



63/23 ASPINALL STREET WATSON ACT 2602

Prepared on 16th April 2025

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Canberry Properties

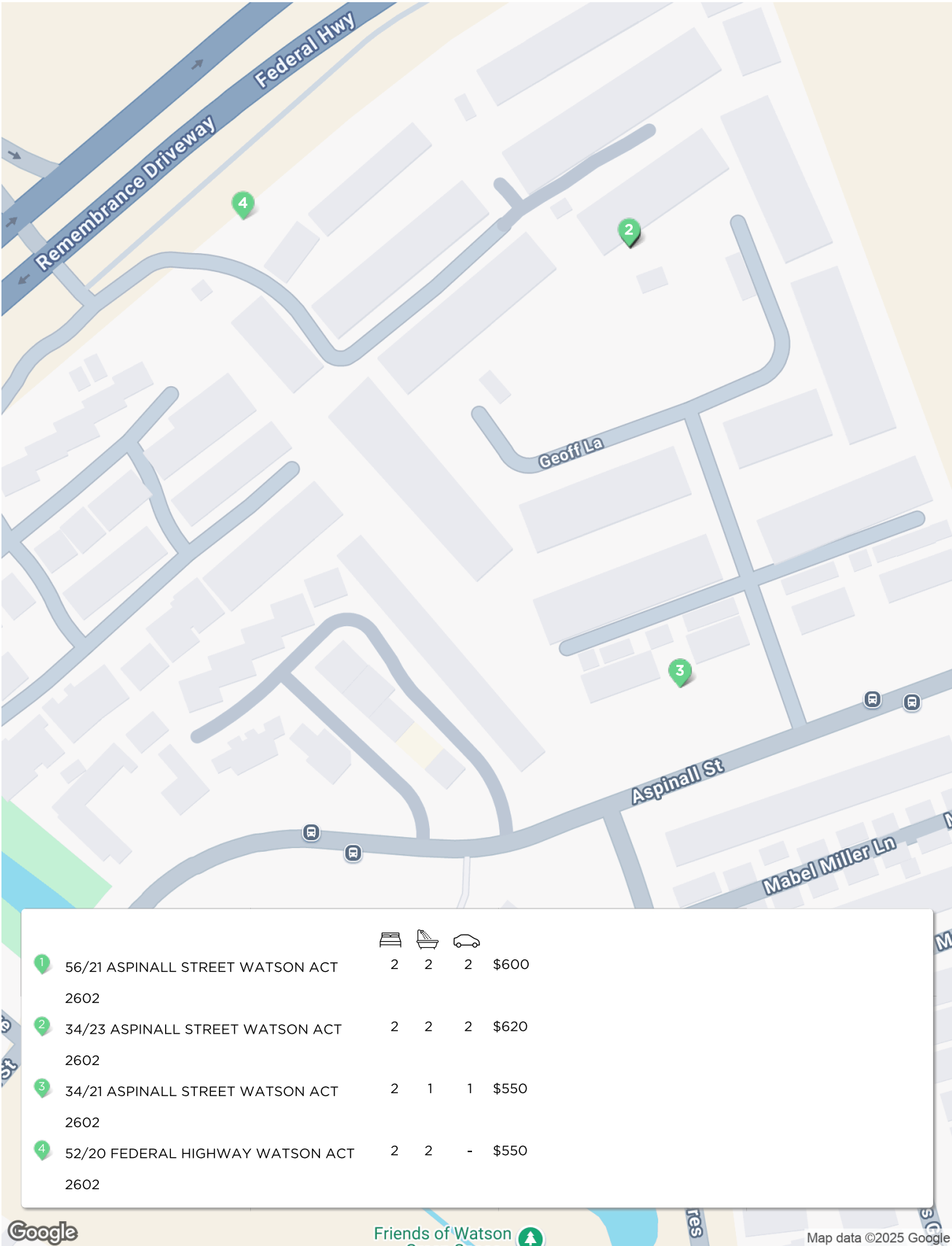
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FORDE ACT 2914

