

# Comparative Rental Analysis



**64 RICHARD ROAD RUTHERFORD NSW 2320**

Prepared on 24th April 2025



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**FIRST NATIONAL DAVID HAGGARTY**






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MAITLAND NSW 2320

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# Comparable Rentals


## 1 7 DANIEL AVENUE RUTHERFORD NSW 2320



 4  2  2  692m<sup>2</sup>  129m<sup>2</sup>  
 Year Built - DOM 83 days  
 Listing Date 31-Jan-25 Distance 0.42km  
 Listing Price \$650 pw






## 2 11 HEPBURN CLOSE RUTHERFORD NSW 2320



 4  2  2  637m<sup>2</sup>  148m<sup>2</sup>  
 Year Built 2012 DOM 23 days  
 Listing Date 01-Apr-25 Distance 0.68km  
 Listing Price \$650 WEEKLY






## 3 23 CAGNEY ROAD RUTHERFORD NSW 2320



 4  2  2  548m<sup>2</sup>  155m<sup>2</sup>  
 Year Built 2014 DOM 28 days  
 Listing Date 11-Feb-25 Distance 0.84km  
 Listing Price \$660 pw






## 4 3 WEEMALA CLOSE ABERGLASSLYN NSW 2320



 4  2  2  657m<sup>2</sup>  151m<sup>2</sup>  
 Year Built 2008 DOM 6 days  
 Listing Date 20-Mar-25 Distance 1.19km  
 Listing Price \$650 pw

## 5 72 BUDGEREE DRIVE ABERGLASSLYN NSW 2320








 4  2  2  866m<sup>2</sup>  138m<sup>2</sup>  
 Year Built 1995 DOM 18 days  
 Listing Date 10-Mar-25 Distance 1.42km  
 Listing Price \$650pw

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

## Comparable Rentals






### 6 72 BIRCH GROVE ABERGLASSLYN NSW 2320



 4  2  2  725m<sup>2</sup>  156m<sup>2</sup>  
 Year Built 2007 DOM 31 days  
 Listing Date 21-Jan-25 Distance 1.44km  
 Listing Price \$660 per week.






### 7 39 LORIKEET STREET ABERGLASSLYN NSW 2320



 4  2  2  547m<sup>2</sup>  139m<sup>2</sup>  
 Year Built 2019 DOM 10 days  
 Listing Date 14-Apr-25 Distance 1.58km  
 Listing Price \$650 Per Week






### 8 130 AVERY STREET RUTHERFORD NSW 2320



 4  2  2  884m<sup>2</sup>  176m<sup>2</sup>  
 Year Built 2005 DOM 18 days  
 Listing Date 07-Jan-25 Distance 1.78km  
 Listing Price \$680 pw






### 9 146 ABERGLASSLYN ROAD RUTHERFORD NSW 2320



 4  2  2  447m<sup>2</sup>  151m<sup>2</sup>  
 Year Built 2015 DOM 18 days  
 Listing Date 07-Feb-25 Distance 1.96km  
 Listing Price \$650

