

Comparative Rental Analysis



16 BERYL DRIVE RUTHERFORD NSW 2320

Prepared on 21st May 2025



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Comparable Rentals






1 21 WATERWORKS ROAD RUTHERFORD NSW 2320



 4  2  2  511m²  210m²
 Year Built 2024 DOM 10 days
 Listing Date 26-Mar-25 Distance 0.04km
 Listing Price \$705 per week






2 38 PUMPHOUSE CRESCENT RUTHERFORD NSW 2320



 4  2  2  606m²  230m²
 Year Built 2009 DOM 27 days
 Listing Date 24-Apr-25 Distance 0.31km
 Listing Price \$680 pw






3 24 RUBY ROAD RUTHERFORD NSW 2320



 4  2  2  684m²  160m²
 Year Built 2013 DOM 9 days
 Listing Date 16-Apr-25 Distance 0.35km
 Listing Price \$680PW resipro.com.au






4 46 BUDGEREE DRIVE ABERGLASSLYN NSW 2320



 4  2  2  737m²  220m²
 Year Built 2007 DOM 13 days
 Listing Date 03-Apr-25 Distance 1.23km
 Listing Price \$680 pw

5 2 WATTLEBIRD CLOSE ABERGLASSLYN NSW 2320








 4  2  2  873m²  -
 Year Built 2004 DOM 22 days
 Listing Date 07-Mar-25 Distance 1.36km
 Listing Price \$700 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 35 BIRCH GROVE ABERGLASSLYN NSW 2320



 4  2  2  665m²  179m²
 Year Built 2021 DOM 16 days
 Listing Date 01-Apr-25 Distance 1.79km
 Listing Price \$700 pw

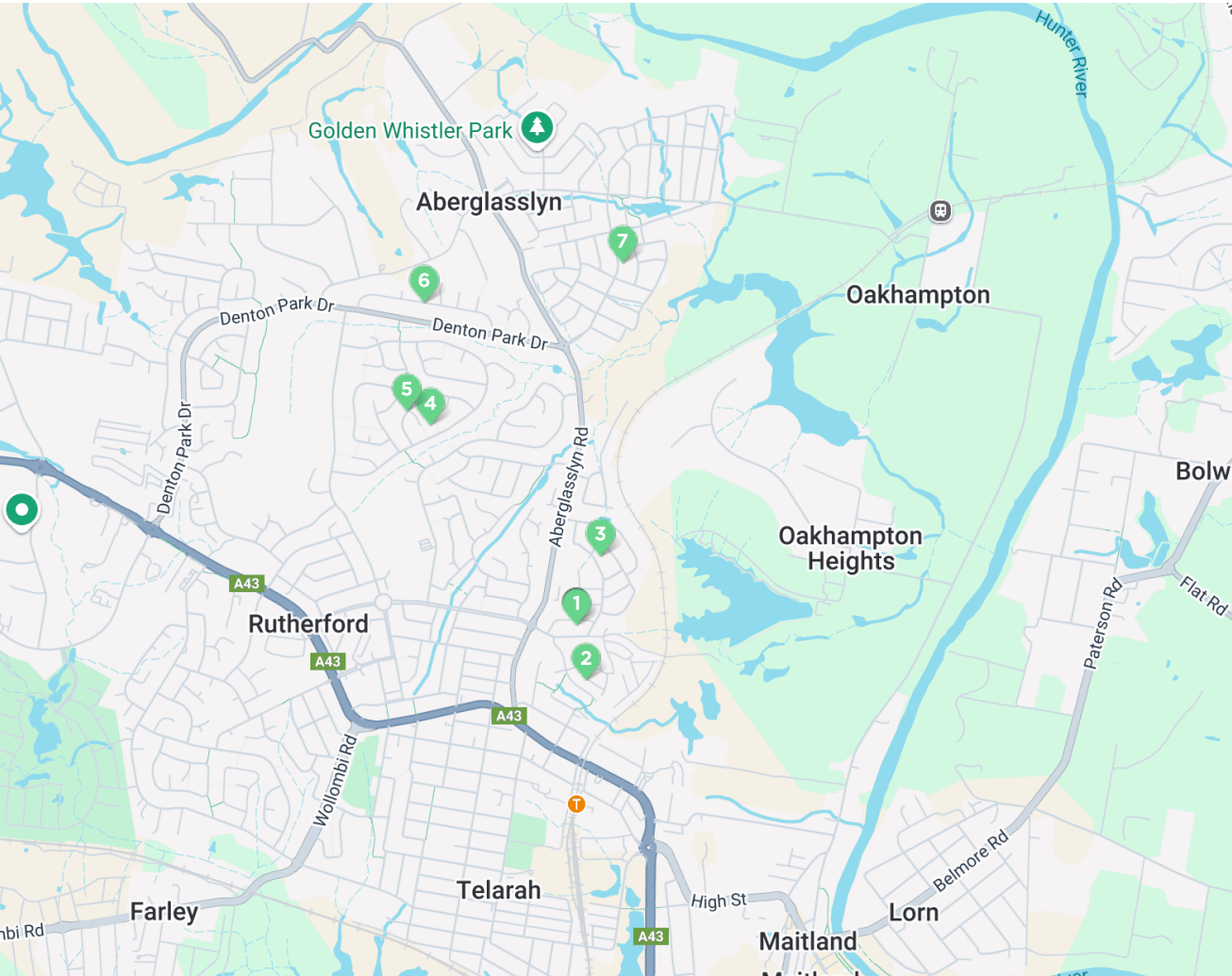
7 38 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320




 4  2  2  1,069m²  215m²
 Year Built 2010 DOM 52 days
 Listing Date 03-Mar-25 Distance 1.83km
 Listing Price \$690 pw

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

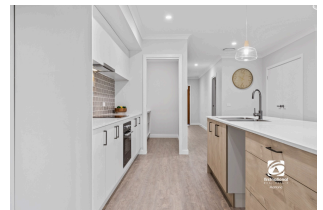
Comps Map: Rentals



				
1 21 WATERWORKS ROAD RUTHERFORD NSW 2320	4	2	2	\$705
2 38 PUMPHOUSE CRESCENT RUTHERFORD NSW 2320	4	2	2	\$680
3 24 RUBY ROAD RUTHERFORD NSW 2320	4	2	2	\$680
4 46 BUDGEREE DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$680
5 2 WATTLEBIRD CLOSE ABERGLASSLYN NSW 2320	4	2	2	\$700
6 35 BIRCH GROVE ABERGLASSLYN NSW 2320	4	2	2	\$700
7 38 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$690

Current Market Review

16 BERYL DRIVE RUTHERFORD NSW 2320



Market Assessment

Approx. \$700 per week give or take pennding market timing

Notes from your agent

Any pricing put forward is based on comparable sales and should be seen as a guide only.

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