

Rental Comparison Report

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| Address | Rental Price | Rental Date | DOM | Agency | Lotplan RPD Section/Block | Year Built | Bed | Bath | Car | Land Size | Property Type |
|------------------------------------------|--------------|-------------|-----|------------------------------------------------------|-------------------------------|------------|-----|------|-----|-----------|---------------|
| 8/31 ANGUS AVENUE EDWARDSTOWN SA 5039 | \$420/W | 28/09/24 | 5 | Property Now | U8/S6699 | 1971 | 2 | 1 | 1 | - | Unit |
| 1/33 ANGUS AVENUE EDWARDSTOWN SA 5039 | \$450/W | 27/09/24 | 12 | Harcourts Packham Property Management | U1/S3578 | 1973 | 2 | 1 | 1 | 82 m² | Unit |
| 4/49 ANGUS AVENUE EDWARDSTOWN SA 5039 | \$450/W | 02/08/24 | 24 | Ray White Plympton | U4/S2629 | 1972 | 2 | 1 | 1 | 75 m² | Unit |
| 18/49 ANGUS AVENUE EDWARDSTOWN SA 5039 | \$400/W | 21/09/24 | 16 | Gary J Smith Real Estate | U18/S2629 | 1972 | 2 | 1 | 1 | - | Unit |
| 19/49 ANGUS AVENUE EDWARDSTOWN SA 5039 | \$350/W | 25/07/24 | 16 | Taplin Real Estate | U19/S2629 | 1972 | 2 | 1 | 1 | - | Unit |
| 4/53 ANGUS AVENUE EDWARDSTOWN SA 5039 | \$550/W | 25/07/24 | 31 | Ray White Flagstaff Hill | U4/S13442 | 1995 | 2 | 1 | 2 | 282 m² | Unit |
| 12 CALSTOCK AVENUE EDWARDSTOWN SA 5039 | \$675/W | 08/08/24 | 15 | Ouwens Casserly Real Estate - Adelaide /Henley Beach | A4/D75247 | 2008 | 3 | 2 | 1 | 376 m² | House |
| 51 CONMURRA AVENUE EDWARDSTOWN SA 5039 | \$550/W | 30/09/24 | 4 | Taplin Real Estate | A27/D3703 | 1955 | 3 | 2 | 2 | 700 m² | House |
| 12/383 CROSS ROAD EDWARDSTOWN SA 5039 | \$400/W | 22/08/24 | 9 | Harcourts Vennmillar | U12/S2182 | 1971 | 2 | 1 | 1 | 88 m² | Unit |
| 20A DE LAINE AVENUE EDWARDSTOWN SA 5039 | \$450/W | 19/07/24 | 16 | Belle Property Glenelg | F2/C28587 | 2015 | 2 | 1 | 1 | 162 m² | House |
| 4/22 DE LAINE AVENUE EDWARDSTOWN SA 5039 | \$500/W | 09/08/24 | 5 | Amkar Real Estate | U4/S7766 | 1987 | 2 | 1 | 1 | 489 m² | Unit |
| 26A DE LAINE AVENUE EDWARDSTOWN SA 5039 | \$600/W | 03/09/24 | 9 | RentBetter | F2/C21083 | 2002 | 3 | 1 | 2 | 285 m² | House |
| 38 DELORAINIE ROAD EDWARDSTOWN SA 5039 | \$700/W | 24/07/24 | 21 | Stanley Samuels Real Estate | A64/F11724 | 2022 | 3 | 2 | 2 | 800 m² | House |