### 10 12 HAYWORTH STREET RUTHERFORD NSW 2320

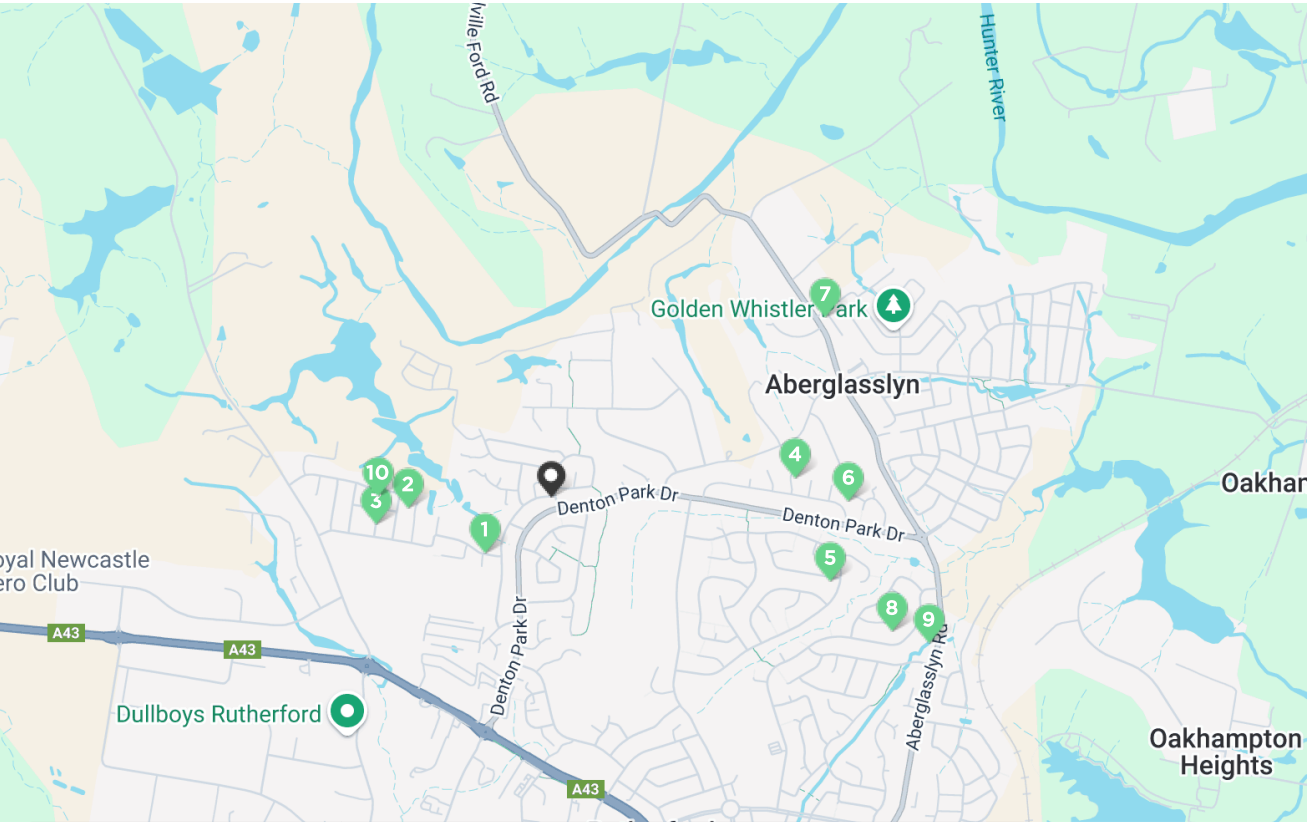















 4  2  2  541m<sup>2</sup>  157m<sup>2</sup>  
 Year Built 2014 DOM 15 days  
 Listing Date 09-Apr-25 Distance 0.83km  
 Listing Price \$670 per week

