

Comparative Rental Analysis



240 DENTON PARK DRIVE ABERGLASSLYN NSW 2320

Prepared on 27th November 2024



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Comparable Rentals






1 18 ARROWGRASS STREET ABERGLASSLYN NSW 2320



 3  2  2  734m²  106m²
 Year Built 2014 DOM 16 days
 Listing Date 03-Sep-24 Distance 0.23km
 Listing Price \$600 per week






2 61 BIRCH GROVE ABERGLASSLYN NSW 2320



 4  2  2  650m²  158m²
 Year Built 2008 DOM 29 days
 Listing Date 25-Jun-24 Distance 0.26km
 Listing Price \$630 pw


3 35 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320



 4  2  2  843m²  154m²
 Year Built 2002 DOM 54 days
 Listing Date 12-Sep-24 Distance 0.3km
 Listing Price \$650 Per Week

4 46 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320



 4  2  -  816m²  185m²
 Year Built 2002 DOM 14 days
 Listing Date 23-Aug-24 Distance 0.34km
 Listing Price \$650 WEEKLY

5 1 MYRTLE CRESCENT ABERGLASSLYN NSW 2320



 4  2  1  350m²  166m²
 Year Built 2015 DOM 5 days
 Listing Date 22-Nov-24 Distance 0.42km
 Listing Price \$630 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 1/190 DENTON PARK DRIVE ABERGLASSLYN NSW 2320



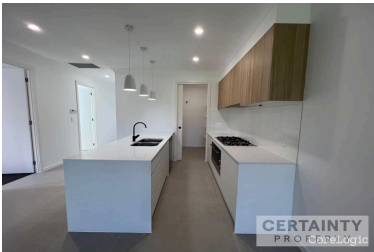
4 2 1 735m² 120m²
 Year Built 2023 DOM 48 days
 Listing Date 12-Apr-24 Distance 0.54km
 Listing Price \$620 per week

7 2/186 DENTON PARK DRIVE ABERGLASSLYN NSW 2320



4 2 1 630m² 118m²
 Year Built 2022 DOM 40 days
 Listing Date 25-Aug-24 Distance 0.57km
 Listing Price \$600 Per Week

8 5 KAMALA COURT ABERGLASSLYN NSW 2320



4 2 1 612m² 115m²
 Year Built 2021 DOM 20 days
 Listing Date 07-Nov-24 Distance 0.55km
 Listing Price \$600 WEEKLY

9 30 FINCH CRESCENT ABERGLASSLYN NSW 2320



4 2 2 639m² 162m²
 Year Built 2014 DOM 6 days
 Listing Date 08-Oct-24 Distance 0.62km
 Listing Price \$650

10 146 ABERGLASSLYN ROAD RUTHERFORD NSW 2320








4 2 2 447m² 151m²
 Year Built 2015 DOM 11 days
 Listing Date 04-Jul-24 Distance 0.68km
 Listing Price \$630 WEEKLY

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Comparable Rentals






11 35 SHORTLAND DRIVE ABERGLASSLYN NSW 2320



 4  2  2  522m²  161m²
 Year Built 2021 DOM 12 days
 Listing Date 16-May-24 Distance 0.68km
 Listing Price \$630 pw






12 3 BOWERBIRD CLOSE ABERGLASSLYN NSW 2320



 4  2  2  583m²  158m²
 Year Built 2014 DOM 19 days
 Listing Date 18-Jul-24 Distance 0.68km
 Listing Price \$610 Per Week






13 7 SONGLARK PLACE ABERGLASSLYN NSW 2320



 4  2  2  777m²  178m²
 Year Built 2015 DOM 19 days
 Listing Date 04-Oct-24 Distance 0.68km
 Listing Price \$615 WEEKLY






14 4 WATTLEBIRD CLOSE ABERGLASSLYN NSW 2320



 4  2  2  715m²  220m²
 Year Built 2004 DOM 33 days
 Listing Date 29-Apr-24 Distance 0.69km
 Listing Price \$630.00 Per Week