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Comps Map: Rentals



Comparable Rentals

1 56/21 ASPINALL STREET WATSON ACT 2602

Listing Price

\$600 per week

2 2 2 1.72ha 92m²

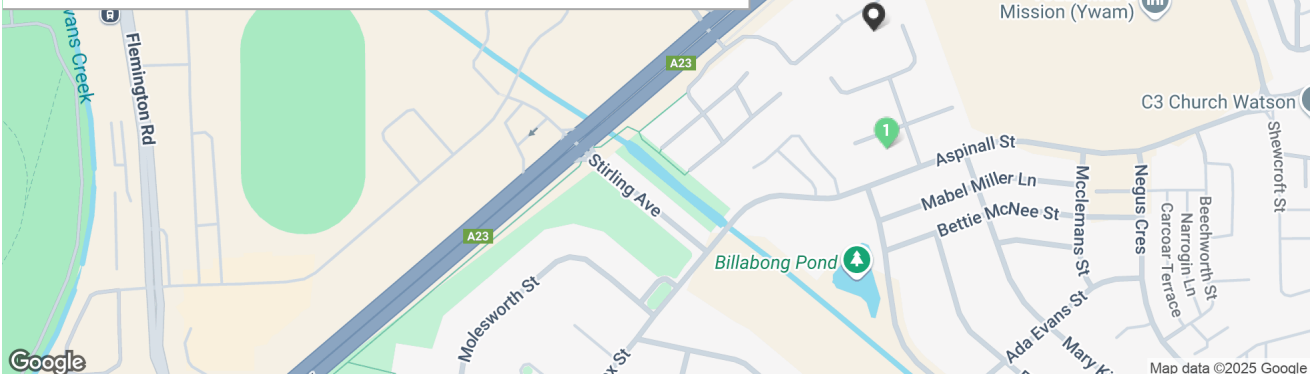


Notes from your agent

In the same complex and slightly more renovated than Unit 63. This apartment rented in January for \$600 per week

