



125 PRINCE STREET ORANGE NSW 2800

Prepared on 9th July 2024



Jacinta Gosper
McGrath Estate Agents

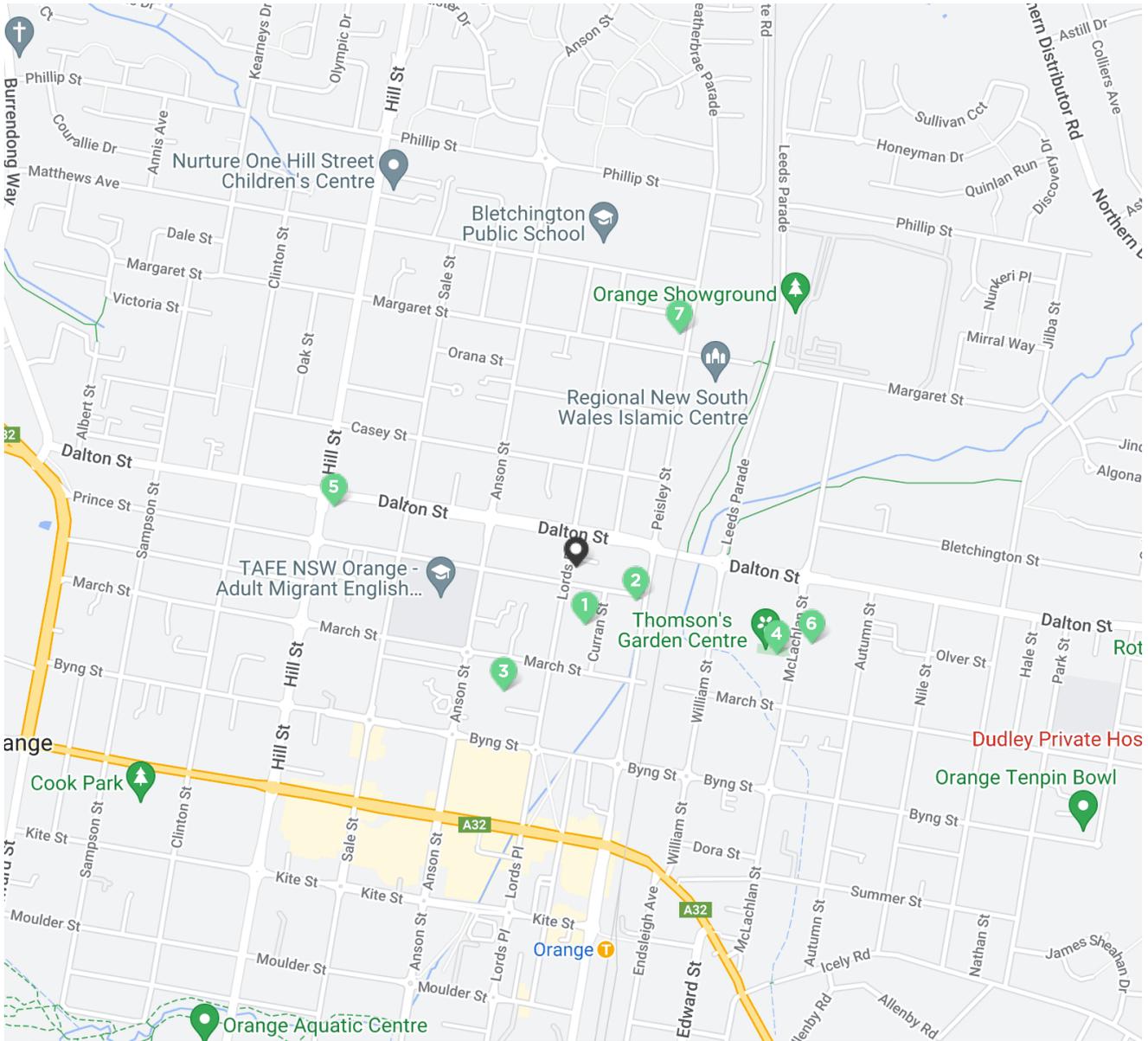
185 Lords Place
ORANGE NSW 2800

m: 0419 614 169

w: 02 7903 0753

jacintagosper@mcgrath.com.au

Comps Map: Residential Rentals



				
1 9 CURRAN STREET ORANGE NSW 2800	3	1	2	\$550
2 136 PRINCE STREET ORANGE NSW 2800	3	1	1	\$500
3 8 HAMPDEN AVENUE ORANGE NSW 2800	3	1	1	\$540
4 211 MCLACHLAN STREET ORANGE NSW 2800	3	2	1	\$475
5 116 HILL STREET ORANGE NSW 2800	3	1	1	\$520
6 224 MCLACHLAN STREET ORANGE NSW 2800	2	1	-	\$350
7 181 MARGARET STREET ORANGE NSW 2800	2	1	-	\$430