15 11 PEPPERMINT STREET ABERGLASSLYN NSW 2320



 4  2  2  649m²  182m²
 Year Built 2011 DOM 10 days
 Listing Date 07-Aug-24 Distance 0.69km
 Listing Price \$650 per week

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Comparable Rentals

16 5A FINCH CRESCENT ABERGLASSLYN NSW 2320



3 2 1 306m² 110m²
 Year Built 2014 DOM 30 days
 Listing Date 15-Oct-24 Distance 0.71km
 Listing Price \$600 WEEKLY

17 2 DOVE STREET ABERGLASSLYN NSW 2320



3 2 2 365m² 121m²
 Year Built 2014 DOM 12 days
 Listing Date 07-Jun-24 Distance 0.71km
 Listing Price \$600 pw

18 46 WARBLER AVENUE ABERGLASSLYN NSW 2320



4 2 2 583m² 169m²
 Year Built 2017 DOM 20 days
 Listing Date 07-Nov-24 Distance 0.74km
 Listing Price \$620 WEEKLY

19 26 WARBLER AVENUE ABERGLASSLYN NSW 2320



4 2 2 478m² 160m²
 Year Built 2015 DOM 29 days
 Listing Date 24-Jul-24 Distance 0.78km
 Listing Price \$630 per week

20 6 LORIKEET STREET ABERGLASSLYN NSW 2320



4 2 2 563m² 155m²
 Year Built 2015 DOM 20 days
 Listing Date 17-Jul-24 Distance 0.78km
 Listing Price \$650 Per Week

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Comparable Rentals

21 533 OAKHAMPTON ROAD ABERGLASSLYN NSW 2320



4 2 2 511m² 161m²
 Year Built 2010 DOM 25 days
 Listing Date 29-Jan-24 Distance 0.81km
 Listing Price \$620 per week

22 7 GOLDEN WHISTLER AVENUE ABERGLASSLYN NSW 2320



4 2 2 532m² 184m²
 Year Built 2015 DOM 47 days
 Listing Date 20-Jun-24 Distance 0.8km
 Listing Price \$640 per week

23 5 SHORTLAND DRIVE RUTHERFORD NSW 2320



4 2 2 895m² 149m²
 Year Built 2012 DOM 18 days
 Listing Date 24-Jun-24 Distance 0.92km
 Listing Price \$620 per week | Big backyard

24 36 NARDOO AVENUE ABERGLASSLYN NSW 2320



4 2 2 802m² 193m²
 Year Built 2001 DOM 15 days
 Listing Date 27-Aug-24 Distance 0.94km
 Listing Price \$630 WEEKLY

25 30 MILEHAM CIRCUIT RUTHERFORD NSW 2320



4 2 2 687m² -
 Year Built 2012 DOM 19 days
 Listing Date 20-Jun-24 Distance 0.96km
 Listing Price \$650 per week

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Comparable Rentals

26 6 TRILLER STREET ABERGLASSLYN NSW 2320



🛏️ 4 🚿 2 🚗 2 📏 531m² 📏 158m²
 Year Built 2015 DOM 13 days
 Listing Date 14-Nov-24 Distance 0.98km
 Listing Price \$630 pw

