

Comparative Rental Analysis



240 DENTON PARK DRIVE ABERGLASSLYN NSW 2320

Prepared on 4th March 2025



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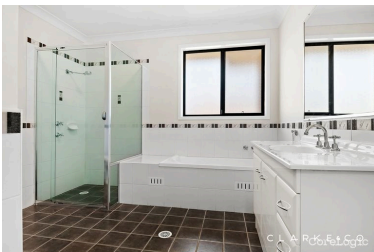
Comparable Rentals

1 72 BIRCH GROVE ABERGLASSLYN NSW 2320



4 2 2 725m² 156m²
 Year Built 2007 DOM 31 days
 Listing Date 21-Jan-25 Distance 0.12km
 Listing Price \$660 per week.

2 8 MOUNTVIEW PLACE ABERGLASSLYN NSW 2320



4 2 2 813m² 162m²
 Year Built 2005 DOM 10 days
 Listing Date 21-Feb-24 Distance 0.19km
 Listing Price \$680 per week

3 63 BIRCH GROVE ABERGLASSLYN NSW 2320



4 2 2 649m² 154m²
 Year Built 2008 DOM 47 days
 Listing Date 22-Nov-24 Distance 0.25km
 Listing Price \$650 pw

4 1 MYRTLE CRESCENT ABERGLASSLYN NSW 2320



4 2 2 350m² 166m²
 Year Built 2015 DOM 29 days
 Listing Date 22-Nov-24 Distance 0.42km
 Listing Price \$630 WEEKLY

5 13 MYRTLE CRESCENT ABERGLASSLYN NSW 2320



4 2 2 357m² 102m²
 Year Built 2015 DOM 56 days
 Listing Date 18-Nov-24 Distance 0.51km
 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

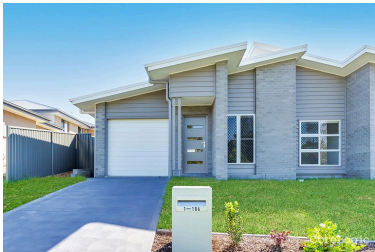
Comparable Rentals

6 130 AVERY STREET RUTHERFORD NSW 2320



4 2 2 884m² 176m²
 Year Built 2005 DOM 18 days
 Listing Date 07-Jan-25 Distance 0.56km
 Listing Price \$680 pw

7 1/186 DENTON PARK DRIVE ABERGLASSLYN NSW 2320



4 2 1 630m² 126m²
 Year Built 2021 DOM 17 days
 Listing Date 22-Jan-25 Distance 0.57km
 Listing Price \$600 Per week

8 4A KODA CLOSE ABERGLASSLYN NSW 2320



4 2 1 365m² 139m²
 Year Built 2021 DOM 6 days
 Listing Date 26-Feb-25 Distance 0.59km
 Listing Price \$660 pw

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 18 days
 Listing Date 07-Feb-25 Distance 0.68km
 Listing Price \$650

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Comparable Rentals






11 46 WARBLER AVENUE ABERGLASSLYN NSW 2320



 4  2  2  583m²  169m²
 Year Built 2017 DOM 29 days
 Listing Date 07-Nov-24 Distance 0.74km
 Listing Price \$620 WEEKLY






12 26 WARBLER AVENUE ABERGLASSLYN NSW 2320



 4  2  2  478m²  160m²
 Year Built 2015 DOM 28 days
 Listing Date 19-Dec-24 Distance 0.78km
 Listing Price \$630 per week






13 11 SHORTLAND DRIVE RUTHERFORD NSW 2320



 4  2  2  688m²  165m²
 Year Built 2011 DOM 11 days
 Listing Date 17-Dec-24 Distance 0.87km
 Listing Price \$650 WEEKLY






14 19 MILEHAM CIRCUIT RUTHERFORD NSW 2320



 4  3  2  592m²  218m²
 Year Built 2012 DOM 14 days
 Listing Date 27-Nov-24 Distance 0.95km
 Listing Price \$680 - Dual Living Opportunity

15 117 WEBLANDS STREET ABERGLASSLYN NSW 2320








 4  2  2  790m²  141m²
 Year Built 2004 DOM 28 days
 Listing Date 15-Nov-24 Distance 0.98km
 Listing Price \$680 pw

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Comparable Rentals






16 29 GOLDEN WHISTLER AVENUE ABERGLASSLYN NSW 2320



 4  2  2  486m²  114m²
 Year Built 2017 DOM 11 days
 Listing Date 21-Feb-25 Distance 1.05km
 Listing Price \$650 pw

17 14 RUBY ROAD RUTHERFORD NSW 2320



 4  2  2  671m²  177m²
 Year Built 2010 DOM 8 days
 Listing Date 30-Jan-25 Distance 1.15km
 Listing Price \$630PW resipro.com.au






18 8 SAPPHIRE DRIVE RUTHERFORD NSW 2320



 4  2  2  683m²  154m²
 Year Built 2014 DOM 27 days
 Listing Date 14-Nov-24 Distance 1.23km
 Listing Price \$650 WEEKLY






19 26 LAPWING STREET ABERGLASSLYN NSW 2320



 4  2  2  643m²  167m²
 Year Built 2014 DOM 12 days
 Listing Date 20-Feb-25 Distance 1.23km
 Listing Price \$660 per week

20 29 RUBY ROAD RUTHERFORD NSW 2320








 4  2  2  610m²  138m²
 Year Built 2020 DOM 5 days
 Listing Date 27-Feb-25 Distance 1.27km
 Listing Price \$660 Per Week

