

Comparative Rental Analysis



9 WOODBERRY STREET RUTHERFORD NSW 2320

Prepared on 14th June 2024



Jade Tweedie
First National - David Haggarty






454 High St
MAITLAND NSW 2320

w: 4933 5544
jade@davidhaggarty.com.au

Comparable Rentals






1 27 NEVILLE STREET RUTHERFORD NSW 2320



 3  1  1  556m²  114m²
 Year Built 1950 DOM 22 days
 Listing Date 21-Mar-24 Distance 0.32km
 Listing Price \$560 pw






2 28 ALEXANDRA AVENUE RUTHERFORD NSW 2320



 3  1  1  702m²  101m²
 Year Built 1970 DOM 25 days
 Listing Date 04-Mar-24 Distance 0.42km
 Listing Price \$550 pw






3 19 SECOND AVENUE RUTHERFORD NSW 2320



 3  1  1  500m²  111m²
 Year Built 1960 DOM 8 days
 Listing Date 08-May-24 Distance 0.52km
 Listing Price \$540 Per Week






4 12 BUFFIER CRESCENT RUTHERFORD NSW 2320



 3  1  2  1,032m²  94m²
 Year Built 1980 DOM 22 days
 Listing Date 19-Apr-24 Distance 0.96km
 Listing Price \$510 pw

5 28 BUDGEREE DRIVE ABERGLASSLYN NSW 2320



 3  1  2  675m²  144m²
 Year Built 2003 DOM 32 days
 Listing Date 06-May-24 Distance 1.15km
 Listing Price \$540 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 27 JOHNSON STREET MAITLAND NSW 2320



3 1 1 664m² 125m²
 Year Built 1955 DOM 30 days
 Listing Date 05-Mar-24 Distance 1.18km
 Listing Price \$500 per week

7 19 ABERGLASSLYN ROAD RUTHERFORD NSW 2320



2 1 1 1,064m² -
 Year Built - DOM 10 days
 Listing Date 18-Jul-23 Distance 0.67km
 Listing Price \$390 WEEKLY

8 20 HAGUE STREET RUTHERFORD NSW 2320



2 1 1 825m² 95m²
 Year Built 1975 DOM 14 days
 Listing Date 16-May-24 Distance 0.71km
 Listing Price \$440 pw

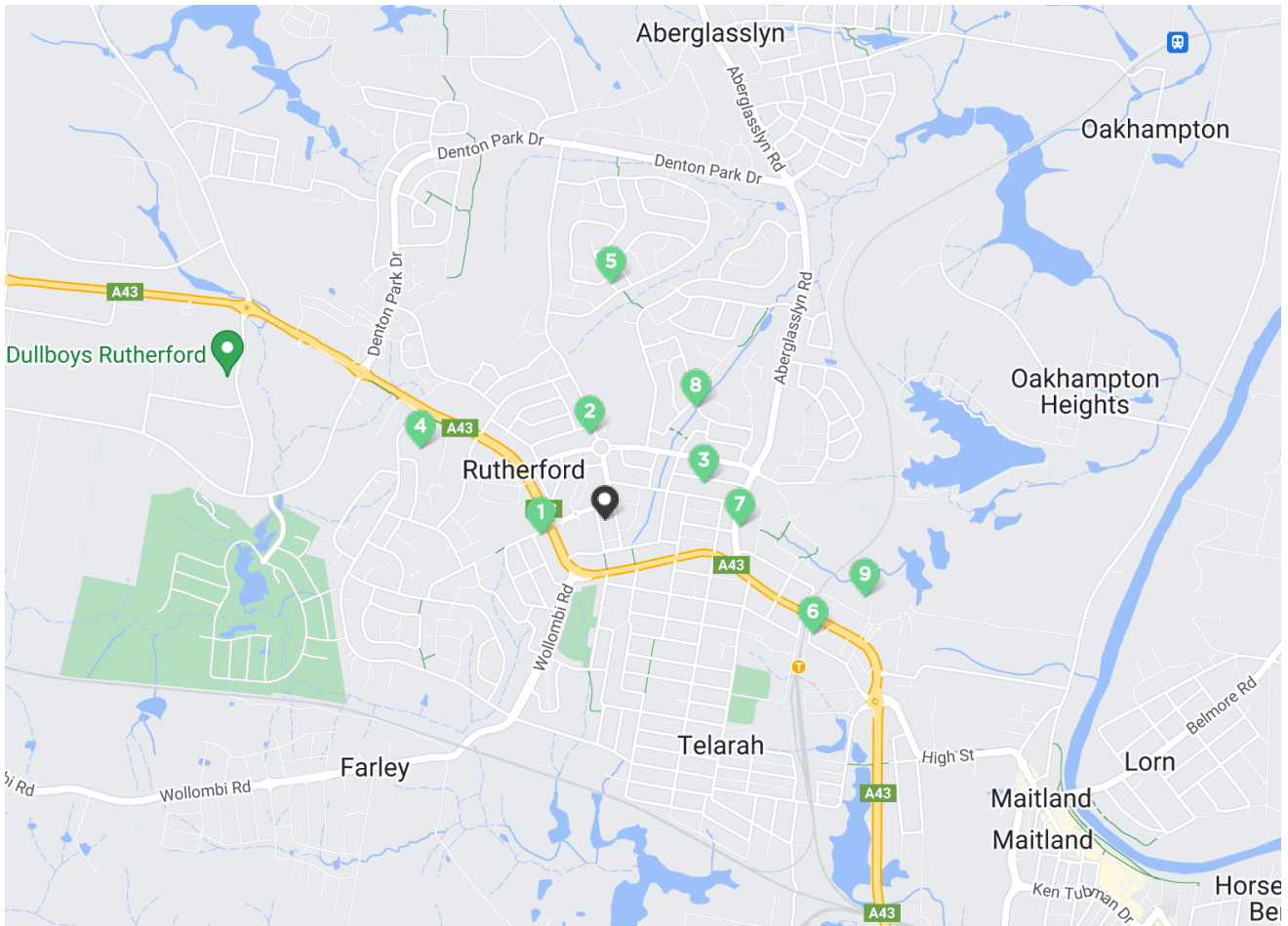
9 1/18 DWYER STREET MAITLAND NSW 2320



1 1 1 - -
 Year Built - DOM 27 days
 Listing Date 29-Dec-23 Distance 1.35km
 Listing Price \$300 pw

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 27 NEVILLE STREET RUTHERFORD NSW 2320	3	1	1	\$560
2 28 ALEXANDRA AVENUE RUTHERFORD NSW 2320	3	1	1	\$550
3 19 SECOND AVENUE RUTHERFORD NSW 2320	3	1	1	\$540
4 12 BUFFIER CRESCENT RUTHERFORD NSW 2320	3	1	2	\$510
5 28 BUDGEREE DRIVE ABERGLASSLYN NSW 2320	3	1	2	\$540
6 27 JOHNSON STREET MAITLAND NSW 2320	3	1	1	\$500
7 19 ABERGLASSLYN ROAD RUTHERFORD NSW 2320	2	1	1	\$390
8 20 HAGUE STREET RUTHERFORD NSW 2320	2	1	1	\$440
9 1/18 DWYER STREET MAITLAND NSW 2320	1	1	1	\$300

Current Market Review

9 WOODBERRY STREET RUTHERFORD NSW 2320



Market Assessment

See below

Notes from your agent

The above 9 & 9A (granny flat) - have an estimated rental return combined of approx. \$860 per week. This is based on comparable pricing evidence and should be seen as a guide.

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