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|-------------------------------------------|--------------|-------------|-----|---------------------------------|---------------------------------|------------|-----|------|-----|----------------------|---------------|
| 38A DELORAINE ROAD EDWARDSTOWN SA 5039 | \$670/W | 14/08/24 | 42 | Stanley Samuels Real Estate | A201/D130225 | 2023 | 3 | 2 | 2 | 464 m ² | House |
| 45 DELORAINE ROAD EDWARDSTOWN SA 5039 | \$250/W | 27/09/24 | 362 | irental property management | A51/F11724 | 1963 | 5 | 1 | 5 | 1,041 m ² | House |
| 51A DELORAINE ROAD EDWARDSTOWN SA 5039 | \$750/W | 29/08/24 | 29 | AC Connection Real Estate | F32/C28294 | 2017 | 3 | 2 | 1 | 194 m ² | House |
| 83 DUNORLAN ROAD EDWARDSTOWN SA 5039 | \$450/W | 17/09/24 | 15 | Smallacombe Real Estate Mitcham | A2/D12322 | 1949 | 2 | 1 | 1 | 457 m ² | House |
| 17 HMS BUFFALO AVENUE EDWARDSTOWN SA 5039 | \$450/W | 26/09/24 | 7 | Stanley Samuels Real Estate | - | 1952 | 3 | 1 | - | - | House |
| 16 HYMAN AVENUE EDWARDSTOWN SA 5039 | \$600/W | 30/09/24 | 4 | Ray White Unley | A1/D26804 | - | 3 | 1 | 2 | 414 m ² | House |
| 20 LINDSAY AVENUE EDWARDSTOWN SA 5039 | \$620/W | 08/07/24 | 49 | Giblin Real Estate | LOT A107 D2122 & LOT A20 D89830 | 1949 | 2 | 1 | 2 | 900 m ² | House |
| 4 LOCKHART TERRACE EDWARDSTOWN SA 5039 | \$580/W | 06/09/24 | 25 | We Connect Property | A191/D3739 | 1953 | 3 | 1 | 3 | 700 m ² | House |
| 4 MACKLIN STREET EDWARDSTOWN SA 5039 | \$620/W | 22/08/24 | 13 | Ray White Unley | F100/C23203 | 2005 | 3 | 1 | 1 | 242 m ² | House |
| 3/26 MACKLIN STREET EDWARDSTOWN SA 5039 | \$450/W | 24/09/24 | 14 | Giblin Real Estate | U3/S4026 | 1969 | 2 | 1 | 1 | 217 m ² | Unit |
| 18 MIDERA AVENUE EDWARDSTOWN SA 5039 | \$700/W | 26/07/24 | 12 | Gary J Smith Real Estate | A1/D88712 | 2012 | 3 | 2 | 2 | 445 m ² | House |
| 3/10A RAILWAY TERRACE EDWARDSTOWN SA 5039 | \$430/W | 11/09/24 | 13 | Refined Real Estate | U3/S6431 | 1963 | 2 | 1 | 1 | 115 m ² | Unit |
| 904 SOUTH ROAD EDWARDSTOWN SA 5039 | \$390/W | 03/07/24 | 77 | Jump Property Rentals | A210/F10795 | - | 1 | 1 | - | 330 m ² | Unit |

Rents By Property Type

| Type | Attribute | Quantity | Lowest Rent/Week | Highest Rent/Week | Median Rent/Week | Average Rent/Week | Total Value |
|-------|-----------|----------|------------------|-------------------|------------------|-------------------|-------------|
| Unit | 1 Bed | 1 | \$390 | \$390 | \$390 | \$390 | \$390 |
| | 2 Beds | 10 | \$350 | \$550 | \$440 | \$440 | \$4,400 |
| House | 2 Beds | 3 | \$450 | \$620 | \$450 | \$507 | \$1,520 |
| | 3 Beds | 11 | \$450 | \$750 | \$620 | \$627 | \$6,895 |
| | 5+ Beds | 1 | \$250 | \$250 | \$250 | \$250 | \$250 |
| Total | | 26 | | | | | \$13,455 |

Average Number Of Days On Market

| Type | Range | Quantity | Average Days on Market |
|-------|---------------|----------|------------------------|
| Unit | \$300 - \$399 | 2 | 47 |
| | \$400 - \$499 | 7 | 13 |
| | \$500 - \$599 | 2 | 18 |
| House | Under \$300 | 1 | 362 |
| | \$400 - \$499 | 3 | 13 |
| | \$500 - \$599 | 2 | 15 |
| | \$600 - \$699 | 6 | 22 |
| | \$700 - \$799 | 3 | 21 |
| Total | | 26 | |

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