

# Comparative Market Analysis



## 7 BERYL DRIVE RUTHERFORD NSW 2320

Prepared on 3rd April 2024

**Jazmine Hughes**  
First National - David Haggarty

454 High St  
MAITLAND NSW 2320

m: 0408021921

w: 02 4933 5544

jazmine@fnrem.com.au

The Proprietor  
Beryl Drive  
Rutherford NSW 2320

12th January 2024

Thank you for the opportunity to appraise your property at 25 STEAM STREET MAITLAND NSW 2320

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Jazmine Hughes  
First National Maitland  
454 High St  
MAITLAND NSW 2320

# Your Property

7 BERYL DRIVE RUTHERFORD NSW 2320

3 2 1 706m<sup>2</sup> -



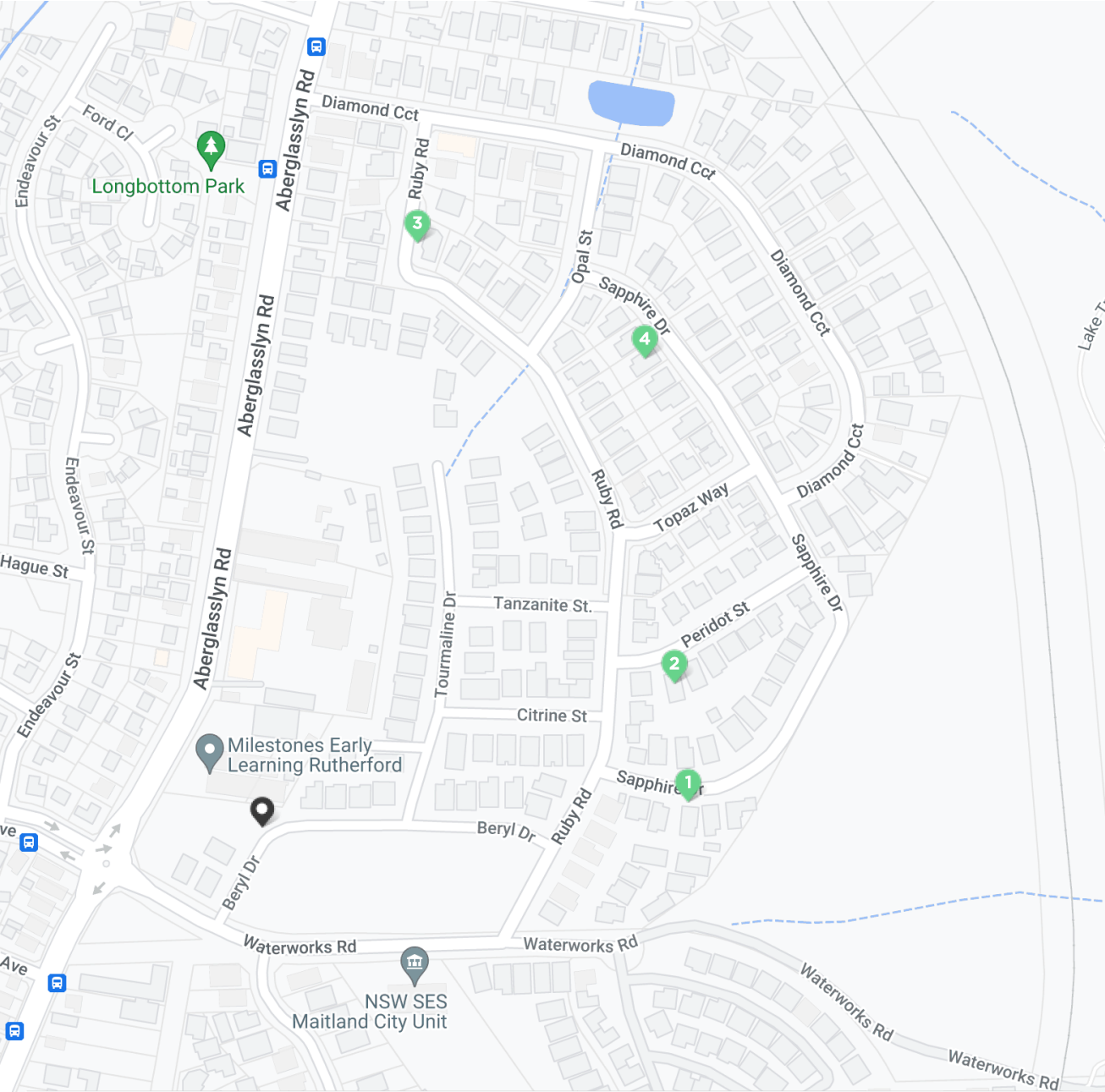
## Your Property History

- 6 Nov, 2023** - Listed for sale as Not Disclosed
- 14 Jun, 2023** - DA of House/Single Dwell for \$356,365



Introducing Mick Haggarty

# Comps Map: Rentals








Property ID	Address	Icon 1	Icon 2	Icon 3	Price
