

# Comparative Rental Analysis



## 7 TOURMALINE DRIVE RUTHERFORD NSW 2320

Prepared on 13th August 2025



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FIRST NATIONAL DAVID HAGGARTY






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# Comparable Rentals






## 1 19 WATERWORKS ROAD RUTHERFORD NSW 2320



 4  2  2  519m<sup>2</sup>  -  
 Year Built - DOM 14 days  
 Listing Date 21-May-25 Distance 0.13km  
 Listing Price \$720/WEEKLY






## 2 21 WATERWORKS ROAD RUTHERFORD NSW 2320



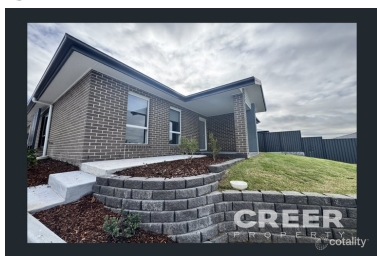
 4  2  2  511m<sup>2</sup>  210m<sup>2</sup>  
 Year Built 2024 DOM 10 days  
 Listing Date 26-Mar-25 Distance 0.14km  
 Listing Price \$705/WEEKLY

## 3 37 RUBY ROAD RUTHERFORD NSW 2320



 4  2  2  957m<sup>2</sup>  156m<sup>2</sup>  
 Year Built 2020 DOM 0 days  
 Listing Date 13-Aug-25 Distance 0.2km  
 Listing Price \$695/WEEKLY

## 4 1/24 TOURMALINE DRIVE RUTHERFORD NSW 2320



 4  2  2  373m<sup>2</sup>  -  
 Year Built - DOM 5 days  
 Listing Date 08-Aug-25 Distance 0.21km  
 Listing Price \$700/WEEKLY

## 5 32 MILEHAM CIRCUIT RUTHERFORD NSW 2320







 4  2  2  694m<sup>2</sup>  165m<sup>2</sup>  
 Year Built 2017 DOM 22 days  
 Listing Date 07-Aug-24 Distance 0.51km  
 Listing Price \$740/WEEKLY


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

## Comparable Rentals

### 6 118 SOUTH STREET RUTHERFORD NSW 2320








 4  1  2  631m<sup>2</sup>  
 Year Built -  
 Listing Date 07-Jul-25  
 Listing Price \$700/WEEKLY

 110m<sup>2</sup>  
 DOM 18 days  
 Distance 0.88km

### 7 35 SHORTLAND DRIVE ABERGLASSLYN NSW 2320







 4  2  2  522m<sup>2</sup>  
 Year Built 2021  
 Listing Date 03-Jun-25  
 Listing Price \$700/WEEKLY