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Comparable Rentals






21 39 DUNNART STREET ABERGLASSLYN NSW 2320



 4  2  2  400m²  166m²
 Year Built 2015 DOM 9 days
 Listing Date 27-Nov-24 Distance 1.27km
 Listing Price \$660 per week






22 35 DUNNART STREET ABERGLASSLYN NSW 2320



 4  2  2  544m²  153m²
 Year Built 2013 DOM 63 days
 Listing Date 14-Nov-24 Distance 1.29km
 Listing Price \$670 pw

23 1 TOPAZ WAY RUTHERFORD NSW 2320



 4  2  2  404m²  117m²
 Year Built 2015 DOM 7 days
 Listing Date 25-Feb-25 Distance 1.35km
 Listing Price \$660.00 per week

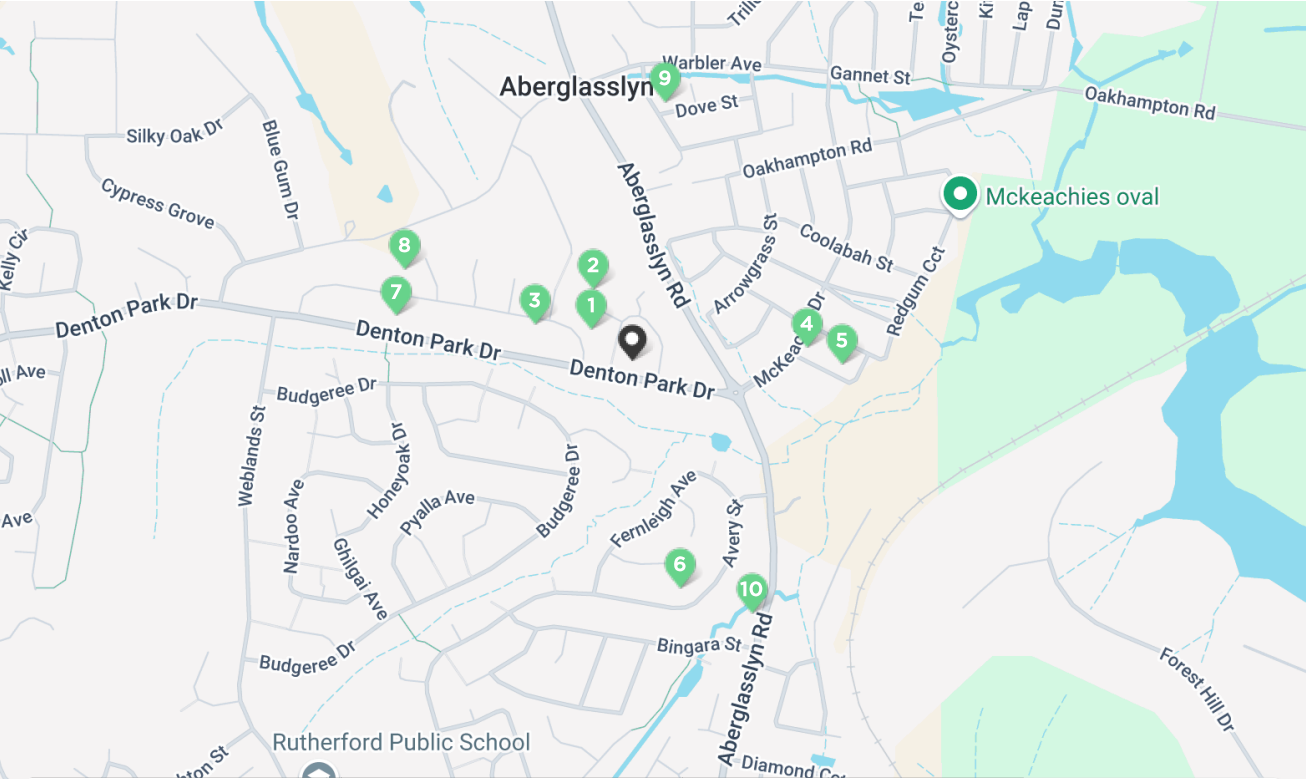
24 10 LAPWING STREET ABERGLASSLYN NSW 2320



 4  2  2  555m²  135m²
 Year Built 2017 DOM 16 days
 Listing Date 15-Jan-25 Distance 1.4km
 Listing Price \$680 WEEKLY

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Comps Map: Rentals



1 72 BIRCH GROVE ABERGLASSLYN NSW 2320	4	2	2	\$660
2 8 MOUNTVIEW PLACE ABERGLASSLYN NSW 2320	4	2	2	\$680
3 63 BIRCH GROVE ABERGLASSLYN NSW 2320	4	2	2	\$650
4 1 MYRTLE CRESCENT ABERGLASSLYN NSW 2320	4	2	2	\$630
5 13 MYRTLE CRESCENT ABERGLASSLYN NSW 2320	4	2	2	\$650
6 130 AVERY STREET RUTHERFORD NSW 2320	4	2	2	\$680
7 1/186 DENTON PARK DRIVE ABERGLASSLYN NSW 2320	4	2	1	\$600
8 4A KODA CLOSE ABERGLASSLYN NSW 2320	4	2	1	\$660
9 30 FINCH CRESCENT ABERGLASSLYN NSW 2320	4	2	2	\$650
10 146 ABERGLASSLYN ROAD RUTHERFORD NSW 2320	4	2	2	\$650

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Current Market Review

240 DENTON PARK DRIVE ABERGLASSLYN NSW 2320



Market Assessment

\$640 - \$660 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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