Property Insights

Listing Date	08-Jan-25	Distance	0.18km
DOM	16 days	Year Built	2000



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

Comparable Rentals

2 34/23 ASPINALL STREET WATSON ACT 2602 Listing Price \$620 per week

2 2 2 2 1.18ha 97m²

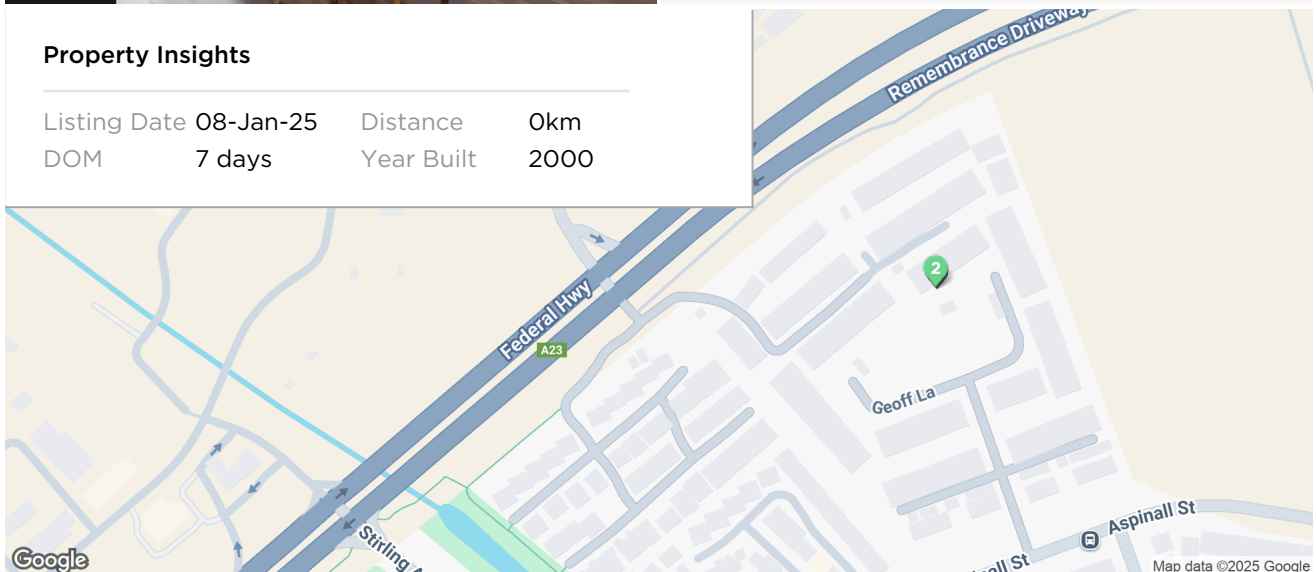


Notes from your agent

In the same complex and rented in January when there is strong demand this renovated apartment rented at \$620 per week

Property Insights

Listing Date	08-Jan-25	Distance	0km
DOM	7 days	Year Built	2000



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

Comparable Rentals

3 34/21 ASPINALL STREET WATSON ACT 2602

Listing Price

\$550 per week

2 1 1 1.72ha 77m²

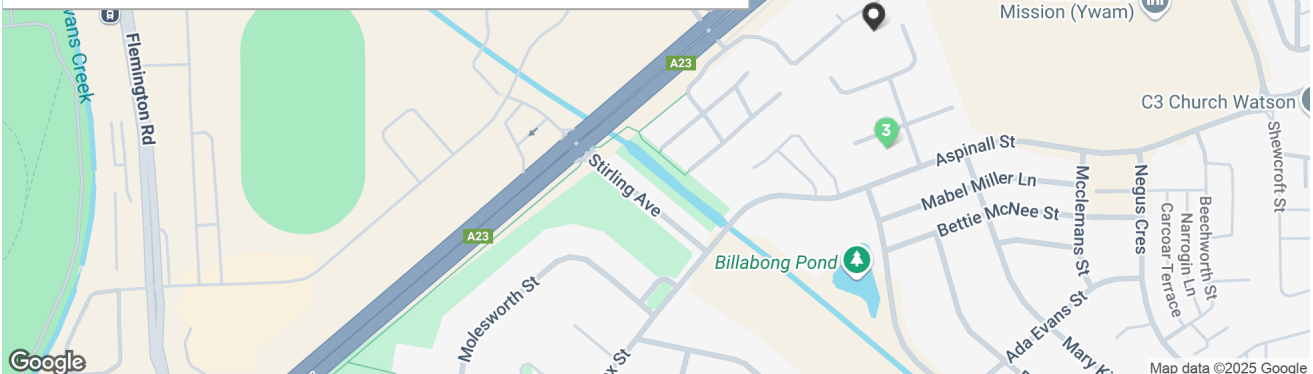


Notes from your agent

In the same complex this partially renovated apartment was rented in December when the rental market quietsens or the year. Had it been rented in January it could have achieved another \$30-\$40 per week.