Comparable Residential Rentals

1 9 CURRAN STREET ORANGE NSW 2800



3 1 2 664m² -
Year Built 1940 DOM 14 days
Listing Date 18-Jan-24 Distance 0.17km
Listing Price \$550

2 136 PRINCE STREET ORANGE NSW 2800



3 1 1 615m² 119m²
Year Built - DOM 41 days
Listing Date 07-Feb-24 Distance 0.19km
Listing Price \$500 WEEKLY

3 8 HAMPDEN AVENUE ORANGE NSW 2800



3 1 1 424m² 112m²
Year Built 1950 DOM 70 days
Listing Date 30-Apr-24 Distance 0.4km
Listing Price \$540 per week

4 211 MCLACHLAN STREET ORANGE NSW 2800



3 2 1 540m² 106m²
Year Built 1950 DOM 22 days
Listing Date 31-Jan-24 Distance 0.61km
Listing Price \$475 WEEKLY

5 116 HILL STREET ORANGE NSW 2800



3 1 1 569m² -
Year Built - DOM 167 days
Listing Date 22-Nov-23 Distance 0.68km
Listing Price \$520 WEEKLY

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

Comparable Residential Rentals

6 224 MCLACHLAN STREET ORANGE NSW 2800



2 1 - 1,619m² 103m²
Year Built 1910 DOM 23 days
Listing Date 11-Apr-24 Distance 0.69km
Listing Price \$350

