



ESTIMATED RENTAL AMOUNT REPORT

8 Miami Way Dora Creek NSW 2264

Prepared on: 14 January 2024



CoreLogic[®]

8 Miami Way Dora Creek NSW 2264

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▶ PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	8 Miami Way Dora Creek NSW 2264	Lot/Plan:	138/DP15150
RPD:	LOT 138 DP15150	Council area:	Lake Macquarie
Property type:	HOUSE	Year built:	1955
Floor area:	170m ²	Site value:	\$95,000 on 01/07/1993 (UCV)
Zone:	R2, Low Density Residential		

▶ ESTIMATED RENTAL AMOUNT

Here we provide an estimate of the property's weekly rental value based on statistical data.

Estimated Rent:	\$641/W	 High Confidence
Estimated Rent Range:	\$570/W - \$712/W	
Estimated Yield:	3.02%	

This rental estimate is provided by CoreLogic, and is based on statistical market data such as recent advertised rental properties, property size, number of bedrooms and many more factors. Estimated gross rental yield is also a computer generated estimate and does not take into account any expenses associated with keeping the property. Information used in these estimates comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research









This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar
- requesting a valuation from a licensed valuer
- recent and historical rental price details for this property
- recent advertised rental prices for similar properties in the area
- the costs associated with owning, maintaining and renting this property

▶ PROPERTY HISTORY - FOR RENT

Campaign period:	12/05/2020 - 25/05/2020	Latest ad price:	\$550/W
Days on Market:	14	Listed by:	Walter Reinhard, 3 Realty
Campaign period:	05/07/2019 - 21/10/2019	Latest ad price:	\$595/W
Days on Market:	109	Listed by:	Walter Reinhard, 3 Realty
Campaign period:	04/02/2019 - 13/03/2019	Latest ad price:	\$600/W
Days on Market:	38	Listed by:	Walter Reinhard, 3 Realty
Campaign period:	24/08/2018 - 11/09/2018	Latest ad price:	\$290/W
Days on Market:	19	Listed by:	REINHARD WALTER, 3 Realty - Lake Macquarie
Campaign period:	07/03/2018 - 05/06/2018	Latest ad price:	\$750/W
Days on Market:	91	Listed by:	REINHARD WALTER, 3 Realty - Lake Macquarie