1	37 SAPPHIRE DRIVE RUTHERFORD NSW 2320	4	2	2	\$600
2	4 PERIDOT STREET RUTHERFORD NSW 2320	4	2	2	\$600
3	8 RUBY ROAD RUTHERFORD NSW 2320	4	2	2	\$610
4	8 SAPPHIRE DRIVE RUTHERFORD NSW 2320	4	2	2	\$600

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Rentals






## 1 37 SAPPHIRE DRIVE RUTHERFORD NSW 2320



 4  2  2  518m<sup>2</sup>  153m<sup>2</sup>  
 Year Built 2016 DOM 7 days  
 Listing Date 18-Oct-23 Distance 0.3km  
 Listing Price \$600






## 2 4 PERIDOT STREET RUTHERFORD NSW 2320



 4  2  2  703m<sup>2</sup>  151m<sup>2</sup>  
 Year Built 2015 DOM 29 days  
 Listing Date 28-Sep-23 Distance 0.31km  
 Listing Price \$600 pw






## 3 8 RUBY ROAD RUTHERFORD NSW 2320



 4  2  2  741m<sup>2</sup>  155m<sup>2</sup>  
 Year Built 2016 DOM 11 days  
 Listing Date 12-Jan-24 Distance 0.43km  
 Listing Price \$610 WEEKLY

