

Comparative Rental Analysis



11 FAIRWAY STREET RUTHERFORD NSW 2320

Prepared for Mark Carnovale on 22nd July 2025



Jade Tweedie
FIRST NATIONAL DAVID HAGGARTY






454 High St
MAITLAND NSW 2320

w: 4933 5544
jade@davidhaggarty.com.au

Comparable Rentals

1 9 FAIRWAY STREET RUTHERFORD NSW 2320



 4  2  2  494m²  166m²
 Year Built 2019 DOM 18 days
 Listing Date 12-May-25 Distance 0.01km
 Listing Price \$700/WEEKLY



2 20 FAIRWAY STREET RUTHERFORD NSW 2320



 4  2  2  531m²  184m²
 Year Built 2019 DOM 8 days
 Listing Date 07-Jan-25 Distance 0.1km
 Listing Price \$750/WEEKLY

3 21 CENTREFIELD STREET RUTHERFORD NSW 2320



 4  2  2  640m²  246m²
 Year Built 2018 DOM 10 days
 Listing Date 04-Dec-23 Distance 0.11km
 Listing Price \$750/WEEKLY

4 10 CONQUEST CLOSE RUTHERFORD NSW 2320



 4  2  2  558m²  174m²
 Year Built 2017 DOM 28 days
 Listing Date 13-Jun-25 Distance 0.13km
 Listing Price \$730/WEEKLY

5 6 BOUNDARY STREET RUTHERFORD NSW 2320





 4  2  2  695m²  185m²
 Year Built 2019 DOM 15 days
 Listing Date 08-Apr-25 Distance 0.11km
 Listing Price \$700/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 6 RANGER CLOSE RUTHERFORD NSW 2320



 4  2  2  437m²  160m²
 Year Built 2021 DOM 8 days
 Listing Date 23-Jan-25 Distance 0.4km
 Listing Price \$700/WEEKLY

