

# Comparative Rental Analysis



## 11 EASTON CLOSE RUTHERFORD NSW 2320

Prepared on 6th February 2024



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# Comparable Rentals





## 1 42 BRIGANTINE STREET RUTHERFORD NSW 2320



 4  2  2  639m<sup>2</sup>  146m<sup>2</sup>  
 Year Built 2012 DOM 2 days  
 Listing Date 08-Nov-23 Distance 0.17km  
 Listing Price \$620 per week






## 2 34 BRIGANTINE STREET RUTHERFORD NSW 2320



 4  2  2  648m<sup>2</sup>  136m<sup>2</sup>  
 Year Built 2008 DOM 1 day  
 Listing Date 05-Feb-24 Distance 0.24km  
 Listing Price \$590 WEEKLY






## 3 23A RAWMARSH STREET FARLEY NSW 2320



 4  2  1  301m<sup>2</sup>  116m<sup>2</sup>  
 Year Built 2021 DOM 13 days  
 Listing Date 05-Dec-23 Distance 1.27km  
 Listing Price \$550 WEEKLY






## 4 4 WALTER STREET RUTHERFORD NSW 2320



 4  2  2  738m<sup>2</sup>  130m<sup>2</sup>  
 Year Built 2006 DOM 4 days  
 Listing Date 02-Feb-24 Distance 1.66km  
 Listing Price \$570 pw

## 5 87 AVERY STREET RUTHERFORD NSW 2320



 4  2  2  716m<sup>2</sup>  180m<sup>2</sup>  
 Year Built 2005 DOM 83 days  
 Listing Date 15-Nov-23 Distance 1.89km  
 Listing Price \$600 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

6 8 RUBY ROAD RUTHERFORD NSW 2320

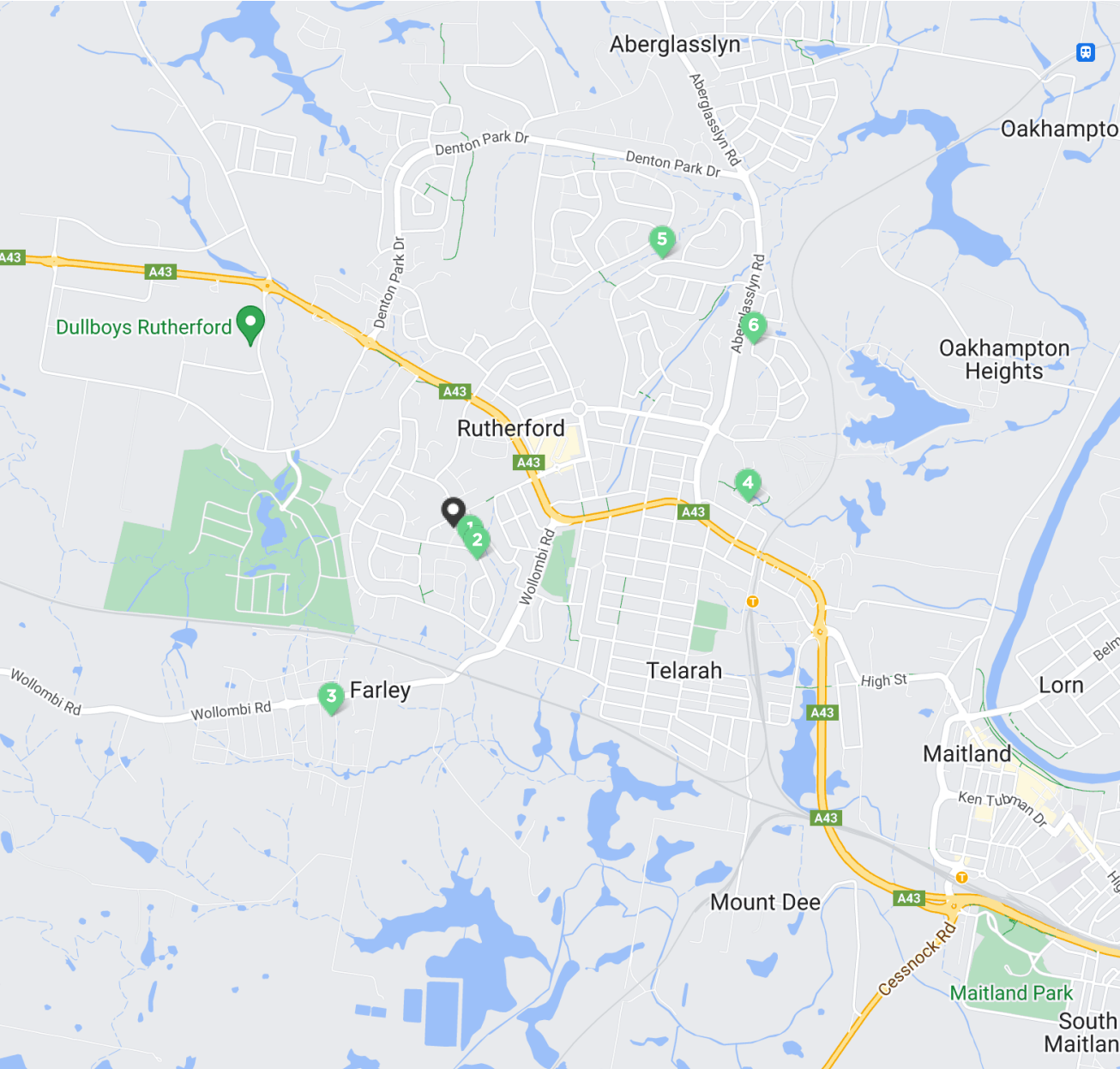


🛏 4 🚿 2 🚗 2 📏 741m<sup>2</sup> 🏠 155m<sup>2</sup>  
Year Built 2016 DOM 11 days  
Listing Date 12-Jan-24 Distance 1.96km  
Listing Price \$610 WEEKLY

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 42 BRIGANTINE STREET RUTHERFORD NSW 2320	4	2	2	\$620
2 34 BRIGANTINE STREET RUTHERFORD NSW 2320	4	2	2	\$590
3 23A RAWMARSH STREET FARLEY NSW 2320	4	2	1	\$550
4 4 WALTER STREET RUTHERFORD NSW 2320	4	2	2	\$570
5 87 AVERY STREET RUTHERFORD NSW 2320	4	2	2	\$600
6 8 RUBY ROAD RUTHERFORD NSW 2320	4	2	2	\$610

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Current Market Review

11 EASTON CLOSE RUTHERFORD NSW 2320



## Market Assessment

\$580 - \$620 per week

## Notes from your agent

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

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