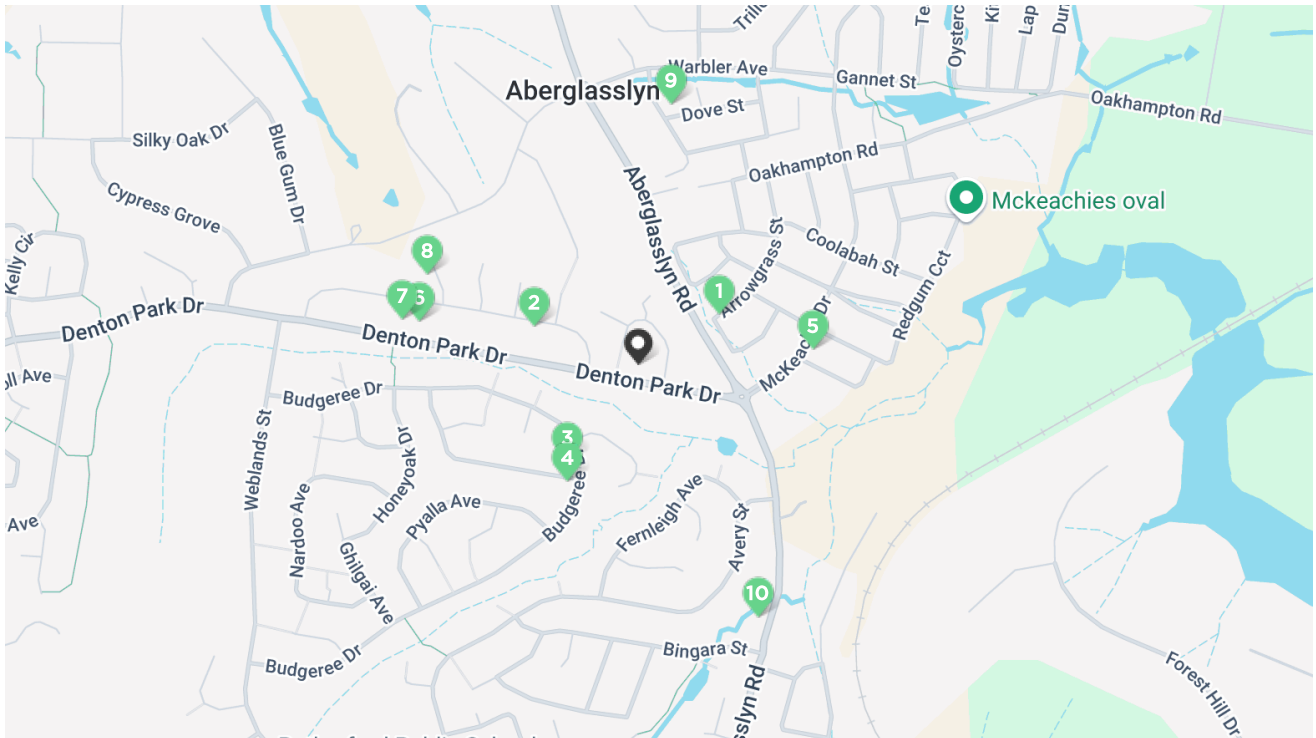
27 76 SANDPIPER CIRCUIT ABERGLASSLYN NSW 2320



🛏️ 4 🚿 2 🚗 2 📏 522m² 📏 186m²
 Year Built 2017 DOM 12 days
 Listing Date 10-Oct-24 Distance 1km
 Listing Price \$650 pw

