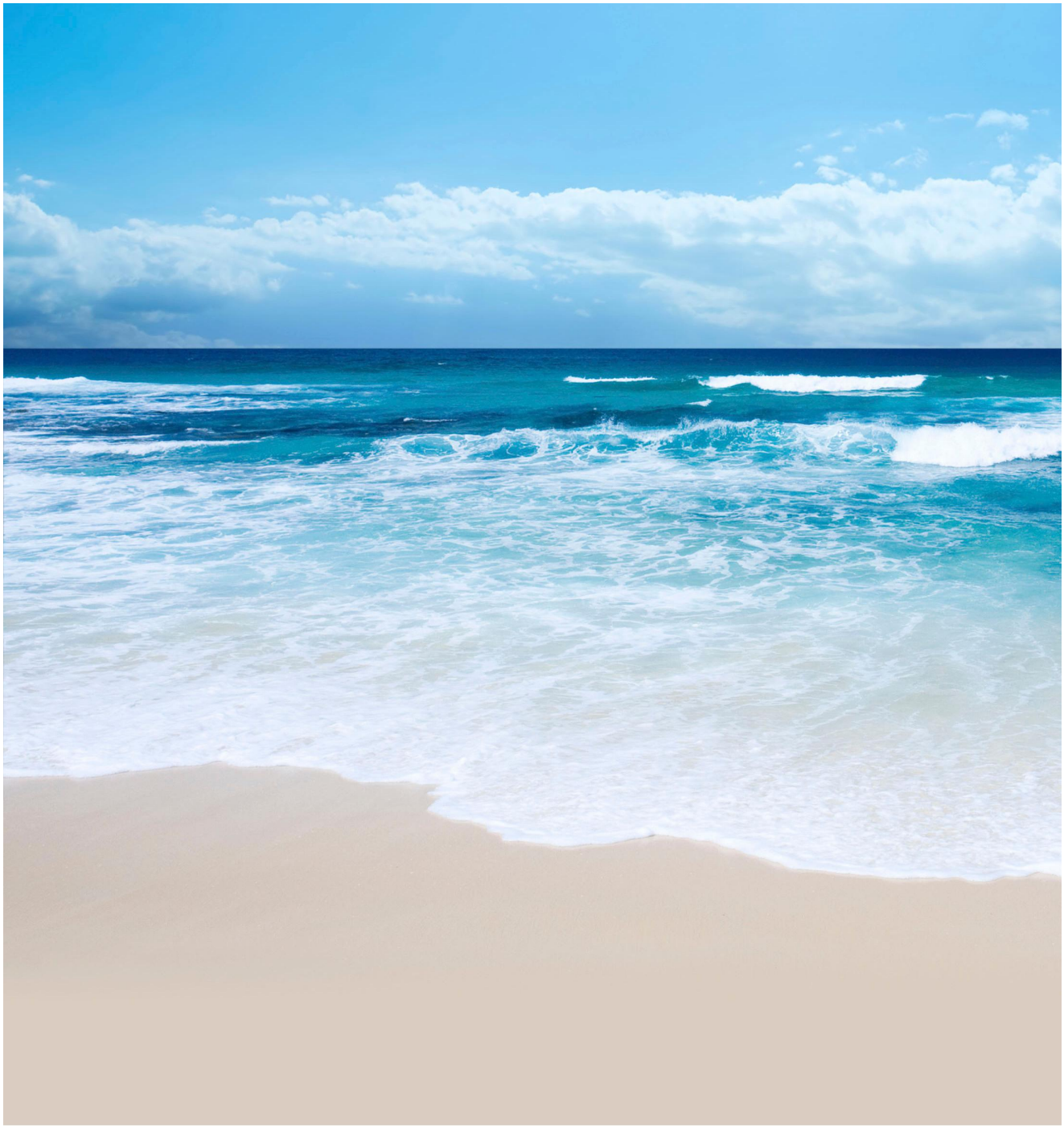
Comparative Market Analysis



3/8 BURRAWAN STREET PORT MACQUARIE NSW 2444

Prepared on **22nd July 2025**

David Blanch
MCGRATH PORT MACQUARIE

Suite G01, 149 Gordon Street
PORT MACQUARIE NSW 2444

m: 0428 570926

davidblanch@mcgrath.com.au

The Proprietor
Burrawan Street
Port Macquarie

22nd July 2025

Dear Reader,
Thank you for the opportunity to appraise your property at 3/8 BURRAWAN STREET PORT MACQUARIE NSW 2444