Property Insights

Listing Date	02-Dec-24	Distance	0.18km
DOM	17 days	Year Built	1999



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

Comparable Rentals

4 52/20 FEDERAL HIGHWAY WATSON ACT 2602 Listing Price \$550 pw

2 2 - 2.05ha 92m²

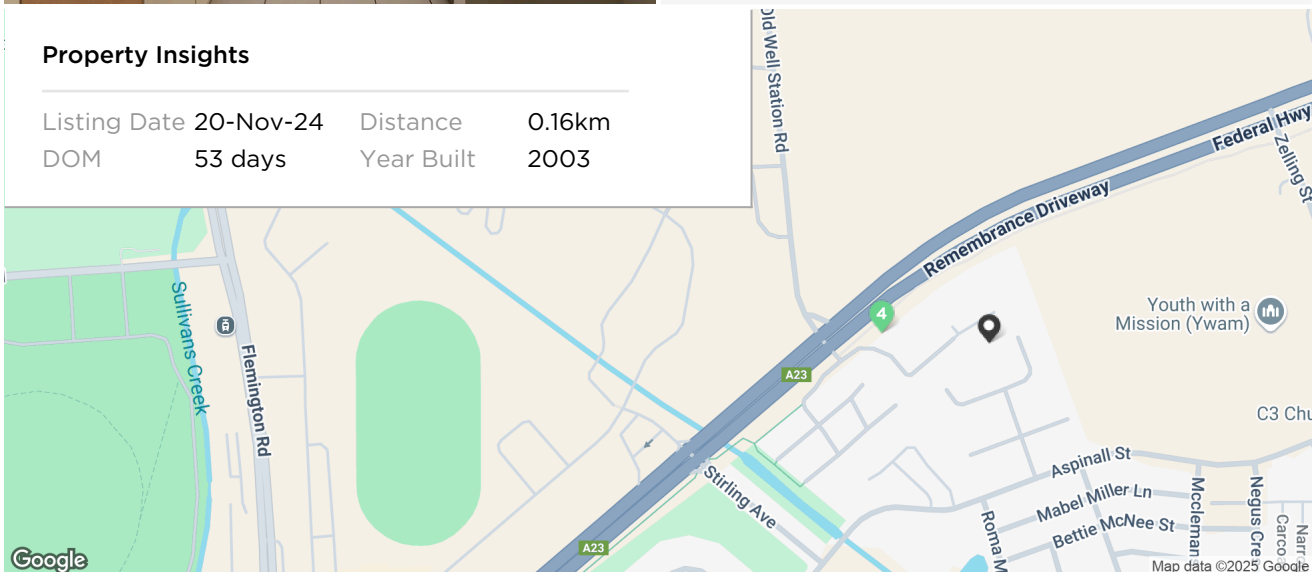


Notes from your agent

'Starlight' complex this apartment is of a similar era and similar size, however, could have achieved slightly more than \$550 per week

Property Insights

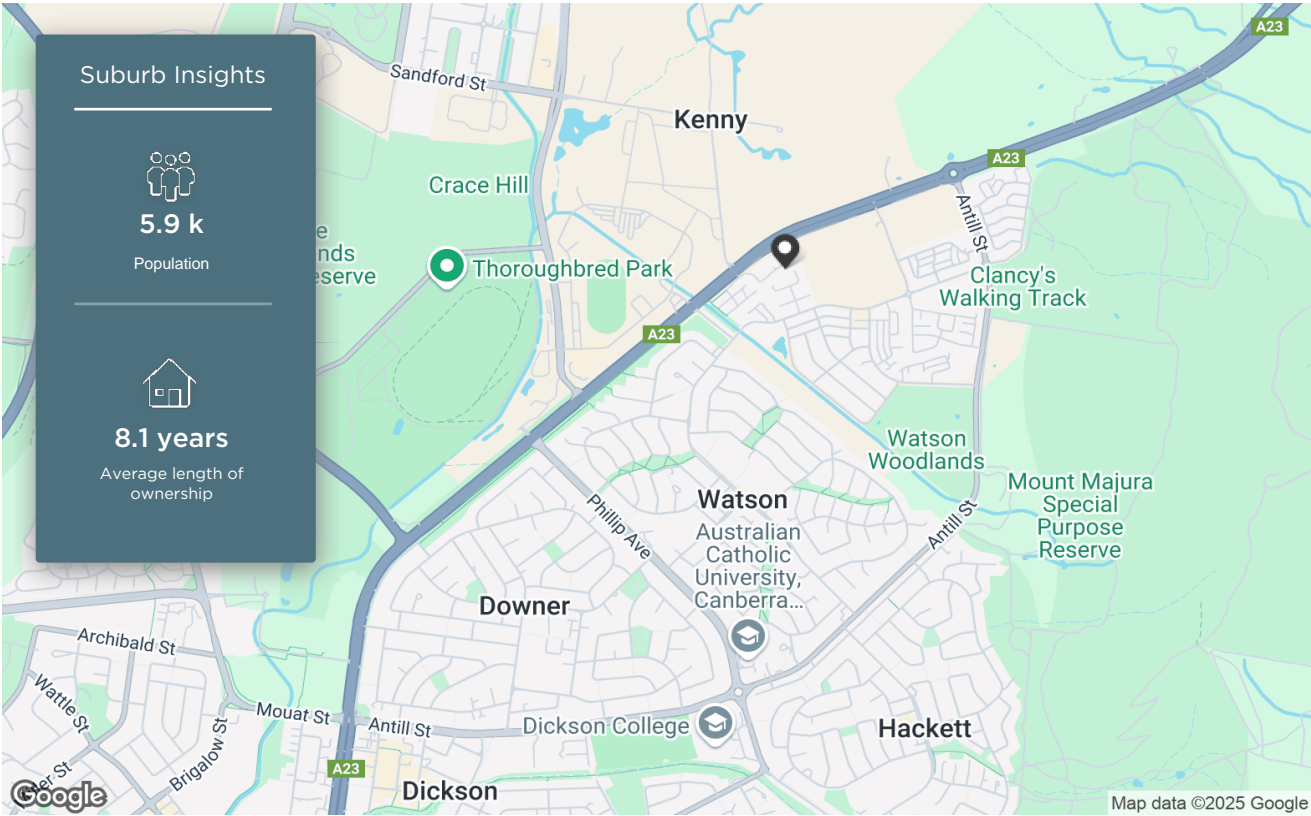
Listing Date	20-Nov-24	Distance	0.16km
DOM	53 days	Year Built	2003