▶ PROPERTIES FOR RENT

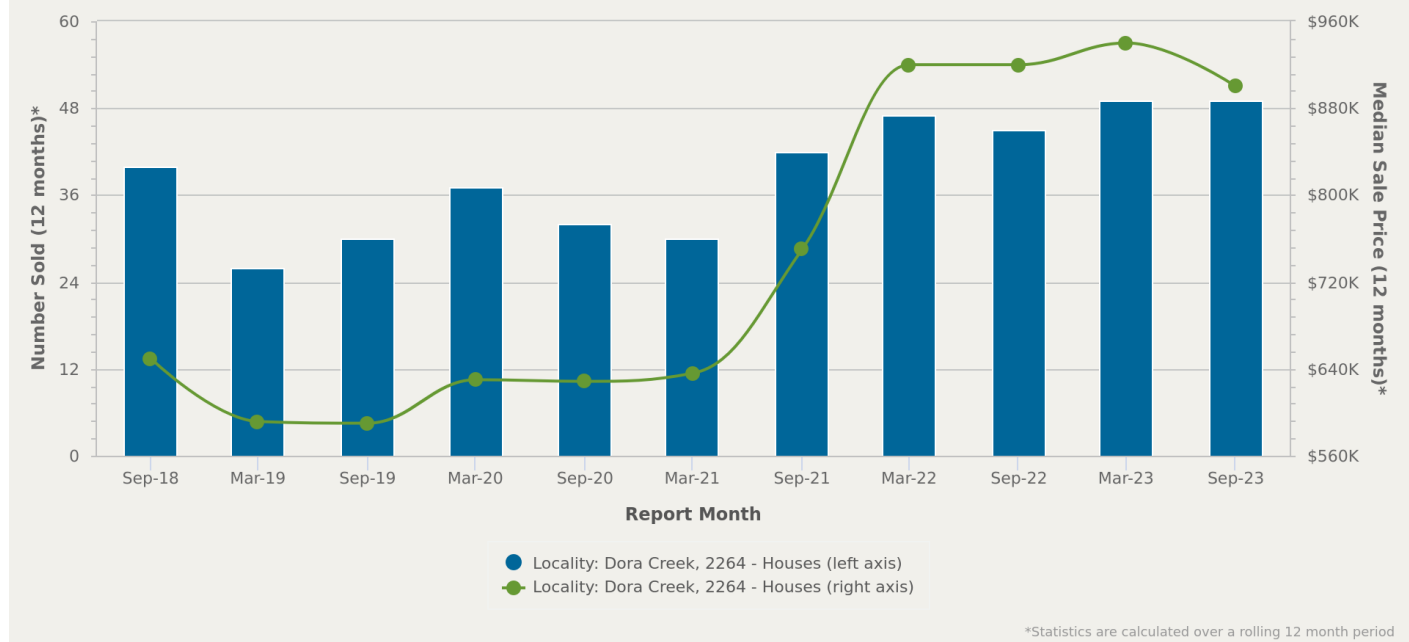
	<h3>43 Cowell Street Dora Creek NSW 2264</h3>	
<p>📍 from property: 2.1km</p>	<p>Latest ad price: \$600/WEEKLY</p> <p>Campaign period: 30/11/2023 - 10/01/2024</p> <p>Days on Market: 42</p>	<p>Lot/Plan: 117/DP521713</p> <p>Listed by: Shannon Harder, Ray White Morisset</p>
	<h3>184 Grand Parade Bonnells Bay NSW 2264</h3>	
<p>📍 from property: 2.5km</p>	<p>Latest ad price: \$725/WEEKLY</p> <p>Campaign period: 28/09/2023 - 30/10/2023</p> <p>Days on Market: 33</p>	<p>Lot/Plan: 12/DP857352</p> <p>Listed by: First National Toronto Property Management, First National Real Estate Toronto</p>
	<h3>87 Waikiki Road Bonnells Bay NSW 2264</h3>	
<p>📍 from property: 2.6km</p>	<p>Latest ad price: \$595/WEEKLY</p> <p>Campaign period: 15/08/2023 - 16/10/2023</p> <p>Days on Market: 63</p>	<p>Lot/Plan: 17/DP836004</p> <p>Listed by: PRD Property Management, PRD Real Estate</p>
	<h3>141 Waikiki Road Bonnells Bay NSW 2264</h3>	
<p>📍 from property: 2.8km</p>	<p>Latest ad price: \$770/WEEKLY</p> <p>Campaign period: 24/10/2023 - 31/10/2023</p> <p>Days on Market: 8</p>	<p>Lot/Plan: 95/DP1014052</p> <p>Listed by: Emily Turner, Renshaw Real Estate</p>

