

# Comparative Rental Analysis



## 77 BRIGANTINE STREET RUTHERFORD NSW 2320

Prepared on 27th September 2024



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# Comparable Rentals

## 1 44 REGIMENT ROAD RUTHERFORD NSW 2320



4 1 2 669m<sup>2</sup> 169m<sup>2</sup>  
 Year Built 1980 DOM 13 days  
 Listing Date 18-Apr-24 Distance 0.48km  
 Listing Price \$580 WEEKLY

## 2 4 HARTIGAN CLOSE RUTHERFORD NSW 2320



4 1 2 1,006m<sup>2</sup> 140m<sup>2</sup>  
 Year Built 1985 DOM 12 days  
 Listing Date 12-Aug-24 Distance 0.56km  
 Listing Price \$620 Per Week

## 3 17 VENTURA CLOSE RUTHERFORD NSW 2320

**Application Pending**



3 1 2 620m<sup>2</sup> 146m<sup>2</sup>  
 Year Built 2003 DOM 13 days  
 Listing Date 06-Jun-24 Distance 0.24km  
 Listing Price \$590 pw

## 4 14 VERONA CLOSE RUTHERFORD NSW 2320



4 1 2 599m<sup>2</sup> 136m<sup>2</sup>  
 Year Built 1985 DOM 5 days  
 Listing Date 12-Aug-24 Distance 0.32km  
 Listing Price \$590 per week

## 5 15 CRISP AVENUE RUTHERFORD NSW 2320



3 1 1 582m<sup>2</sup> 113m<sup>2</sup>  
 Year Built 1960 DOM 13 days  
 Listing Date 13-Aug-24 Distance 1.18km  
 Listing Price \$580 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 8 DUGUID STREET FARLEY NSW 2320



5 3 1 546m<sup>2</sup> 149m<sup>2</sup>  
 Year Built 2024 DOM 35 days  
 Listing Date 17-Jun-24 Distance 1.06km  
 Listing Price \$550 per week | Brand new

## 7 9 RAWMARSH STREET FARLEY NSW 2320



4 2 1 565m<sup>2</sup> 108m<sup>2</sup>  
 Year Built 2020 DOM 26 days  
 Listing Date 26-Apr-24 Distance 1.28km  
 Listing Price \$620 Per Week

## 8 2/16 RAWMARSH STREET FARLEY NSW 2320



4 2 1 596m<sup>2</sup> 131m<sup>2</sup>  
 Year Built 2021 DOM 53 days  
 Listing Date 05-Aug-24 Distance 1.23km  
 Listing Price \$620 Per Week

## 9 48 BRIGANTINE STREET RUTHERFORD NSW 2320



4 2 2 647m<sup>2</sup> 151m<sup>2</sup>  
 Year Built 2005 DOM 16 days  
 Listing Date 15-Aug-24 Distance 0.18km  
 Listing Price \$670 pw

## 10 20 RAWMARSH STREET FARLEY NSW 2320



4 2 1 596m<sup>2</sup> -  
 Year Built - DOM 35 days  
 Listing Date 05-Apr-24 Distance 1.2km  
 Listing Price \$560 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

## 11 6 BOUNDARY STREET RUTHERFORD NSW 2320



4 2 2 705m<sup>2</sup> 154m<sup>2</sup>  
 Year Built 2019 DOM 82 days  
 Listing Date 26-Jun-24 Distance 1.25km  
 Listing Price \$675 WEEKLY

**Under Application**

## 12 22 BRIGANTINE STREET RUTHERFORD NSW 2320



3 1 1 604m<sup>2</sup> 103m<sup>2</sup>  
 Year Built 1985 DOM 24 days  
 Listing Date 14-Feb-24 Distance 0.43km  
 Listing Price \$540 per week

## 13 5 CASTLETON CLOSE FARLEY NSW 2320



4 2 1 636m<sup>2</sup> 128m<sup>2</sup>  
 Year Built 2022 DOM 10 days  
 Listing Date 25-Mar-24 Distance 0.89km  
 Listing Price \$580 per week

## 14 10 CONQUEST CLOSE RUTHERFORD NSW 2320



4 2 2 558m<sup>2</sup> 174m<sup>2</sup>  
 Year Built 2017 DOM 10 days  
 Listing Date 05-Jul-24 Distance 1.13km  
 Listing Price \$680 WEEKLY

## 15 19 VENTURA CLOSE RUTHERFORD NSW 2320



4 2 2 383m<sup>2</sup> 126m<sup>2</sup>  
 Year Built 2010 DOM 15 days  
 Listing Date 25-Jul-24 Distance 0.22km  
 Listing Price \$560 pw