## 4 8 SAPPHIRE DRIVE RUTHERFORD NSW 2320

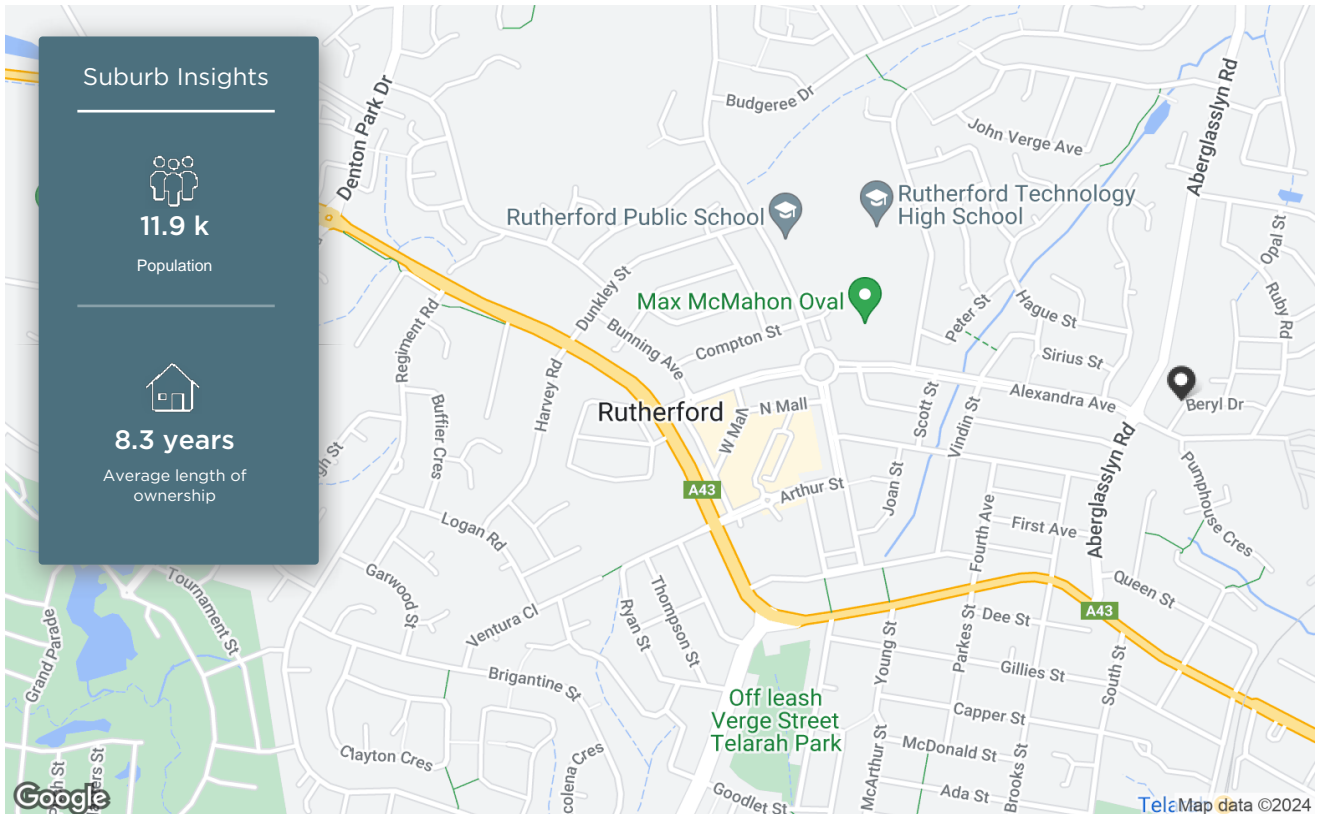


 4  2  2  680m<sup>2</sup>  154m<sup>2</sup>  
 Year Built 2014 DOM 22 days  
 Listing Date 30-Oct-23 Distance 0.43km  
 Listing Price \$600.00 Per Week