7 181 MARGARET STREET ORANGE NSW 2800

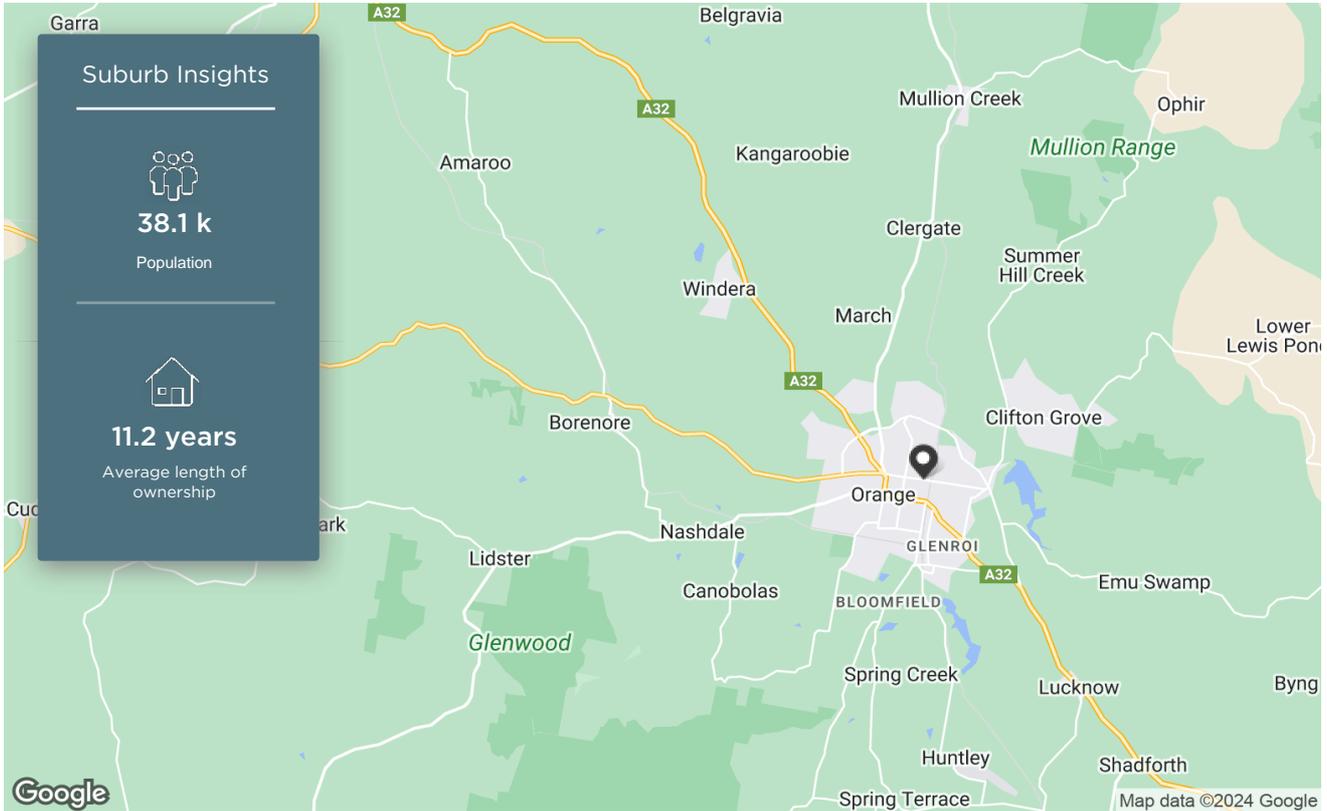


2 1 - 727m² 97m²
Year Built 1940 DOM 34 days
Listing Date 05-Jun-24 Distance 0.7km
Listing Price \$430 per week

