

Comparative Rental Analysis



111 ABERGLASSLYN ROAD RUTHERFORD NSW 2320

Prepared on 7th February 2025



Jade Tweedie
First National - David Haggarty

454 High St
MAITLAND NSW 2320

w: 4933 5544
jade@davidhaggarty.com.au

Comparable Rentals

1 19 MILEHAM CIRCUIT RUTHERFORD NSW 2320



4 3 2 592m² 218m²
 Year Built 2012 DOM 14 days
 Listing Date 27-Nov-24 Distance 0.14km
 Listing Price \$680 - Dual Living Opportunity

2 11 SHORTLAND DRIVE RUTHERFORD NSW 2320



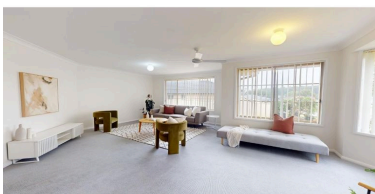
4 2 2 688m² 165m²
 Year Built 2011 DOM 11 days
 Listing Date 17-Dec-24 Distance 0.16km
 Listing Price \$650 WEEKLY

3 46 MILEHAM CIRCUIT RUTHERFORD NSW 2320



4 2 2 745m² 156m²
 Year Built 2013 DOM 33 days
 Listing Date 30-Aug-24 Distance 0.23km
 Listing Price \$650 Per Week

4 130 AVERY STREET RUTHERFORD NSW 2320



4 2 2 884m² 176m²
 Year Built 2005 DOM 18 days
 Listing Date 07-Jan-25 Distance 0.33km
 Listing Price \$680 pw

5 8 SAPPHIRE DRIVE RUTHERFORD NSW 2320



4 2 2 683m² 154m²
 Year Built 2014 DOM 27 days
 Listing Date 14-Nov-24 Distance 0.35km
 Listing Price \$650 WEEKLY

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 30 DIAMOND CIRCUIT RUTHERFORD NSW 2320



4 2 2 585m² 160m²
 Year Built 2015 DOM 21 days
 Listing Date 10-Sep-24 Distance 0.36km
 Listing Price \$650 pw

7 37 SHORTLAND DRIVE ABERGLASSLYN NSW 2320



4 2 2 461m² -
 Year Built - DOM 13 days
 Listing Date 14-Aug-24 Distance 0.41km
 Listing Price \$690 WEEKLY

8 4 GREENWOOD GROVE RUTHERFORD NSW 2320



4 2 4 819m² 208m²
 Year Built 2003 DOM 6 days
 Listing Date 25-Oct-24 Distance 0.45km
 Listing Price \$700 pw

9 49 RUBY ROAD RUTHERFORD NSW 2320



4 2 2 530m² -
 Year Built 2021 DOM 24 days
 Listing Date 05-Nov-24 Distance 0.54km
 Listing Price \$650 wk

10 4 PERIDOT STREET RUTHERFORD NSW 2320



4 2 2 703m² 151m²
 Year Built 2015 DOM 16 days
 Listing Date 21-Oct-24 Distance 0.58km
 Listing Price \$650 pw

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Comparable Rentals

11 46 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320



4 2 - 816m² 185m²
 Year Built 2002 DOM 14 days
 Listing Date 23-Aug-24 Distance 0.71km
 Listing Price \$650 WEEKLY

12 35 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320



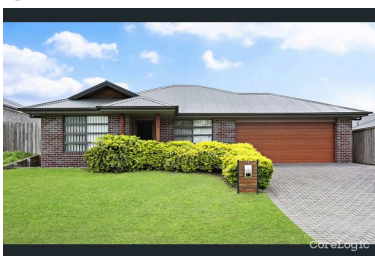
4 2 2 843m² 154m²
 Year Built 2002 DOM 54 days
 Listing Date 12-Sep-24 Distance 0.75km
 Listing Price \$650 Per Week

13 16 PUMPHOUSE CRESCENT RUTHERFORD NSW 2320



4 2 2 732m² 148m²
 Year Built 2012 DOM 23 days
 Listing Date 15-Jan-25 Distance 0.85km
 Listing Price \$660 Per Week

14 13 MYRTLE CRESCENT ABERGLASSLYN NSW 2320



4 2 2 357m² 102m²
 Year Built 2015 DOM 56 days
 Listing Date 18-Nov-24 Distance 0.86km
 Listing Price \$650 pw

15 1 MYRTLE CRESCENT ABERGLASSLYN NSW 2320



4 2 2 350m² 166m²
 Year Built 2015 DOM 29 days
 Listing Date 22-Nov-24 Distance 0.88km
 Listing Price \$630 WEEKLY

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Comparable Rentals

16 11 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320



4 2 2 840m² 170m²
 Year Built 2005 DOM 15 days
 Listing Date 30-Sep-24 Distance 0.96km
 Listing Price \$670 Per Week

17 72 BIRCH GROVE ABERGLASSLYN NSW 2320



4 2 2 725m² 156m²
 Year Built 2007 DOM 17 days
 Listing Date 21-Jan-25 Distance 0.98km
 Listing Price \$660 per week.