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

# Rutherford

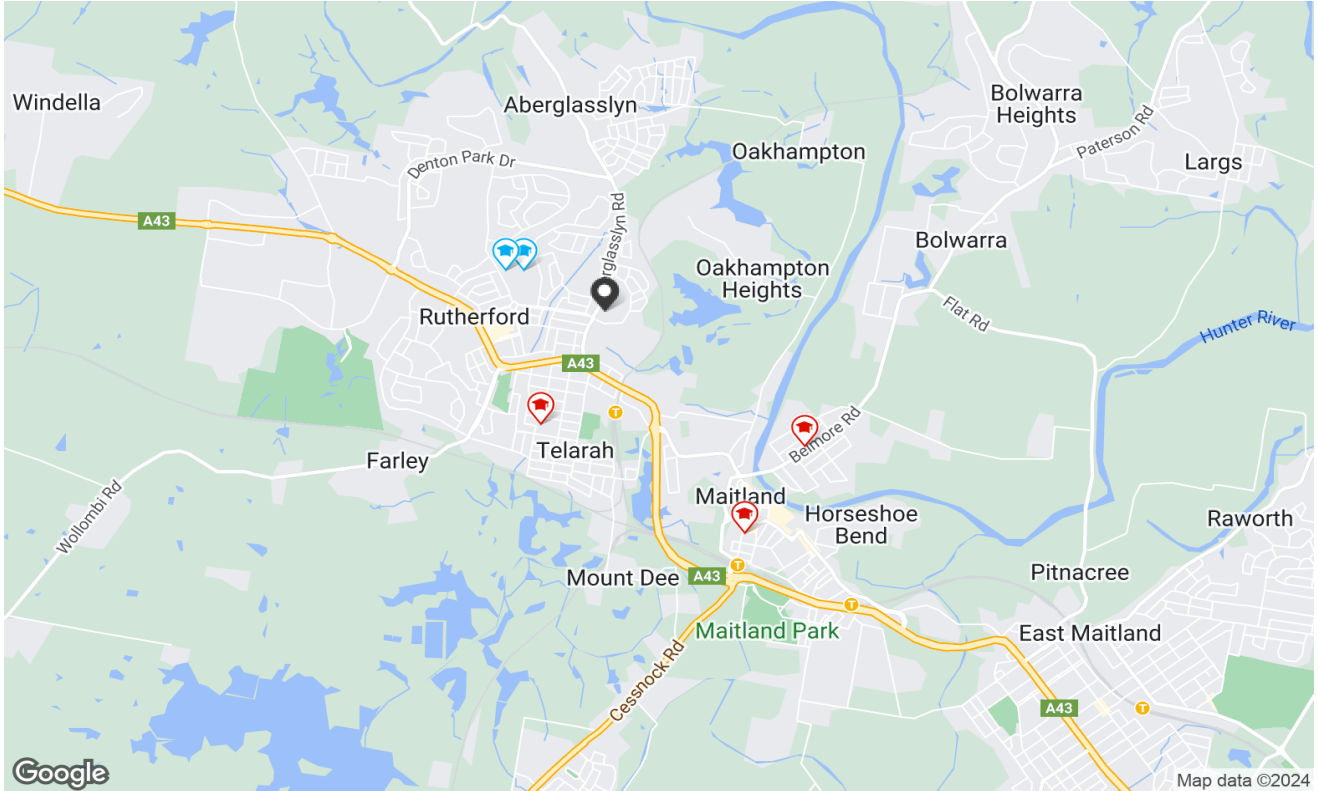
## Demographic



The size of Rutherford is approximately 13.4 square kilometres. It has 24 parks covering nearly 8.7% of total area. The population of Rutherford in 2011 was 10,182 people. By 2016 the population was 11,865 showing a population growth of 16.5% in the area during that time. The predominant age group in Rutherford is 0-9 years. Households in Rutherford are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Rutherford work in a trades occupation. In 2011, 61.1% of the homes in Rutherford were owner-occupied compared with 55.9% in 2016. Currently the median sales price of houses in the area is \$650,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	34.7	Owns Outright	24.2	0-15.6K	3.4	0-9	16.5
Couples with Children	41.2	Purchaser	31.7	15.6-33.8K	17.6	10-19	12.2
Single Parents	22.7	Renting	38.3	33.8-52K	17.4	20-29	14.8
Other	1.5	Other	1.4	52-78K	16.2	30-39	14.6
		Not Stated	4.6	78-130K	21.9	40-49	11.6
				130-182K	9.1	50-59	10.3
				182K+	4.0	60-69	9.4
						70-79	6.6
						80-89	3.2
						90-99	0.6

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Rutherford High School</b> 59 Weblands Street Rutherford NSW 2320	0.84km	Secondary	Mixed	Government	7-12
	<b>Rutherford Public School</b> 59 Weblands Street Rutherford NSW 2320	1.01km	Primary	Mixed	Government	0-6
	<b>Telarah Public School</b> George Street Telarah NSW 2320	1.28km	Primary	Mixed	Government	0-6
	<b>Nillo Infants School</b> Belmore Road Lorn NSW 2320	2.39km	Primary	Mixed	Government	0-2
	<b>Maitland Public School</b> 70 Elgin Street Maitland NSW 2320	2.64km	Primary	Mixed	Government	0-6