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# Comparable Rentals

## 16 22 NICOLENA CRESCENT RUTHERFORD NSW 2320



4 2 2 632m<sup>2</sup> 159m<sup>2</sup>  
 Year Built 2010 DOM 7 days  
 Listing Date 19-Jan-24 Distance 0.35km  
 Listing Price LEASED

## 17 9 ROYSTON CIRCUIT FARLEY NSW 2320



4 2 1 595m<sup>2</sup> 108m<sup>2</sup>  
 Year Built 2022 DOM 20 days  
 Listing Date 26-Jul-24 Distance 1.43km  
 Listing Price \$580 per week

## 18 54 SECOND AVENUE RUTHERFORD NSW 2320



3 1 2 498m<sup>2</sup> 105m<sup>2</sup>  
 Year Built 1960 DOM 14 days  
 Listing Date 02-Jul-24 Distance 1.06km  
 Listing Price \$600 per week

## 19 1/28 RAWMARSH STREET FARLEY NSW 2320



4 2 1 147m<sup>2</sup> 109m<sup>2</sup>  
 Year Built 2021 DOM 50 days  
 Listing Date 08-Jul-24 Distance 1.14km  
 Listing Price \$580.00p/w - Modern 4 bedroom Duplex

## 20 39 ADA STREET TELARAH NSW 2320



3 1 1 639m<sup>2</sup> 109m<sup>2</sup>  
 Year Built 1940 DOM 26 days  
 Listing Date 02-Jul-24 Distance 1.15km  
 Listing Price \$550 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

## 21 9 CASTLETON CLOSE FARLEY NSW 2320



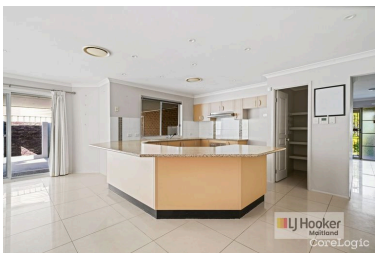
4 2 1 670m<sup>2</sup> 115m<sup>2</sup>  
 Year Built 2021 DOM 28 days  
 Listing Date 26-Jun-24 Distance 1.25km  
 Listing Price \$560 Per Week

## 22 53 RAYMOND STREET TELARAH NSW 2320



3 1 2 593m<sup>2</sup> 82m<sup>2</sup>  
 Year Built 1979 DOM 21 days  
 Listing Date 11-Jul-24 Distance 1.03km  
 Listing Price \$520 WEEKLY

## 23 81 BRIGANTINE STREET RUTHERFORD NSW 2320



4 2 2 703m<sup>2</sup> 198m<sup>2</sup>  
 Year Built 2008 DOM 10 days  
 Listing Date 15-May-24 Distance 0.06km  
 Listing Price \$630 pw

## 24 7 CANTER CLOSE RUTHERFORD NSW 2320



4 2 2 599m<sup>2</sup> 139m<sup>2</sup>  
 Year Built 2021 DOM 10 days  
 Listing Date 16-Sep-24 Distance 0.62km  
 Listing Price \$680 pw

## 25 9 EMANUEL DRIVE FARLEY NSW 2320








4 2 1 815m<sup>2</sup> 129m<sup>2</sup>  
 Year Built 2022 DOM 8 days  
 Listing Date 19-Sep-24 Distance 1.27km  
 Listing Price \$620 Per Week

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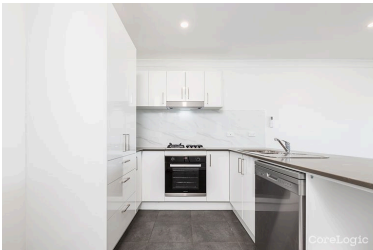
# Comparable Rentals






## 26 7 RAWMARSH STREET FARLEY NSW 2320



 4  2  1  562m<sup>2</sup>  142m<sup>2</sup>  
 Year Built 2021 DOM 9 days  
 Listing Date 13-May-24 Distance 1.3km  
 Listing Price \$620 Per Week