 161m<sup>2</sup>  
 DOM 9 days  
 Distance 0.93km

### 8 2 WATTLEBIRD CLOSE ABERGLASSLYN NSW 2320

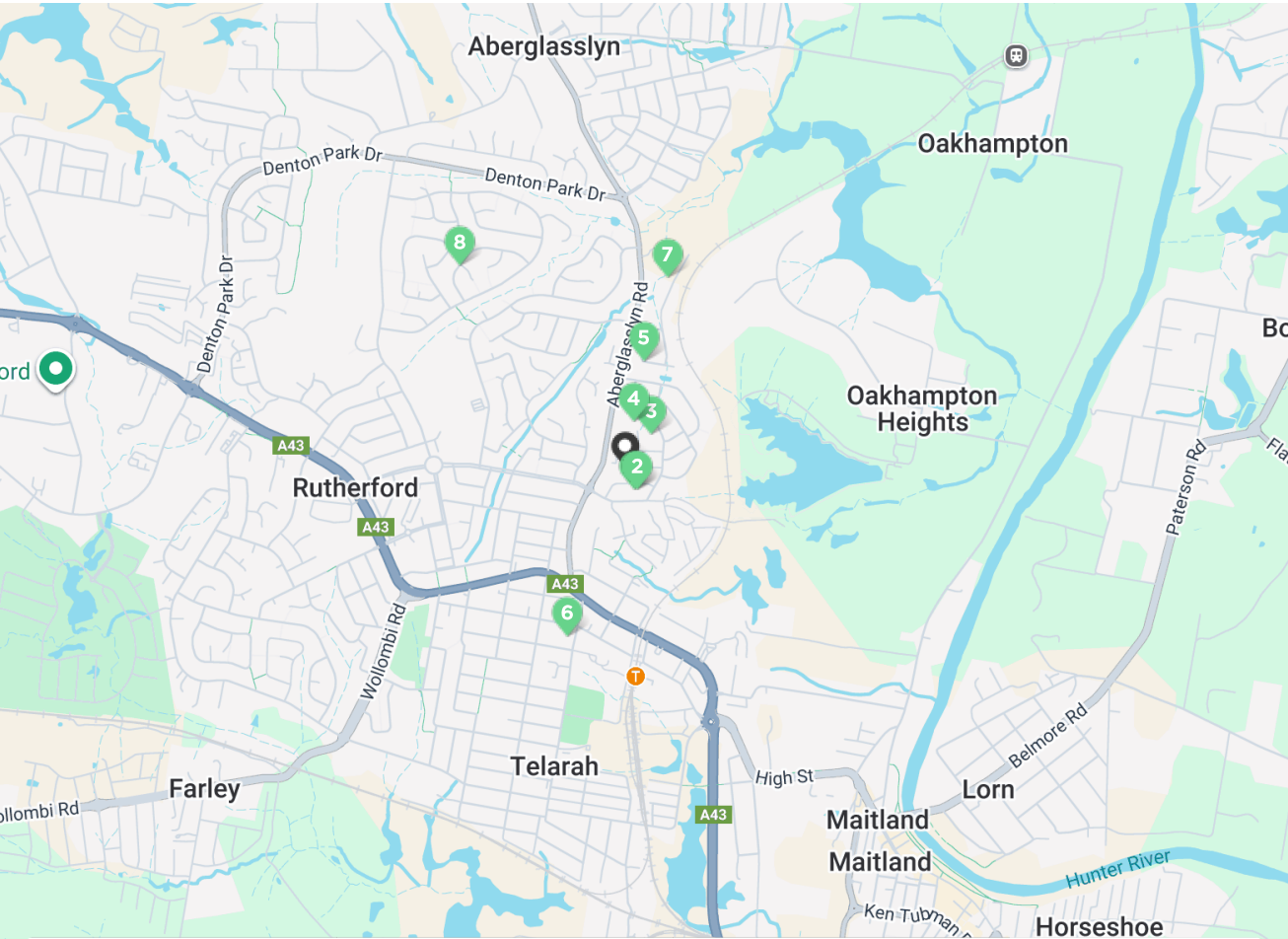





 4  2  2  873m<sup>2</sup>  
 Year Built 2004  
 Listing Date 07-Mar-25  
 Listing Price \$700/WEEKLY

 -  
 DOM 22 days  
 Distance 1.26km

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

# Comps Map: Rentals



				
1 19 WATERWORKS ROAD RUTHERFORD NSW 2320	4	2	2	\$720
2 21 WATERWORKS ROAD RUTHERFORD NSW 2320	4	2	2	\$705
3 37 RUBY ROAD RUTHERFORD NSW 2320	4	2	2	\$695
4 1/24 TOURMALINE DRIVE RUTHERFORD NSW 2320	4	2	2	\$700
5 32 MILEHAM CIRCUIT RUTHERFORD NSW 2320	4	2	2	\$740
6 118 SOUTH STREET RUTHERFORD NSW 2320	4	1	2	\$700
7 35 SHORTLAND DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$700
8 2 WATTLEBIRD CLOSE ABERGLASSLYN NSW 2320	4	2	2	\$700

# Current Market Review

## 7 TOURMALINE DRIVE RUTHERFORD NSW 2320



### Market Assessment

\$700 - \$750 per week

### Notes from your agent

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

## Disclaimer

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