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

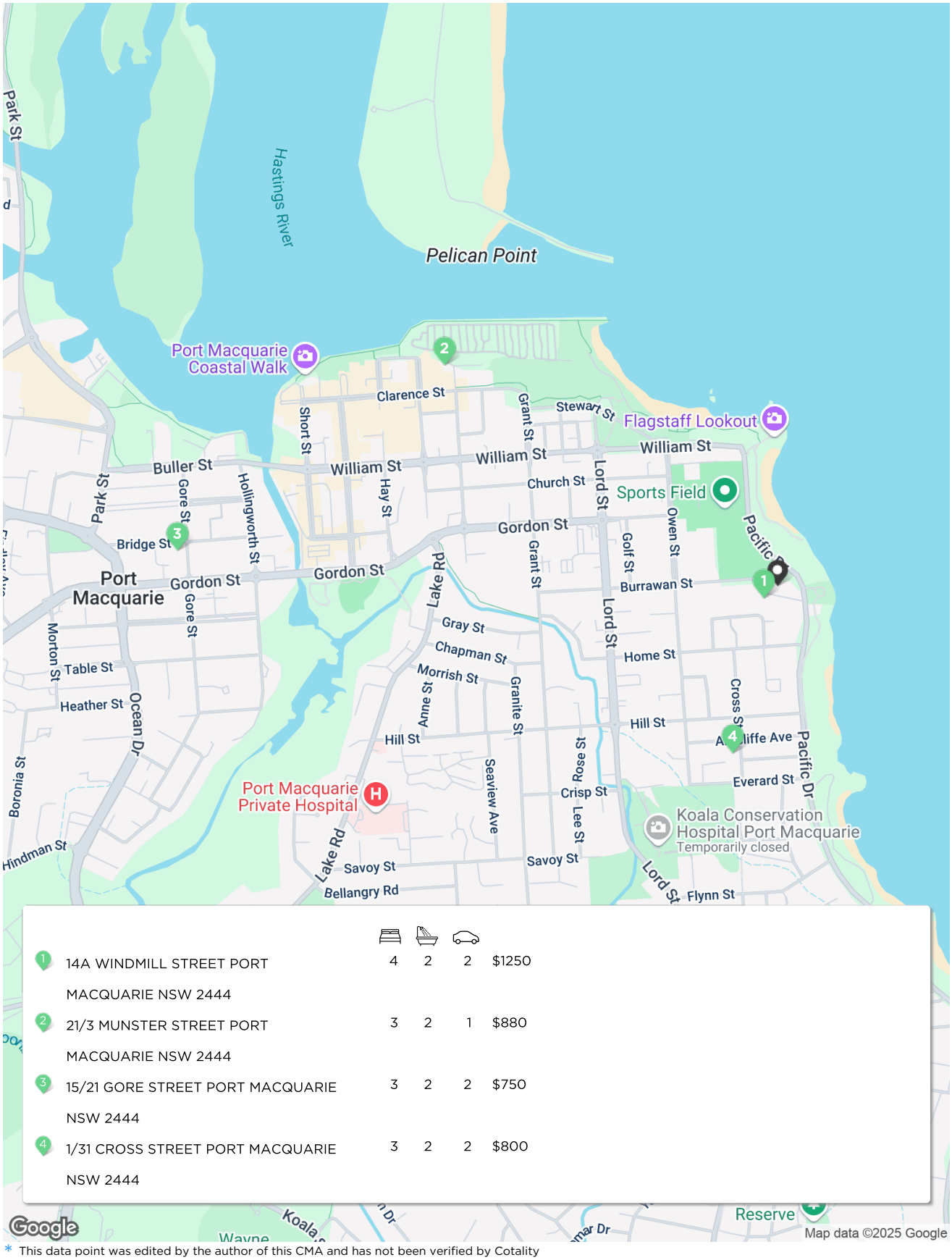
Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.
If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