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

Orange

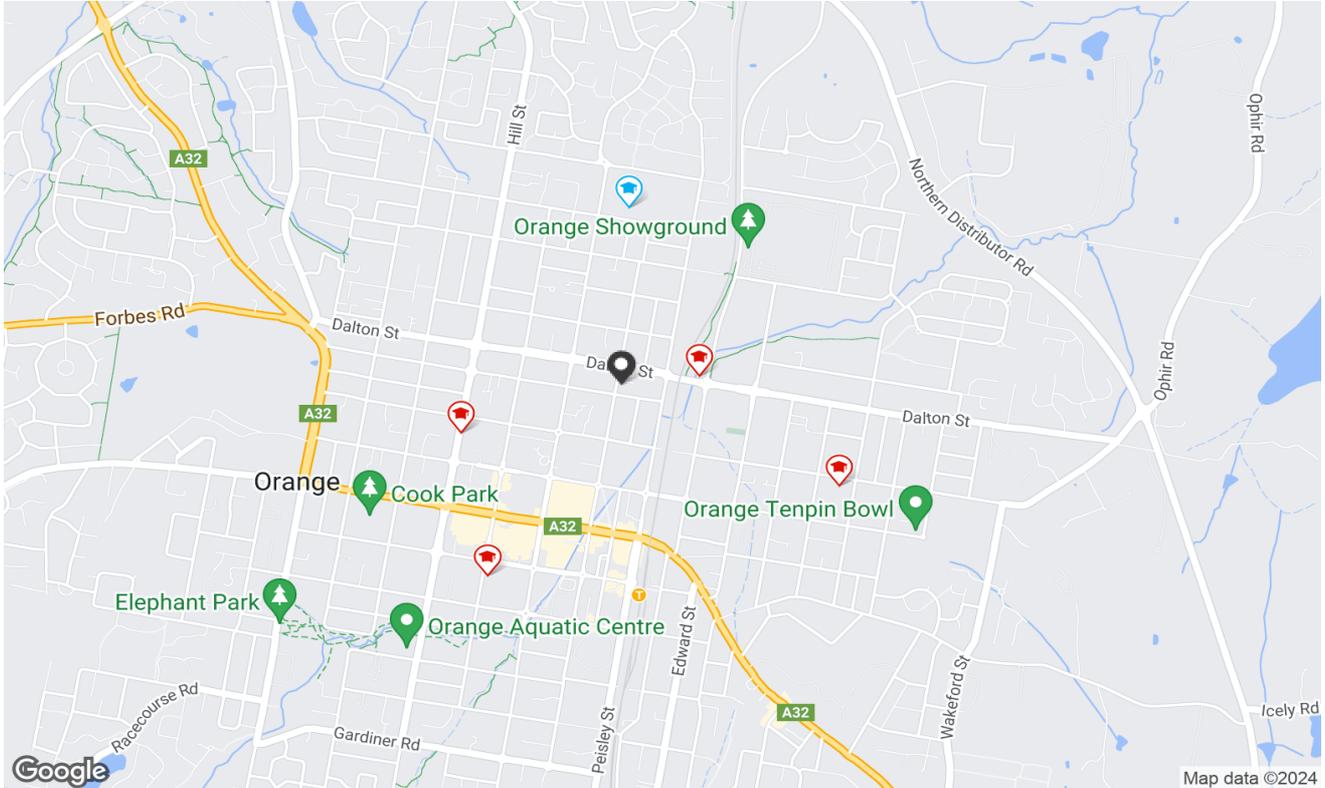
Demographic



The size of Orange is approximately 150.6 square kilometres. It has 98 parks covering nearly 4% of total area. The population of Orange in 2011 was 35,990 people. By 2016 the population was 38,093 showing a population growth of 5.8% in the area during that time. The predominant age group in Orange is 0-9 years. Households in Orange are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Orange work in a professional occupation. In 2011, 62.9% of the homes in Orange were owner-occupied compared with 61.8% in 2016. Currently the median sales price of houses in the area is \$700,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.6	Owns Outright	29.8	0-15.6K	4.4	0-9	15.0
Couples with Children	41.7	Purchaser	32.0	15.6-33.8K	16.9	10-19	12.7
Single Parents	19.4	Renting	34.3	33.8-52K	14.5	20-29	12.5
Other	1.2	Other	0.5	52-78K	16.0	30-39	13.3
		Not Stated	3.4	78-130K	21.5	40-49	12.7
				130-182K	9.8	50-59	11.8
				182K+	7.2	60-69	10.2
						70-79	7.0
						80-89	3.9
						90-99	0.9

Local Schools



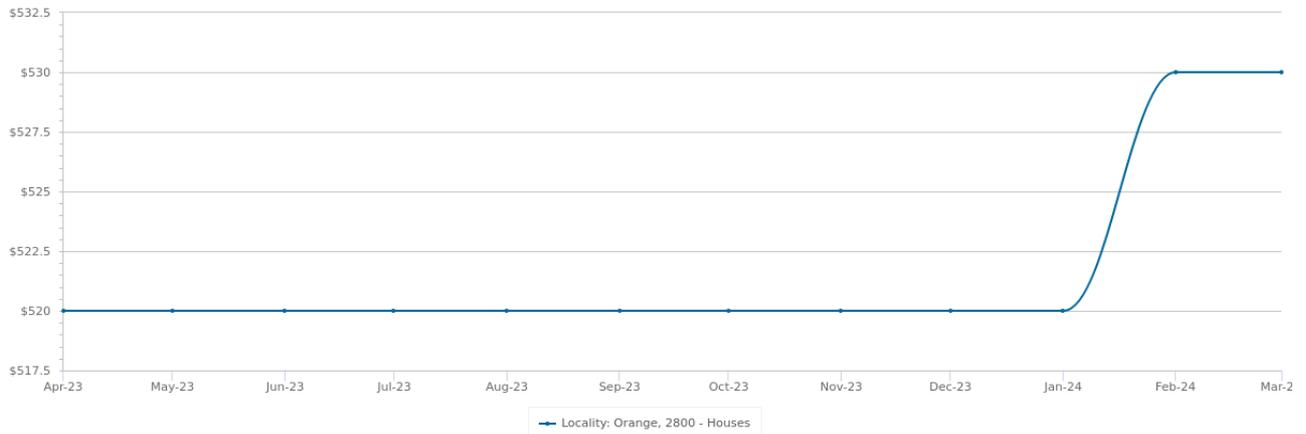
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 OneSchool Global, Orange campus	0.39km	Combined	Mixed	Non-Government	0-0
 Catherine McAuley Catholic Primary School 92 Hill Street Orange NSW 2800	0.77km	Primary	Mixed	Non-Government	0-6
 Bletchington Public School 139 Matthews Avenue Orange NSW 2800	0.89km	Primary	Mixed	Government	0-6
 Orange Public School 78 Kite Street Orange NSW 2800	1.14km	Primary	Mixed	Government	0-6
 Orange East Public School 46-56 Nile Street Orange NSW 2800	1.17km	Primary	Mixed	Government	0-6