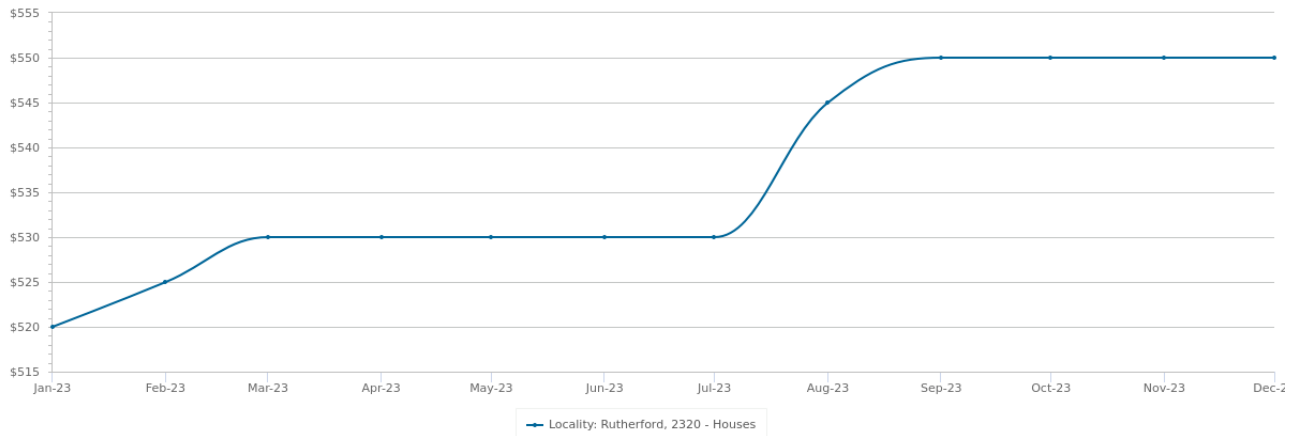
Property is within school catchment area



Property is outside school catchment area

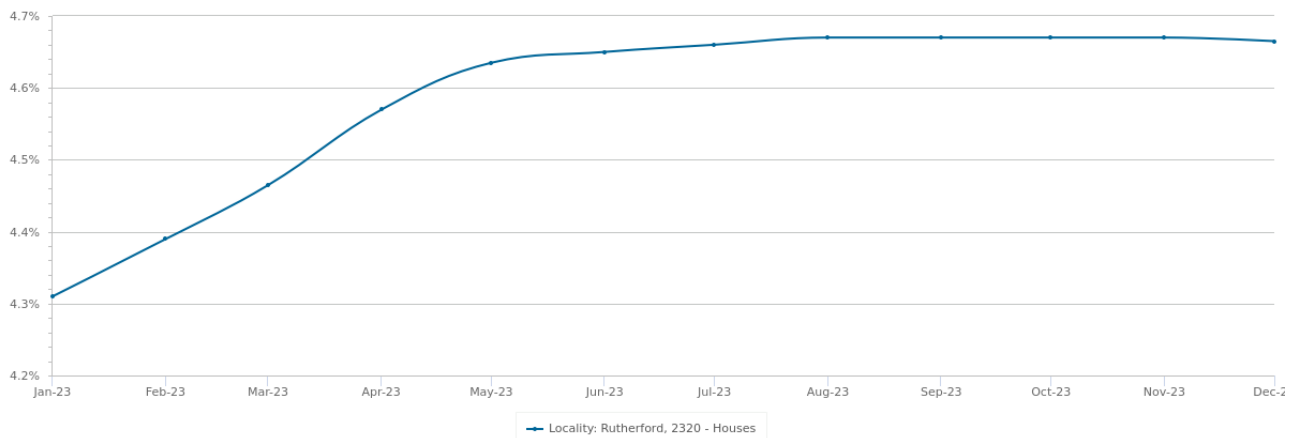
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