David Blanch
MCGRATH PORT MACQUARIE
Suite G01, 149 Gordon Street
PORT MACQUARIE New South Wales 2444
m: 0428 570926

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Comps Map: Rentals



1	14A WINDMILL STREET PORT MACQUARIE NSW 2444	4	2	2	$1250
2	21/3 MUNSTER STREET PORT MACQUARIE NSW 2444	3	2	1	$880
3	15/21 GORE STREET PORT MACQUARIE NSW 2444	3	2	2	$750
4	1/31 CROSS STREET PORT MACQUARIE NSW 2444	3	2	2	$800

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

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Comparable Rentals

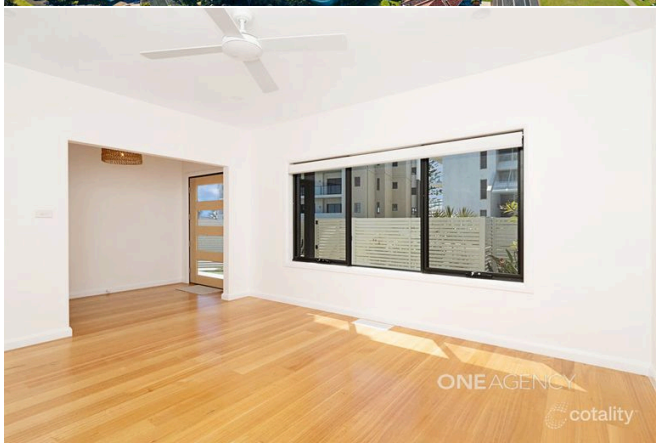
1 14A WINDMILL STREET PORT MACQUARIE NSW 2444

Listing Price **$1250/WEEKLY**

4 2 2 663m² -

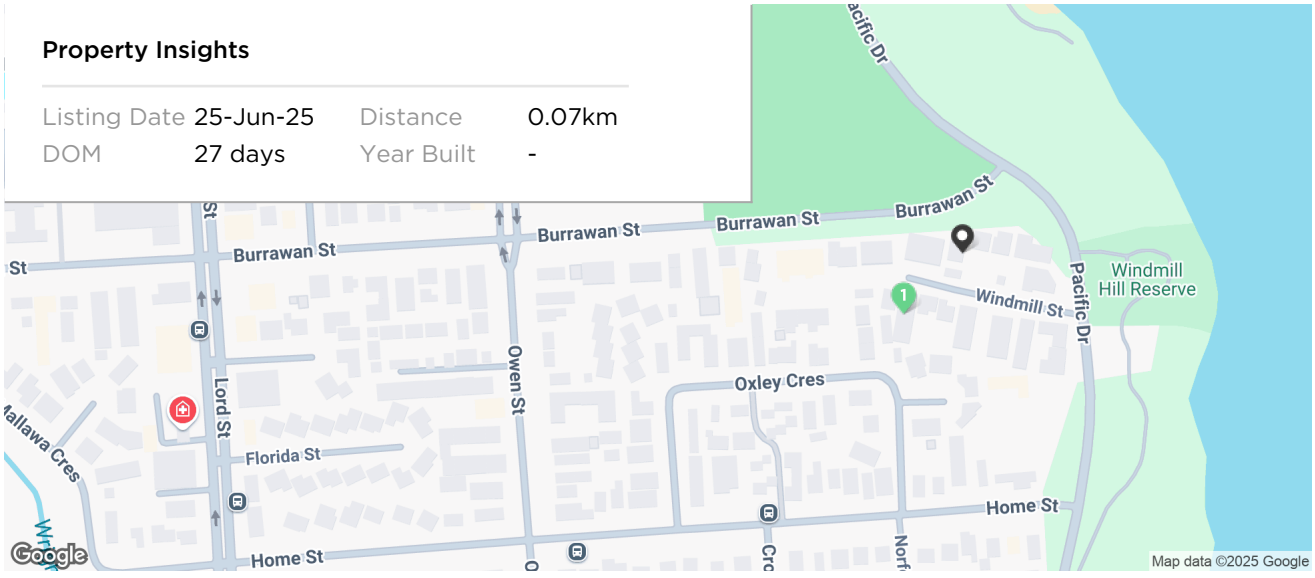






Property Insights

Listing Date	25-Jun-25	Distance	0.07km
DOM	27 days	Year Built	-



RS = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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Comparable Rentals