18 69 BIRCH GROVE ABERGLASSLYN NSW 2320



4 2 2 651m² 154m²
 Year Built 2007 DOM 24 days
 Listing Date 04-Nov-24 Distance 1.02km
 Listing Price \$680 pw

19 63 BIRCH GROVE ABERGLASSLYN NSW 2320



4 2 2 649m² 154m²
 Year Built 2008 DOM 47 days
 Listing Date 22-Nov-24 Distance 1.05km
 Listing Price \$650 pw

20 11 PEPPERMINT STREET ABERGLASSLYN NSW 2320








4 2 2 649m² 182m²
 Year Built 2011 DOM 10 days
 Listing Date 07-Aug-24 Distance 1.23km
 Listing Price \$650 per week

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Comparable Rentals






21 117 WEBLANDS STREET ABERGLASSLYN NSW 2320



 4  2  2  790m²  141m²
 Year Built 2004 DOM 28 days
 Listing Date 15-Nov-24 Distance 1.25km
 Listing Price \$680 pw






22 30 FINCH CRESCENT ABERGLASSLYN NSW 2320



 4  2  2  639m²  162m²
 Year Built 2014 DOM 6 days
 Listing Date 08-Oct-24 Distance 1.47km
 Listing Price \$650

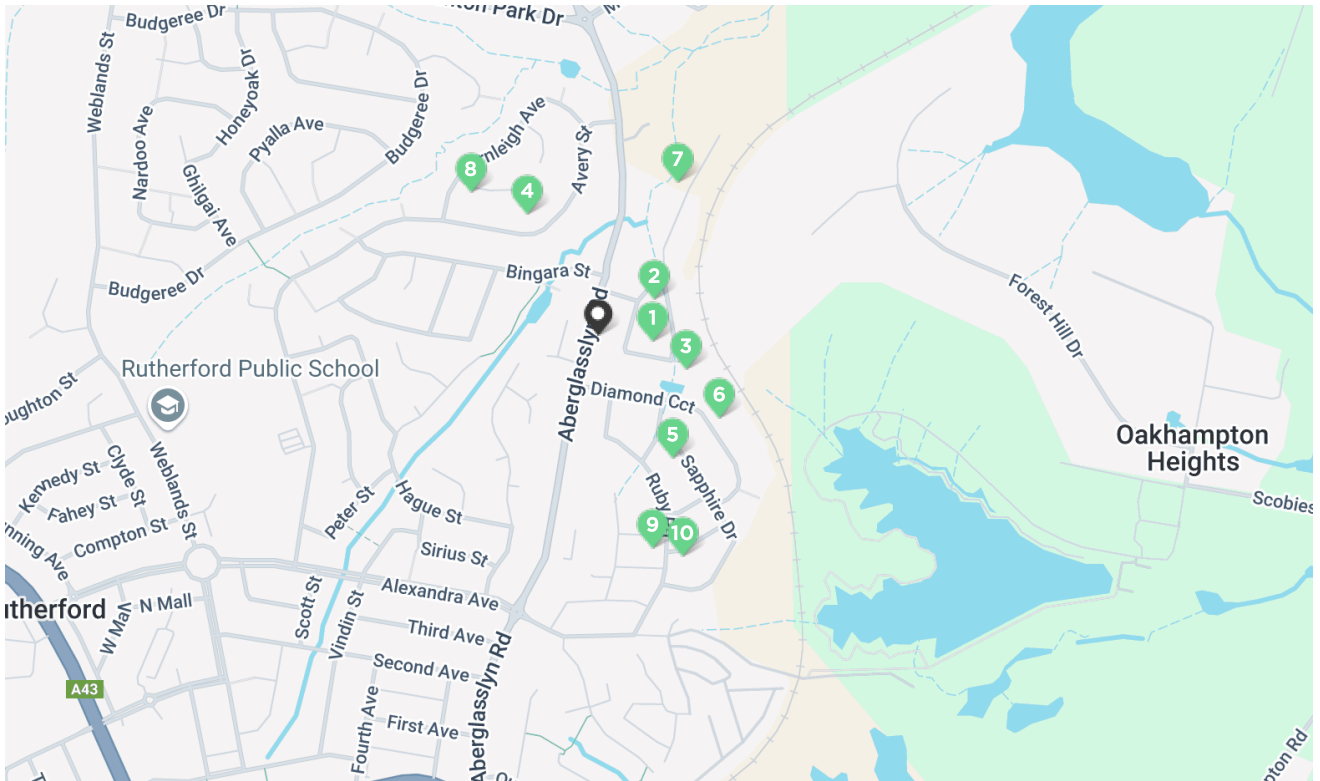
23 84 GILLIES STREET RUTHERFORD NSW 2320



 4  2  2  559m²  154m²
 Year Built 2016 DOM 15 days
 Listing Date 22-Jan-25 Distance 1.48km
 Listing Price \$680 WEEKLY

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Comps Map: Rentals

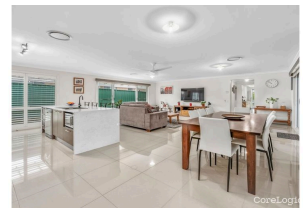


1	19 MILEHAM CIRCUIT RUTHERFORD NSW 2320	4	3	2	\$680
2	11 SHORTLAND DRIVE RUTHERFORD NSW 2320	4	2	2	\$650
3	46 MILEHAM CIRCUIT RUTHERFORD NSW 2320	4	2	2	\$650
4	130 AVERY STREET RUTHERFORD NSW 2320	4	2	2	\$680
5	8 SAPPHIRE DRIVE RUTHERFORD NSW 2320	4	2	2	\$650
6	30 DIAMOND CIRCUIT RUTHERFORD NSW 2320	4	2	2	\$650
7	37 SHORTLAND DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$690
8	4 GREENWOOD GROVE RUTHERFORD NSW 2320	4	2	4	\$700
9	49 RUBY ROAD RUTHERFORD NSW 2320	4	2	2	\$650
10	4 PERIDOT STREET RUTHERFORD NSW 2320	4	2	2	\$650

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Current Market Review

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Market Assessment

\$650 - \$680 per week

Notes from your agent

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

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