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

Watson

Demographic








The size of Watson is approximately 3.7 square kilometres. It has 9 parks covering nearly 16% of total area. The population of Watson in 2011 was 5,121 people. By 2016 the population was 5,880 showing a population growth of 14.8% in the area during that time. The predominant age group in Watson is 30-39 years. Households in Watson are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Watson work in a professional occupation. In 2011, 59.8% of the homes in Watson were owner-occupied compared with 57.2% in 2016. Currently the median sales price of houses in the area is \$1,055,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40.1	Owns Outright	23.1	0-15.6K	2.7	0-9	13.9
Couples with Children	43.6	Purchaser	34.1	15.6-33.8K	9.5	10-19	10.3
Single Parents	14.8	Renting	40.4	33.8-52K	8.4	20-29	16.1
Other	1.7	Other	0.3	52-78K	13.5	30-39	21.0
		Not Stated	2.1	78-130K	25.7	40-49	14.6
				130-182K	14.8	50-59	11.0
				182K+	17.7	60-69	6.2
						70-79	4.6
						80-89	2.3
						90-99	0.4

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Majura Primary School 101 Knox Street Watson ACT 2602	1.07km	Primary	Mixed	Government	0-6
	Rosary Primary School 9 Fleming Street Watson ACT 2602	1.75km	Primary	Mixed	Non-Government	0-6
	Dickson College 184 Phillip Avenue Dickson ACT 2602	2.24km	Secondary	Mixed	Government	7-12
	Blue Gum Community School 114 Maitland Street Hackett ACT 2602	2.45km	Combined	Mixed	Non-Government	0-10
	Emmaus Christian School 73 Davenport Street Dickson ACT 2602	2.97km	Combined	Mixed	Non-Government	0-10



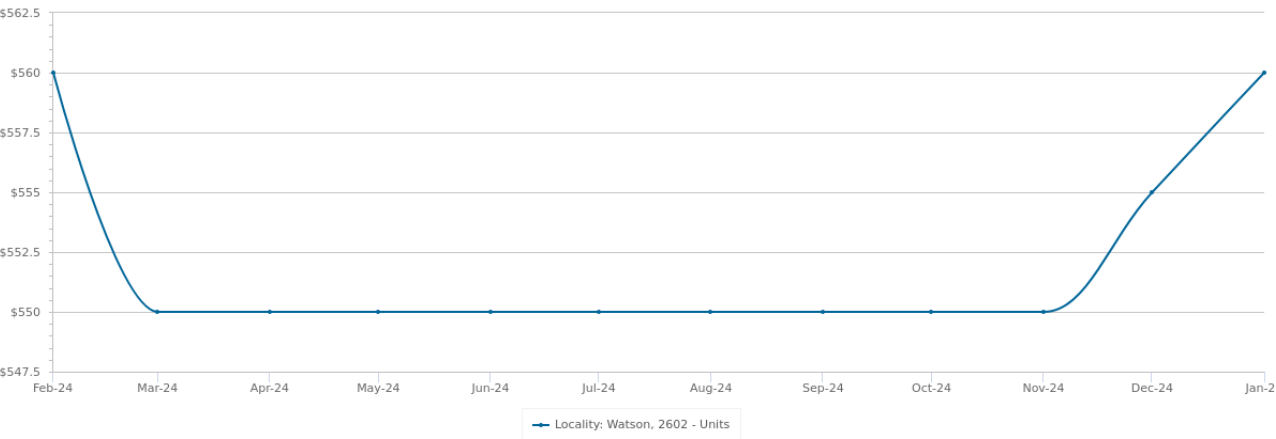
Property is within school catchment area