2 21/3 MUNSTER STREET PORT MACQUARIE NSW 2444

Listing Price **$880/WEEKLY**

3 2 1 1,186m² 126m²

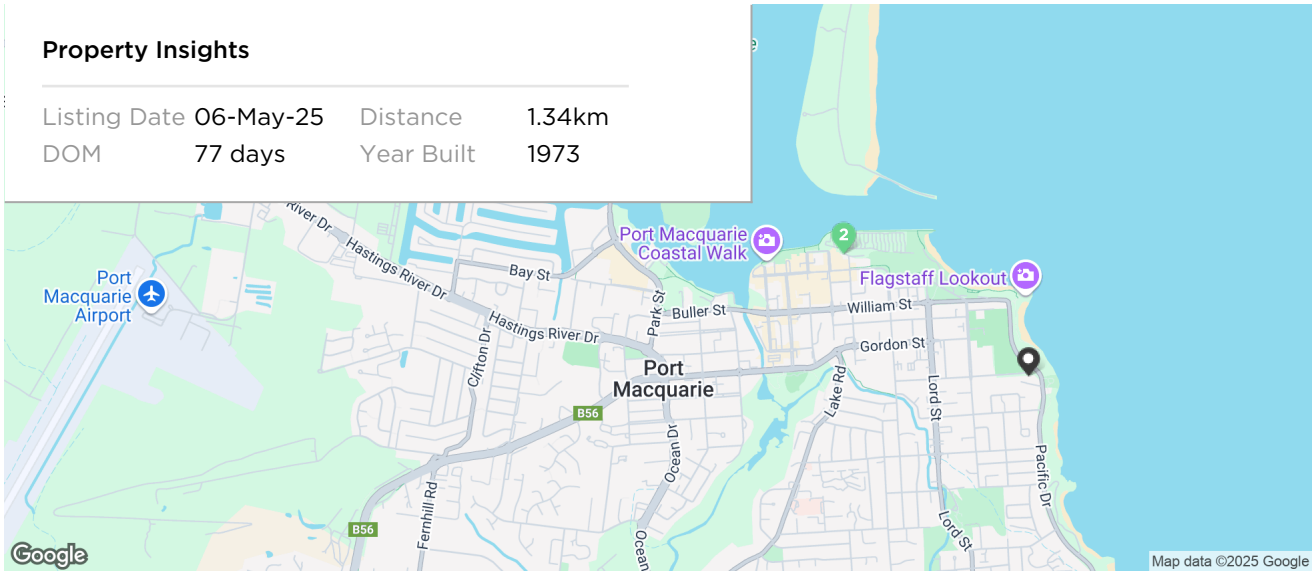






Property Insights

Listing Date	06-May-25	Distance	1.34km
DOM	77 days	Year Built	1973



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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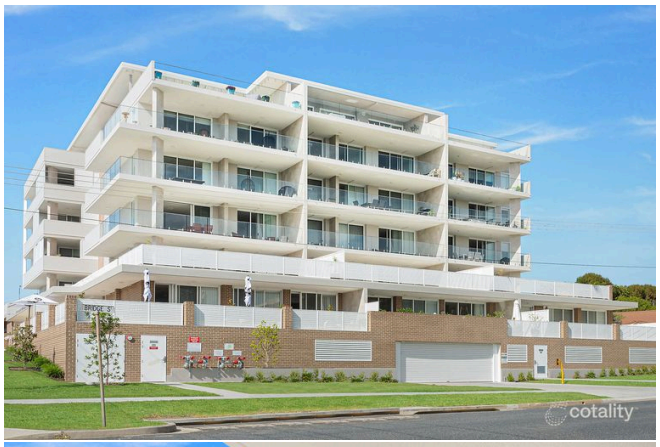
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Comparable Rentals

