

Comparative Rental Analysis



20 BERYL DRIVE RUTHERFORD NSW 2320

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Comparable Rentals

1 49 RUBY ROAD RUTHERFORD NSW 2320



4 2 2 530m² -
 Year Built 2021 DOM 14 days
 Listing Date 11-Jul-24 Distance 0.16km
 Listing Price \$650 wk

2 26 RUBY ROAD RUTHERFORD NSW 2320



4 2 2 700m² 152m²
 Year Built 2016 DOM 8 days
 Listing Date 23-May-24 Distance 0.32km
 Listing Price \$650 Per Week

3 36 DIAMOND CIRCUIT RUTHERFORD NSW 2320



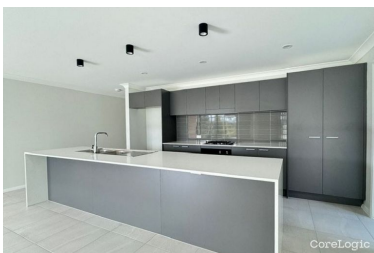
4 2 2 1,007m² 156m²
 Year Built 2016 DOM 10 days
 Listing Date 01-Jul-24 Distance 0.51km
 Listing Price \$660 Per Week

4 30 MILEHAM CIRCUIT RUTHERFORD NSW 2320



4 2 2 687m² -
 Year Built 2012 DOM 19 days
 Listing Date 20-Jun-24 Distance 0.61km
 Listing Price \$650 per week

5 37 SHORTLAND DRIVE ABERGLASSLYN NSW 2320



4 2 2 461m² -
 Year Built - DOM 13 days
 Listing Date 14-Aug-24 Distance 1.03km
 Listing Price \$690 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 5 TOPAZ WAY RUTHERFORD NSW 2320



4 2 2 687m² 162m²
 Year Built 2013 DOM 22 days
 Listing Date 07-Aug-24 Distance 0.28km
 Listing Price \$700 pw

7 8 MOUNTVIEW PLACE ABERGLASSLYN NSW 2320



4 2 2 813m² 162m²
 Year Built 2005 DOM 10 days
 Listing Date 21-Feb-24 Distance 1.7km
 Listing Price \$680 WEEKLY

8 48 BRIGANTINE STREET RUTHERFORD NSW 2320



4 2 2 647m² 151m²
 Year Built 2005 DOM 14 days
 Listing Date 15-Aug-24 Distance 1.81km
 Listing Price \$670 pw

9 11 PEPPERMINT STREET ABERGLASSLYN NSW 2320



4 2 2 649m² 182m²
 Year Built 2011 DOM 10 days
 Listing Date 07-Aug-24 Distance 1.87km
 Listing Price \$650 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



1 49 RUBY ROAD RUTHERFORD NSW 2320	4	2	2	\$650
2 26 RUBY ROAD RUTHERFORD NSW 2320	4	2	2	\$650
3 36 DIAMOND CIRCUIT RUTHERFORD NSW 2320	4	2	2	\$660
4 30 MILEHAM CIRCUIT RUTHERFORD NSW 2320	4	2	2	\$650
5 37 SHORTLAND DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$690
6 5 TOPAZ WAY RUTHERFORD NSW 2320	4	2	2	\$700
7 8 MOUNTVIEW PLACE ABERGLASSLYN NSW 2320	4	2	2	\$680
8 48 BRIGANTINE STREET RUTHERFORD NSW 2320	4	2	2	\$670
9 11 PEPPERMINT STREET ABERGLASSLYN NSW 2320	4	2	2	\$650

Current Market Review

20 BERYL DRIVE RUTHERFORD NSW 2320



Market Assessment

\$650 - \$700 per week

Notes from your agent

The above is based on comparable pricing evidence and should be seen as a guide only.

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