 Property is within school catchment area

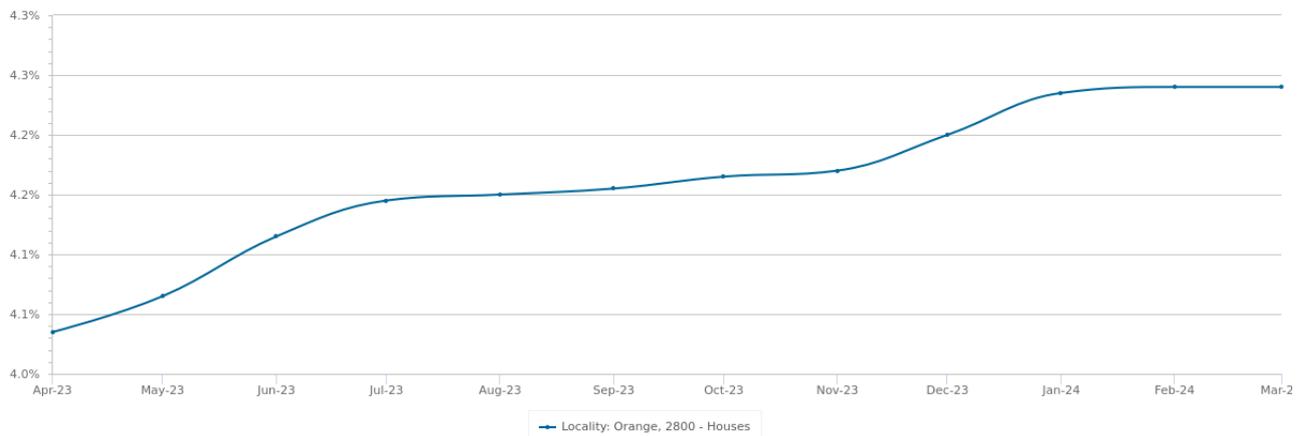
 Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Mar 2024	\$530	0.0%	4.2%
Feb 2024	\$530	1.9% ▲	4.2%
Jan 2024	\$520	0.0%	4.2%
Dec 2023	\$520	0.0%	4.2%
Nov 2023	\$520	0.0%	4.2%
Oct 2023	\$520	0.0%	4.2%
Sep 2023	\$520	0.0%	4.2%
Aug 2023	\$520	0.0%	4.2%
Jul 2023	\$520	0.0%	4.1%
Jun 2023	\$520	0.0%	4.1%
May 2023	\$520	0.0%	4.1%
Apr 2023	\$520	0.0%	4%

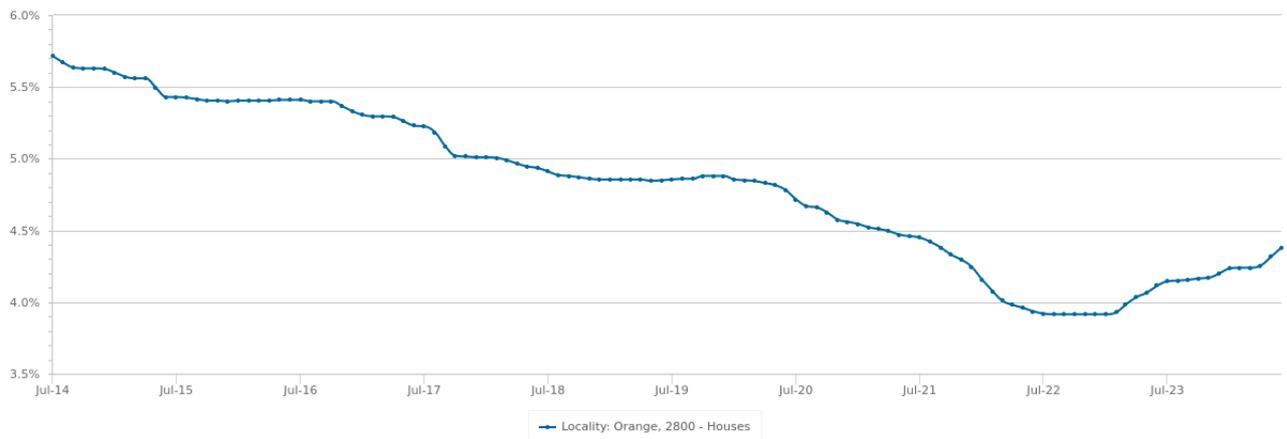
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$540	-	4.4%
2023	-	-	-
2023	\$520	-	4.1%
2022	-	-	-
2022	\$500	-	3.9%
2021	-	-	-
2021	\$430	-	4.5%
2020	-	-	-
2020	\$380	-	4.8%
2019	-	-	-

Summary

125 PRINCE STREET ORANGE NSW 2800



Appraisal price range

\$470 - \$520 per week

Notes from your agent

Some improvements required to lease as residential: lock up garage would be beneficial, kitchen is in original condition, revert rear bathroom back to laundry, remove exit signage and commercial fit out.

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