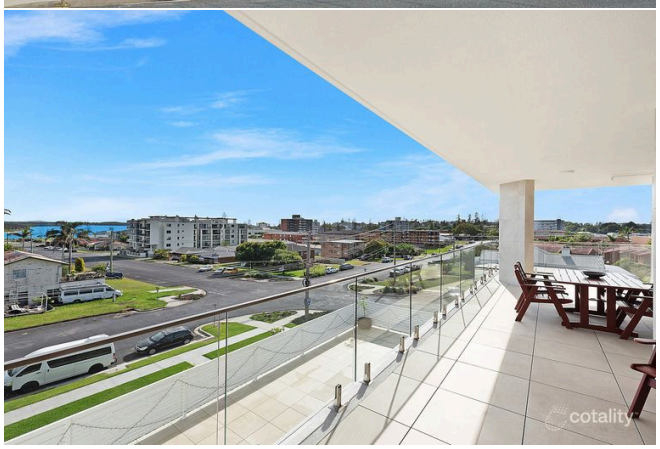
15/21 GORE STREET PORT MACQUARIE NSW 2444

Listing Price **$750/WEEKLY**

3 2 2 195m² -





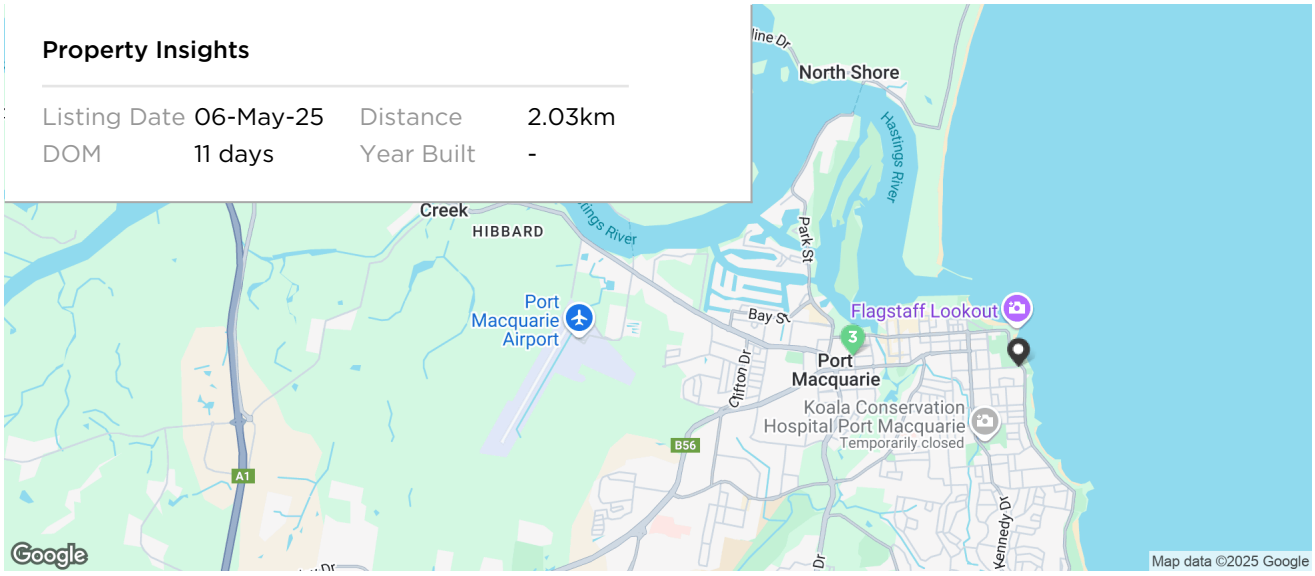


Notes from your agent

Similar style and size in the same complex

Property Insights

Listing Date	06-May-25	Distance	2.03km
DOM	11 days	Year Built	-



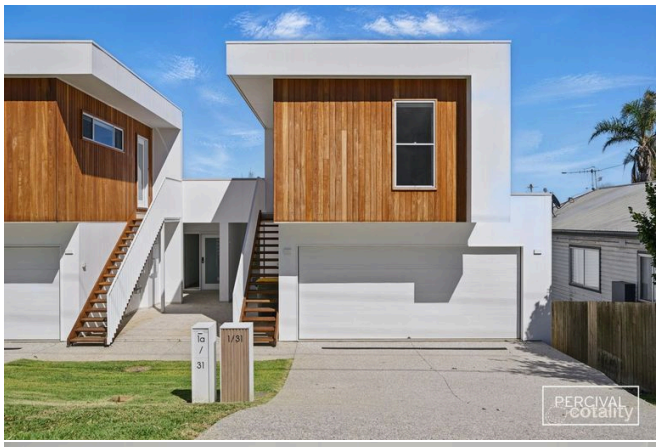
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Comparable Rentals