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

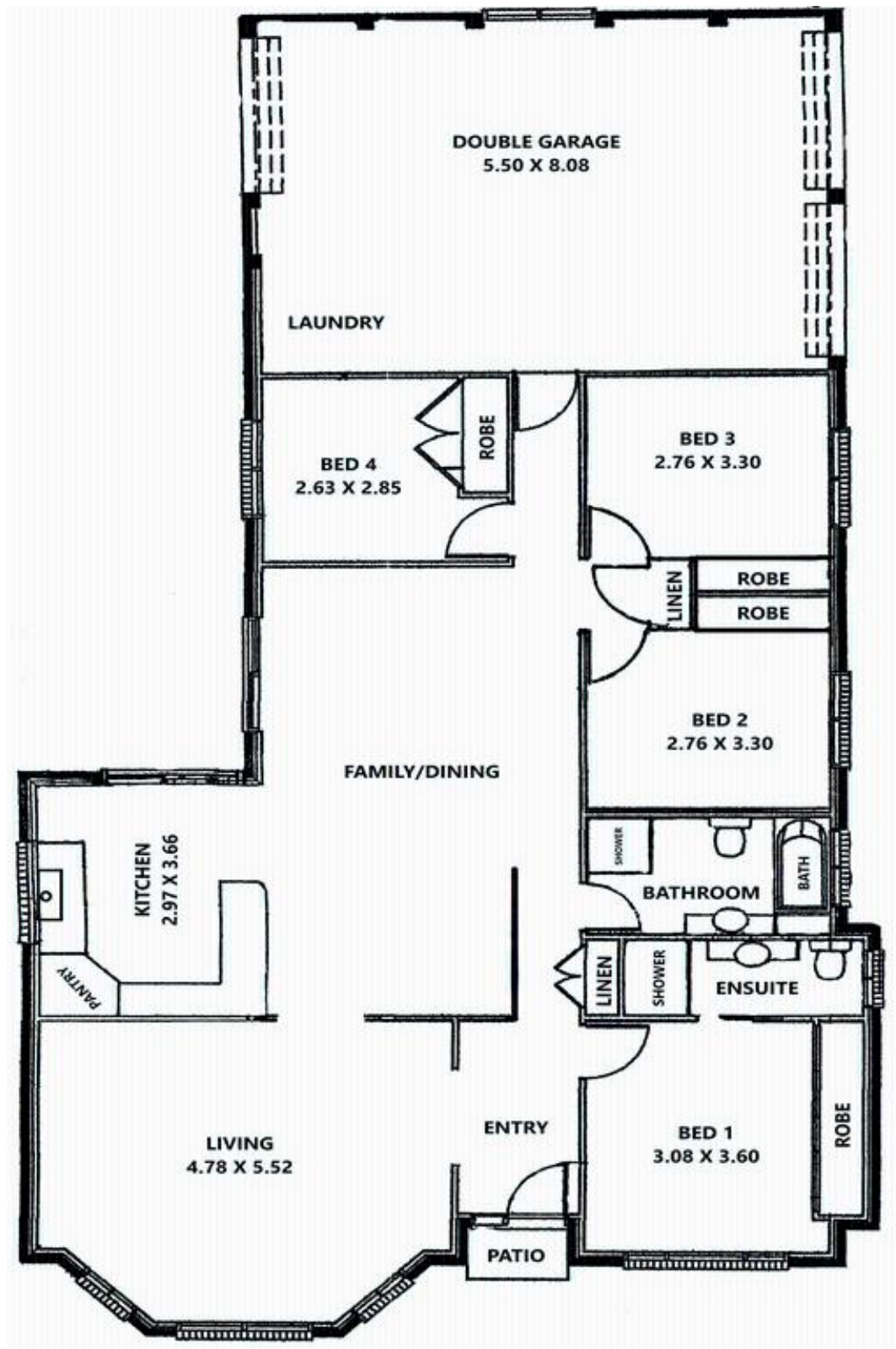


# Comps Map: Rentals



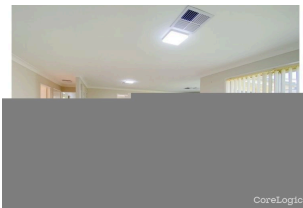
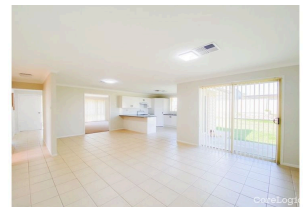
					
	7 DANIEL AVENUE RUTHERFORD NSW 2320	4	2	2	\$650
	11 HEPBURN CLOSE RUTHERFORD NSW 2320	4	2	2	\$650
	23 CAGNEY ROAD RUTHERFORD NSW 2320	4	2	2	\$660
	3 WEEMALA CLOSE ABERGLASSLYN NSW 2320	4	2	2	\$650
	72 BUDGEREE DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$650
	72 BIRCH GROVE ABERGLASSLYN NSW 2320	4	2	2	\$660
	39 LORIKEET STREET ABERGLASSLYN NSW 2320	4	2	2	\$650
	130 AVERY STREET RUTHERFORD NSW 2320	4	2	2	\$680
	146 ABERGLASSLYN ROAD RUTHERFORD NSW 2320	4	2	2	\$650
	12 HAYWORTH STREET RUTHERFORD NSW 2320	4	2	2	\$670

# Floor Plan



# Current Market Review

**64 RICHARD ROAD RUTHERFORD NSW 2320**



## Market Assessment

\$640 - \$680 per week

## Notes from your agent

Any pricing put forward is based on comparable pricing evidence and should be seen as a guide.

## Disclaimer

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