📍 Distance from 8 Miami Way Dora Creek NSW 2264

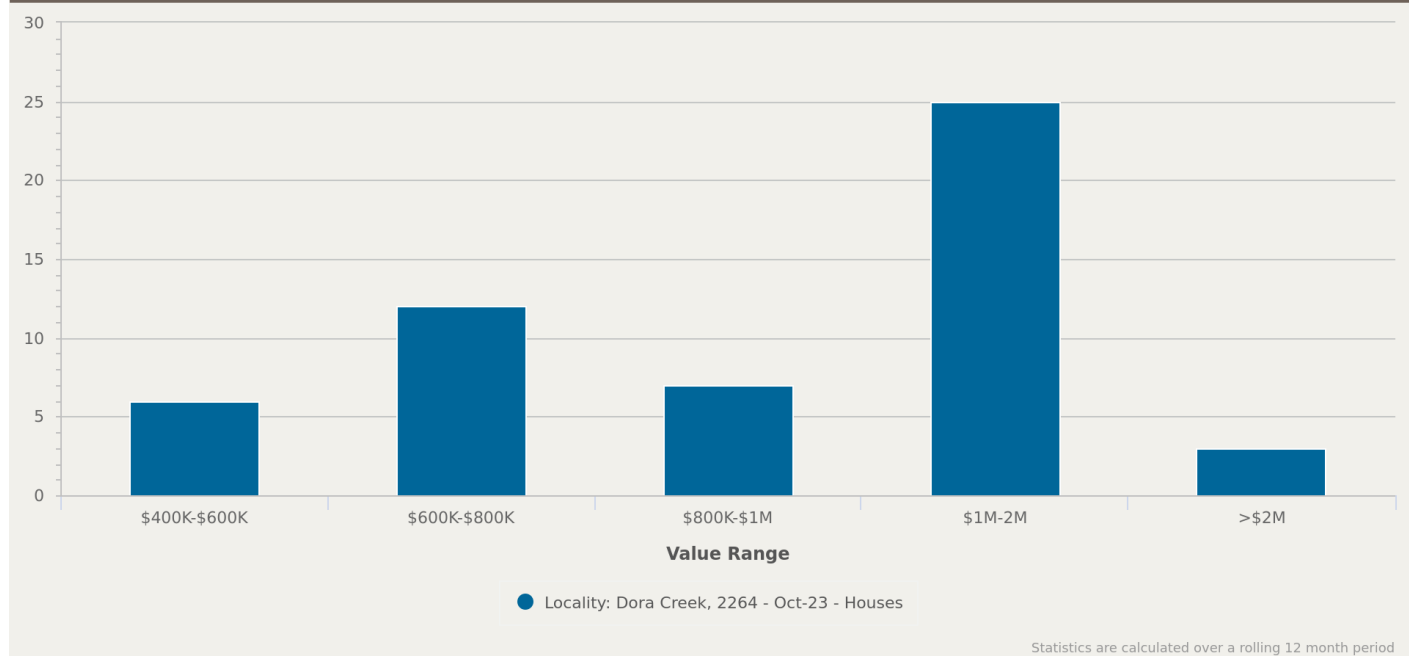
▶ DORA CREEK INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

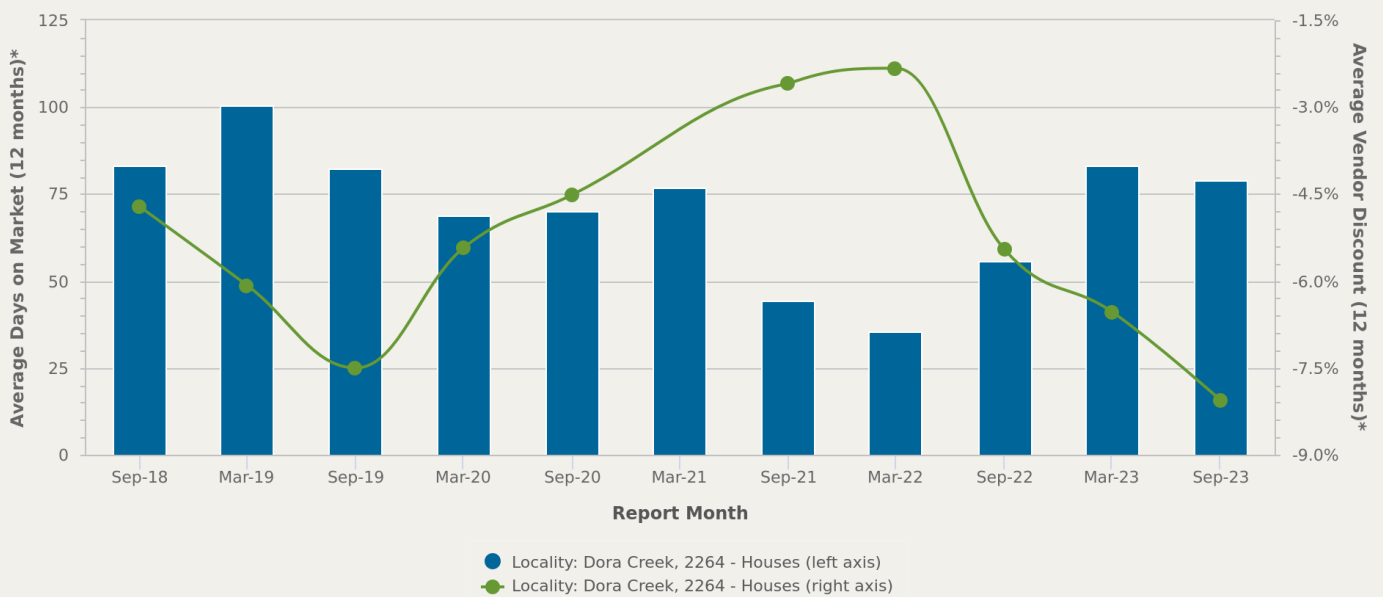
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