4 1/31 CROSS STREET PORT MACQUARIE NSW 2444 **Listing Price** **$800/WEEKLY**

3 2 2 - -

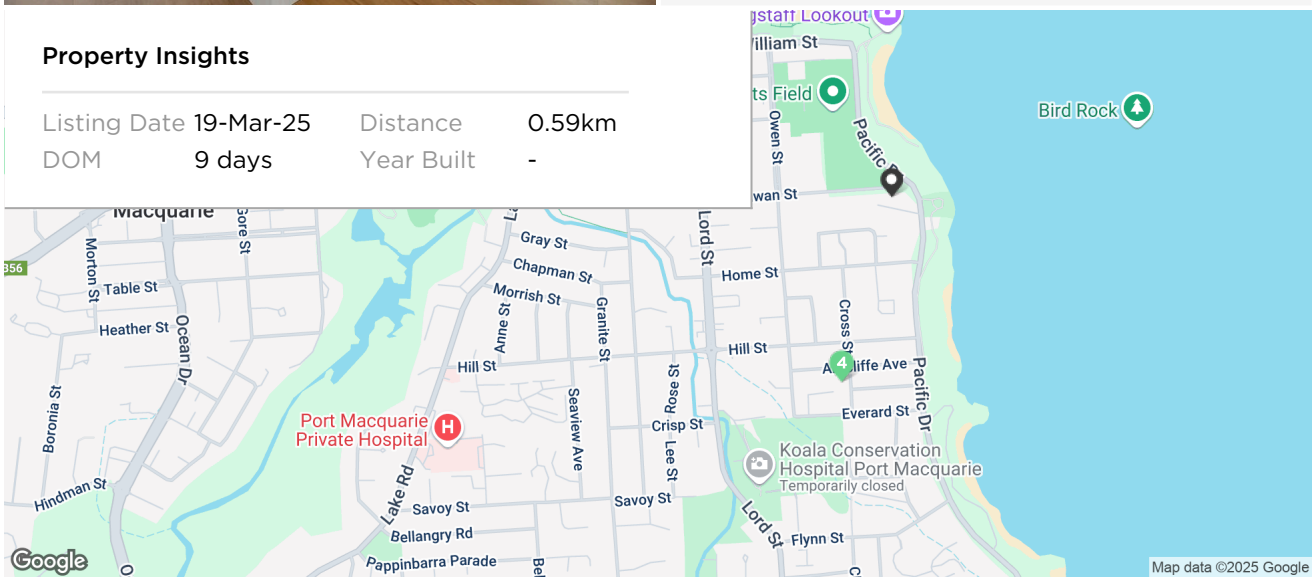






Property Insights

Listing Date	19-Mar-25	Distance	0.59km
DOM	9 days	Year Built	-



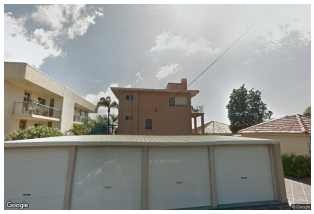
RS = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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Summary

3/8 BURRAWAN STREET PORT MACQUARIE NSW 2444





Appraisal price range
$1000pw

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