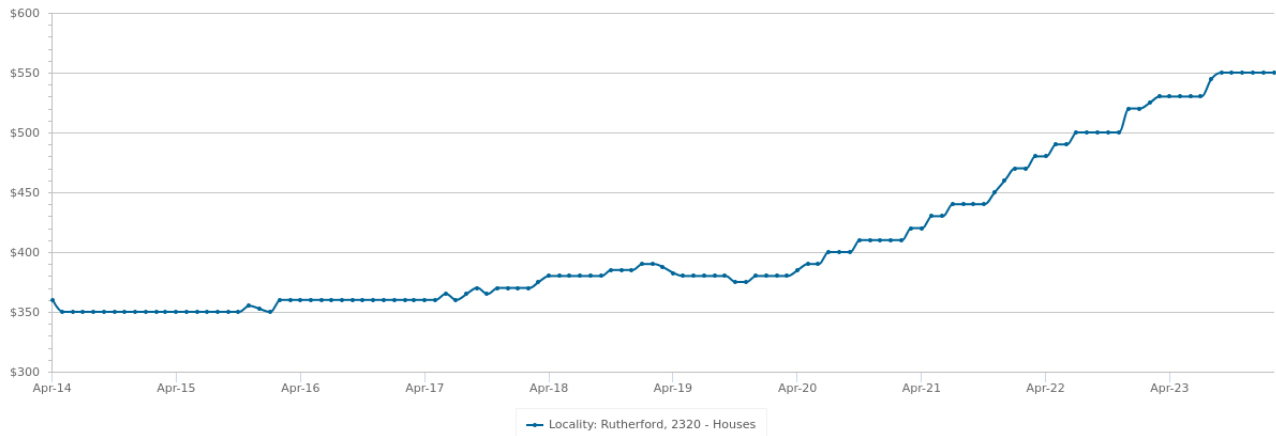
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2023	\$550	0.0%	4.7%	-
Nov 2023	\$550	0.0%	4.7%	202
Oct 2023	\$550	0.0%	4.7%	208
Sep 2023	\$550	0.9% ▲	4.7%	209
Aug 2023	\$545	2.8% ▲	4.7%	208
Jul 2023	\$530	0.0%	4.7%	207
Jun 2023	\$530	0.0%	4.7%	209
May 2023	\$530	0.0%	4.6%	208
Apr 2023	\$530	0.0%	4.6%	213
Mar 2023	\$530	1.0% ▲	4.5%	213
Feb 2023	\$525	1.0% ▲	4.4%	216
Jan 2023	\$520	0.0%	4.3%	212



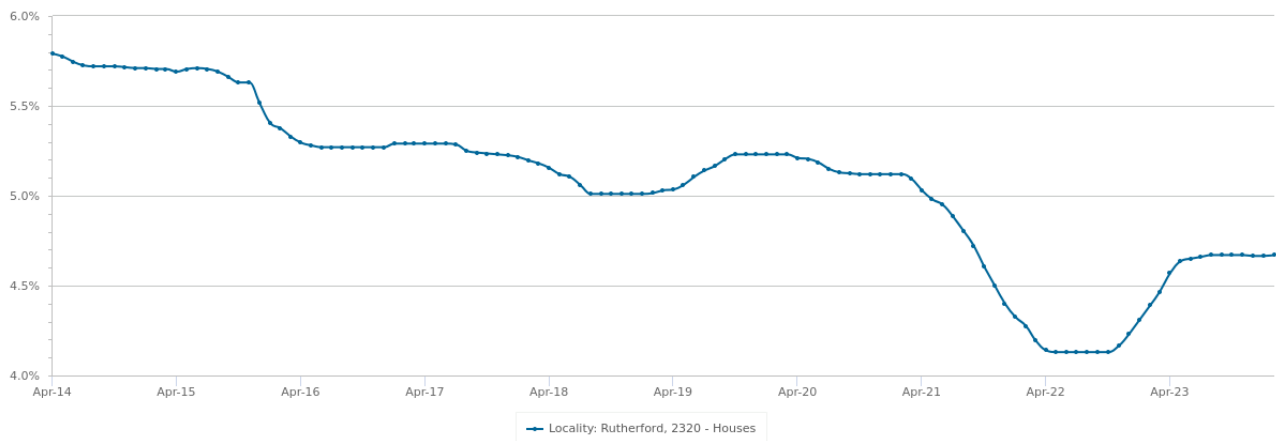
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$550	-	4.7%
2023	-	-	-
2023	\$525	-	4.4%
2022	-	-	-
2022	\$470	-	4.3%
2021	-	-	-
2021	\$410	-	5.1%
2020	-	-	-
2020	\$380	-	5.2%
2019	-	-	-

# Summary

**7 BERYL DRIVE RUTHERFORD NSW 2320**



**Appraisal price range**

**Notes from your agent**

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