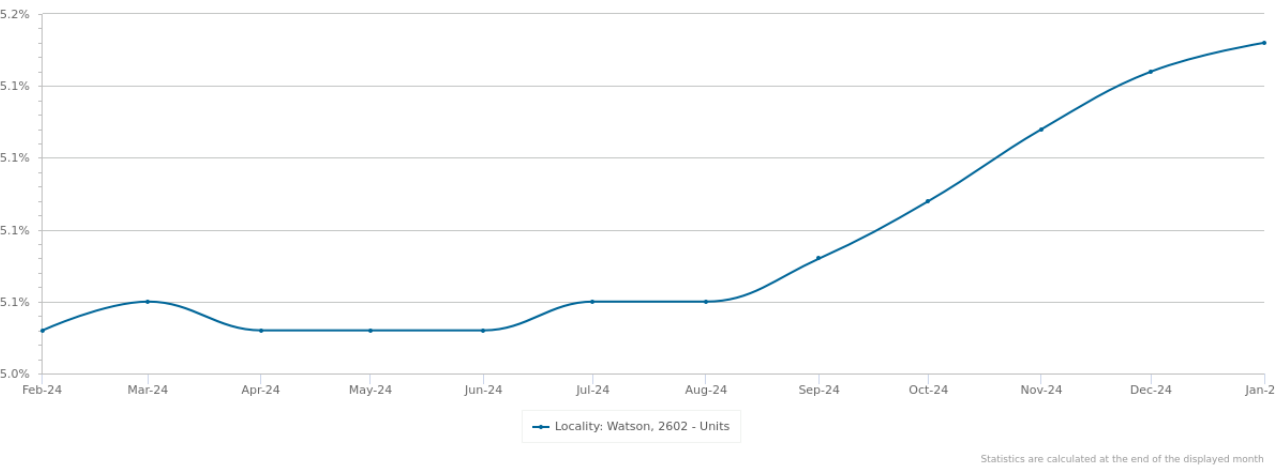
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



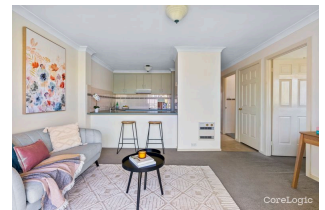
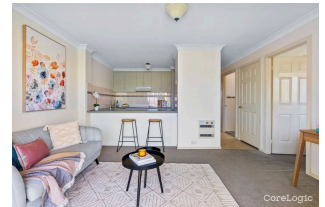
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2025	\$560	0.9% ▲	5.1%	79
Dec 2024	\$555	0.9% ▲	5.1%	84
Nov 2024	\$550	0.0%	5.1%	86
Oct 2024	\$550	0.0%	5.1%	88
Sep 2024	\$550	0.0%	5.1%	89
Aug 2024	\$550	0.0%	5.1%	95
Jul 2024	\$550	0.0%	5.1%	99
Jun 2024	\$550	0.0%	5%	102
May 2024	\$550	0.0%	5%	103
Apr 2024	\$550	0.0%	5%	104
Mar 2024	\$550	-1.8% ▼	5.1%	93
Feb 2024	\$560	0.0%	5%	102

Summary

63/23 ASPINALL STREET WATSON ACT 2602



Appraisal price range

\$560 - \$570 per week

Notes from your agent

From the report it would show that renovated apartments in the complex rented in a peak rental season achieve \$600 - \$620 per week.

Due to current demand we are confident you would achieve the above rental price for Unit 63

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