## 27 22A ROYSTON CIRCUIT FARLEY NSW 2320

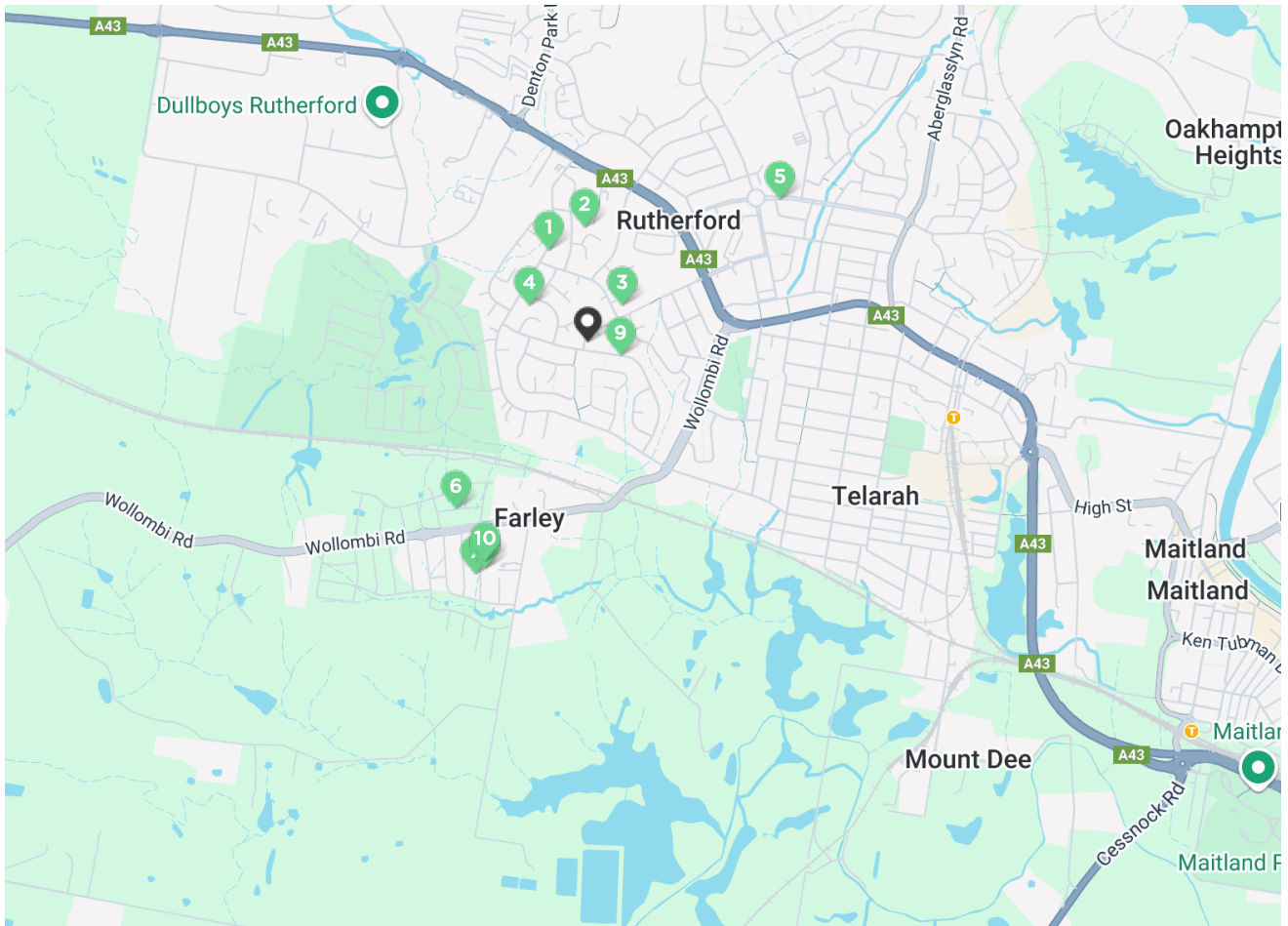


 4  2  2  304m<sup>2</sup>  119m<sup>2</sup>  
 Year Built 2022 DOM 32 days  
 Listing Date 29-Apr-24 Distance 1.32km  
 Listing Price \$620 per week

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# Comps Map: Rentals



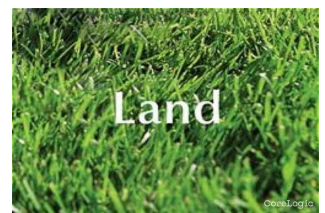
1 44 REGIMENT ROAD RUTHERFORD NSW 2320	4	1	2	\$580
2 4 HARTIGAN CLOSE RUTHERFORD NSW 2320	4	1	2	\$620
3 17 VENTURA CLOSE RUTHERFORD NSW 2320	3	1	2	\$590
4 14 VERONA CLOSE RUTHERFORD NSW 2320	4	1	2	\$590
5 15 CRISP AVENUE RUTHERFORD NSW 2320	3	1	1	\$580
6 8 DUGUID STREET FARLEY NSW 2320	5	3	1	\$550
7 9 RAWMARSH STREET FARLEY NSW 2320	4	2	1	\$620
8 2/16 RAWMARSH STREET FARLEY NSW 2320	4	2	1	\$620
9 48 BRIGANTINE STREET RUTHERFORD NSW 2320	4	2	2	\$670
10 20 RAWMARSH STREET FARLEY NSW 2320	4	2	1	\$560

Google Map data ©2024 Google  
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# Current Market Review

**77 BRIGANTINE STREET RUTHERFORD NSW 2320**



## Market Assessment

\$600 - \$650 per week

## Notes from your agent

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

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