

Comparative Rental Analysis



3 BINGARA STREET RUTHERFORD NSW 2320

Prepared for Dani Iselt on 7th March 2024



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Comparable Rentals






1 119 ABERGLASSLYN ROAD RUTHERFORD NSW 2320



 4  2  2  688m²  157m²
 Year Built 2010 DOM 18 days
 Listing Date 18-Feb-24 Distance 0.54km
 Listing Price \$600.00 per week






2 8 RUBY ROAD RUTHERFORD NSW 2320



 4  2  2  741m²  155m²
 Year Built 2016 DOM 11 days
 Listing Date 12-Jan-24 Distance 0.68km
 Listing Price \$610 WEEKLY






3 31 BIRCH GROVE ABERGLASSLYN NSW 2320



 4  2  2  637m²  159m²
 Year Built 2020 DOM 8 days
 Listing Date 10-Jan-24 Distance 0.79km
 Listing Price \$600 pw






4 3 BOWERBIRD CLOSE ABERGLASSLYN NSW 2320



 4  2  2  585m²  158m²
 Year Built 2014 DOM 25 days
 Listing Date 23-Dec-23 Distance 1.33km
 Listing Price \$610 Per Week

5 533 OAKHAMPTON ROAD ABERGLASSLYN NSW 2320








 4  2  2  855m²  161m²
 Year Built 2010 DOM 25 days
 Listing Date 29-Jan-24 Distance 1.41km
 Listing Price \$620 per week

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 4 WALTER STREET RUTHERFORD NSW 2320



 4  2  2  738m²  130m²
 Year Built 2006 DOM 15 days
 Listing Date 02-Feb-24 Distance 1.41km
 Listing Price \$570 pw






7 33 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320



 4  2  2  876m²  142m²
 Year Built 2017 DOM 16 days
 Listing Date 20-Feb-24 Distance 1.13km
 Listing Price \$600 WEEKLY






8 64 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320



 4  2  2  375m²  138m²
 Year Built 2013 DOM 7 days
 Listing Date 17-Aug-23 Distance 1.41km
 Listing Price \$590.00 per week






9 6 FINCH CRESCENT ABERGLASSLYN NSW 2320



 4  2  2  580m²  160m²
 Year Built 2013 DOM 29 days
 Listing Date 25-Jan-24 Distance 1.32km
 Listing Price \$600 pw

10 36 GOLDEN WHISTLER AVENUE ABERGLASSLYN NSW 2320



 4  2  2  558m²  156m²
 Year Built 2018 DOM 6 days
 Listing Date 01-Mar-24 Distance 1.71km
 Listing Price \$620 pw

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

Comparable Rentals

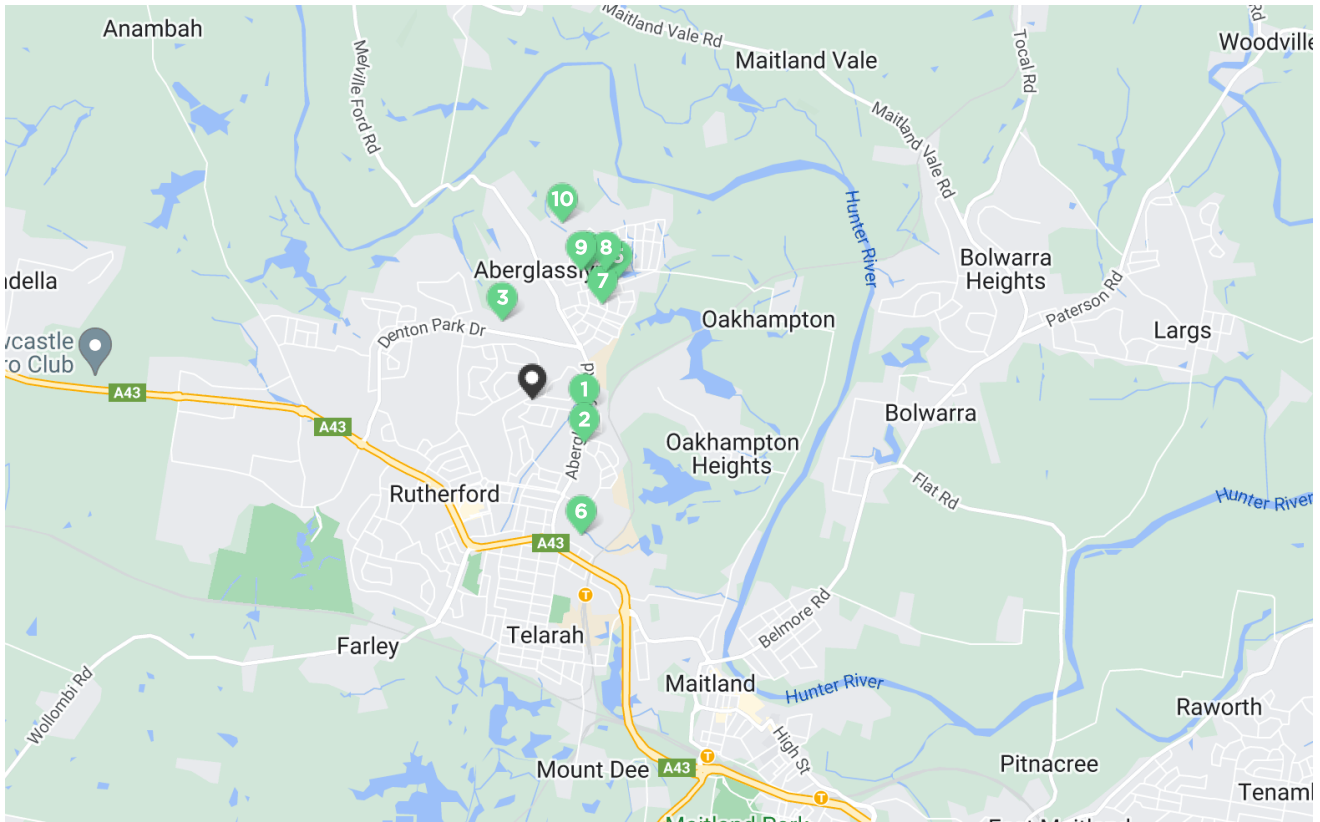
11 34 BRIGANTINE STREET RUTHERFORD NSW 2320



4 2 2 2 648m² 136m²
Year Built 2008 DOM 19 days
Listing Date 05-Feb-24 Distance 1.94km
Listing Price \$590 WEEKLY

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



| 1 119 ABERGLASSLYN ROAD RUTHERFORD NSW 2320 | 4 | 2 | 2 | \$600 |
|---|---|---|---|-------|
| 2 8 RUBY ROAD RUTHERFORD NSW 2320 | 4 | 2 | 2 | \$610 |
| 3 31 BIRCH GROVE ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$600 |
| 4 3 BOWERBIRD CLOSE ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$610 |
| 5 533 OAKHAMPTON ROAD ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$620 |
| 6 4 WALTER STREET RUTHERFORD NSW 2320 | 4 | 2 | 2 | \$570 |
| 7 33 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$600 |
| 8 64 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$590 |
| 9 6 FINCH CRESCENT ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$600 |
| 10 36 GOLDEN WHISTLER AVENUE ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$620 |

Current Market Review

3 BINGARA STREET RUTHERFORD NSW 2320



Market Assessment

\$590- \$620 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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