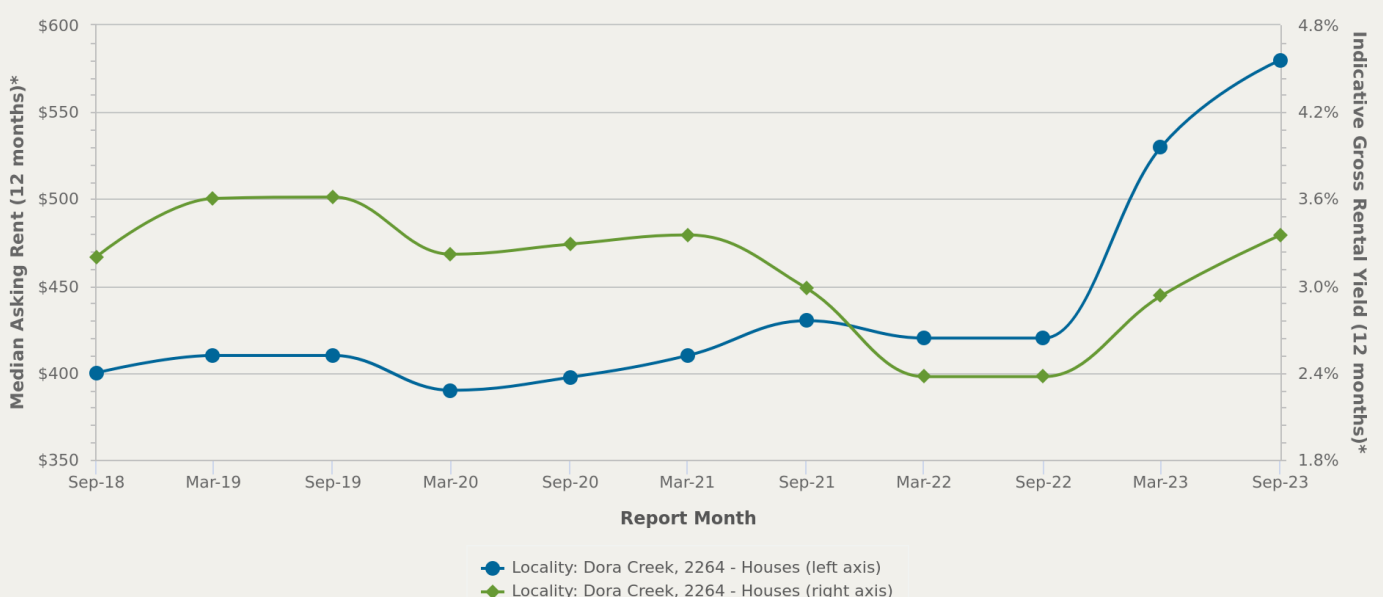


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Sep-2023	\$830,027	↑ 0.9%
Sep-2022	\$822,661	↑ 15.6%
Sep-2021	\$711,547	↑ 27.1%
Sep-2020	\$559,996	↑ 11.0%
Sep-2019	\$504,447	↓ -7.0%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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Listing Disclaimer

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

State and Territory Data

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Within Australia: **1300 734 318**

Outside Australia: **(+61) 7 3114 9999**

Email us: customercare@corelogic.com.au