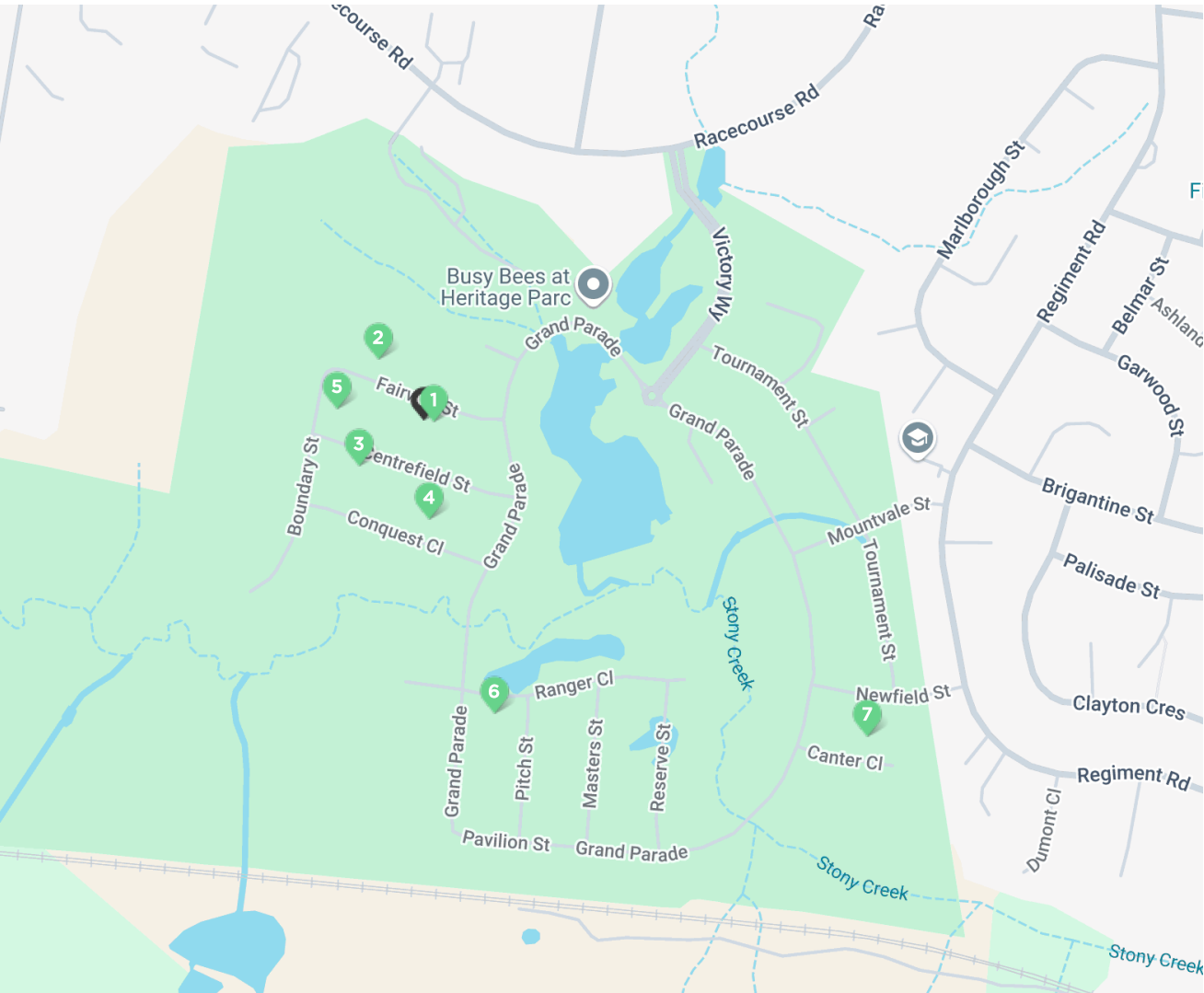
7 7 CANTER CLOSE RUTHERFORD NSW 2320






 4  2  2  599m²  139m²
 Year Built 2021 DOM 36 days
 Listing Date 11-Jun-25 Distance 0.71km
 Listing Price \$700/WEEKLY

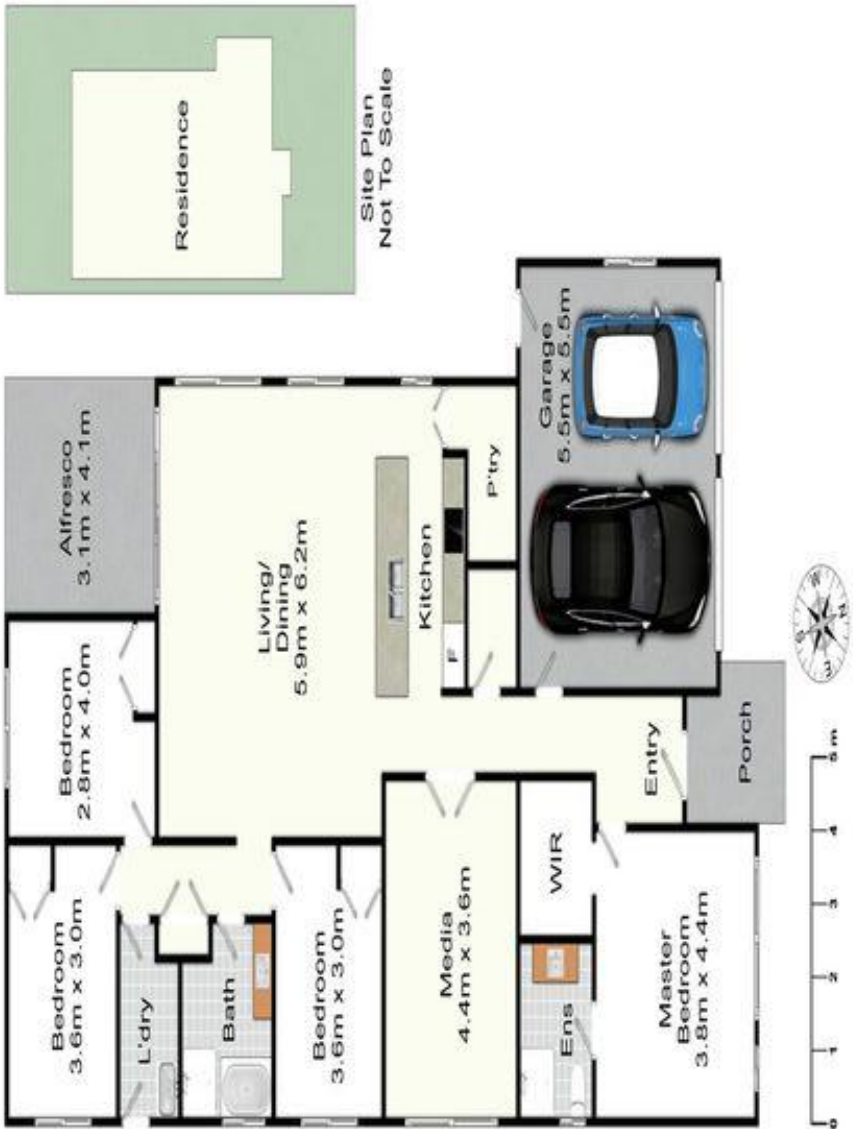
DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals



				
1 9 FAIRWAY STREET RUTHERFORD NSW	4	2	2	\$700
2320				
2 20 FAIRWAY STREET RUTHERFORD NSW	4	2	2	\$750
2320				
3 21 CENTREFIELD STREET RUTHERFORD	4	2	2	\$750
NSW 2320				
4 10 CONQUEST CLOSE RUTHERFORD NSW	4	2	2	\$730
2320				
5 6 BOUNDARY STREET RUTHERFORD NSW	4	2	2	\$700
2320				
6 6 RANGER CLOSE RUTHERFORD NSW 2320	4	2	2	\$700
7 7 CANTER CLOSE RUTHERFORD NSW 2320	4	2	2	\$700

Floor Plan



11 Fairway Street, Ruthersford

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Prospective buyers should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

Current Market Review

11 FAIRWAY STREET RUTHERFORD NSW 2320



Market Assessment

\$700 - \$750 per week

Notes from your agent

The above is based on rental comparable prices and should be seen as a guide.

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