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

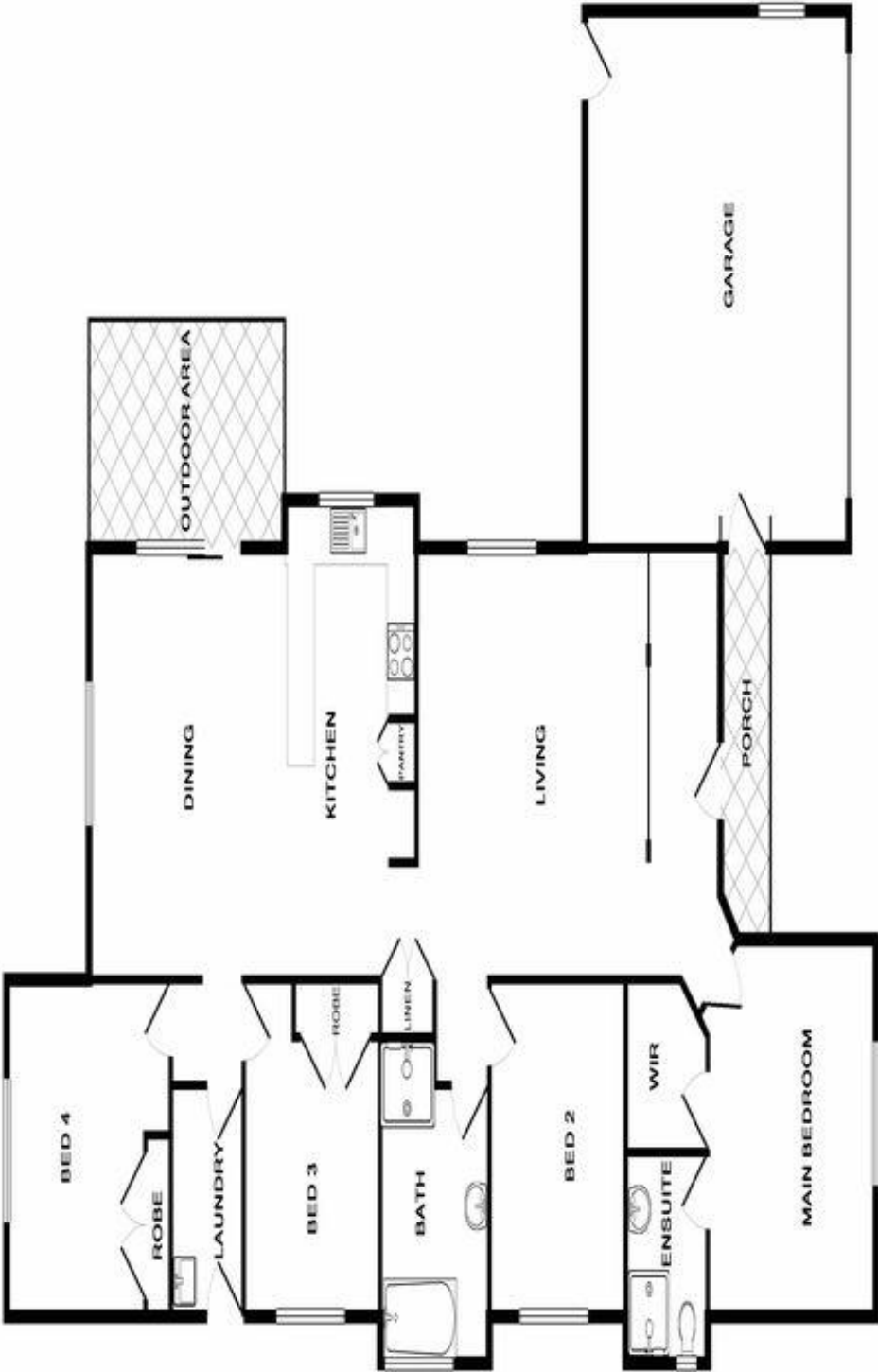
Comps Map: Rentals



| 1 18 ARROWGRASS STREET ABERGLASSLYN NSW 2320 | 3 | 2 | 2 | \$600 |
|----------------------------------------------------|---|---|---|-------|
| 2 61 BIRCH GROVE ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$630 |
| 3 35 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$650 |
| 4 46 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320 | 4 | 2 | - | \$650 |
| 5 1 MYRTLE CRESCENT ABERGLASSLYN NSW 2320 | 4 | 2 | 1 | \$630 |
| 6 1/190 DENTON PARK DRIVE ABERGLASSLYN NSW 2320 | 4 | 2 | 1 | \$620 |
| 7 2/186 DENTON PARK DRIVE ABERGLASSLYN NSW 2320 | 4 | 2 | 1 | \$600 |
| 8 5 KAMALA COURT ABERGLASSLYN NSW 2320 | 4 | 2 | 1 | \$600 |
| 9 30 FINCH CRESCENT ABERGLASSLYN NSW 2320 | 4 | 2 | 2 | \$650 |
| 10 146 ABERGLASSLYN ROAD RUTHERFORD NSW 2320 | 4 | 2 | 2 | \$630 |

Google Map data ©2024
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Floor Plan



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Current Market Review

240 DENTON PARK DRIVE ABERGLASSLYN 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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