

Comparative Rental Analysis



1 RAYMOND STREET TELARAH NSW 2320

Prepared on 1st July 2025



Jade Tweedie
FIRST NATIONAL DAVID HAGGARTY






454 High St
MAITLAND NSW 2320

w: 4933 5544
jade@davidhaggarty.com.au

Comparable Rentals






1 36 ADA STREET TELARAH NSW 2320



 4  1  1  560m²  88m²
 Year Built 1960 DOM 44 days
 Listing Date 24-Apr-25 Distance 0.42km
 Listing Price \$590 per week






2 67 BROOKS STREET TELARAH NSW 2320



 3  1  1  422m²  82m²
 Year Built 1950 DOM 29 days
 Listing Date 02-May-25 Distance 0.13km
 Listing Price \$585 pw






3 84 GILLIES STREET RUTHERFORD NSW 2320



 4  2  2  559m²  154m²
 Year Built 2016 DOM 29 days
 Listing Date 24-Feb-25 Distance 0.67km
 Listing Price \$650 WEEKLY






4 163 NEW ENGLAND HIGHWAY RUTHERFORD NSW 2320



 3  2  1  620m²  132m²
 Year Built 1930 DOM 23 days
 Listing Date 02-Jul-24 Distance 0.78km
 Listing Price \$600 per week

5 28 MELBEE STREET RUTHERFORD NSW 2320








 4  1  2  612m²  107m²
 Year Built 1950 DOM 54 days
 Listing Date 14-Apr-25 Distance 0.92km
 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

Comparable Rentals






6 32 MELBEE STREET RUTHERFORD NSW 2320



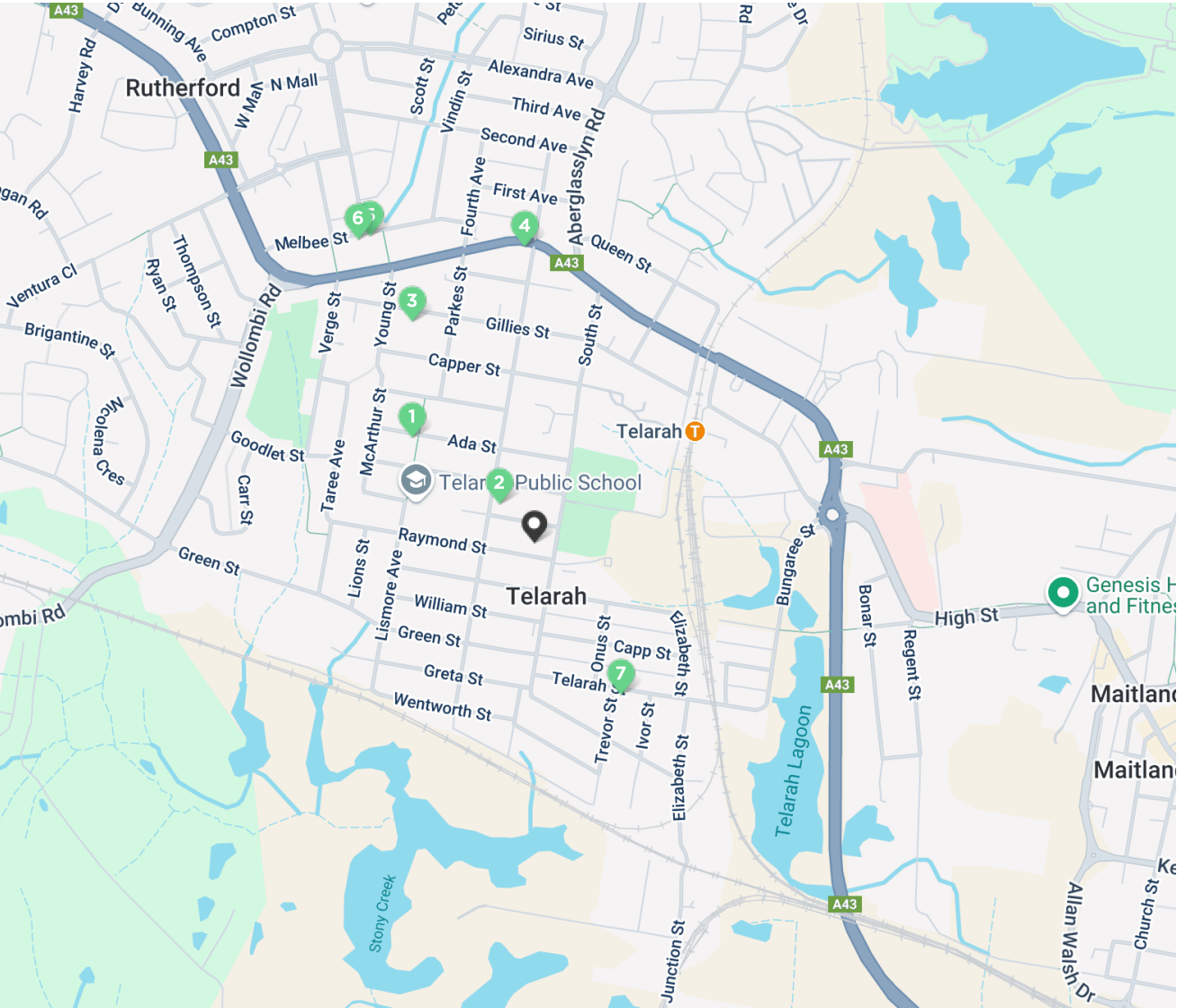
 4  1  1  618m²  100m²
 Year Built - DOM 17 days
 Listing Date 24-Mar-25 Distance 0.93km
 Listing Price \$650 per week



7 30 TELARAH STREET TELARAH NSW 2320



 4  2  3  537m²  172m²
 Year Built 1920 DOM 5 days
 Listing Date 21-Mar-25 Distance 0.47km
 Listing Price \$750 p/week

Comps Map: Rentals



					
1	36 ADA STREET TELARAH NSW 2320	4	1	1	\$590
2	67 BROOKS STREET TELARAH NSW 2320	3	1	1	\$585
3	84 GILLIES STREET RUTHERFORD NSW 2320	4	2	2	\$650
4	163 NEW ENGLAND HIGHWAY RUTHERFORD NSW 2320	3	2	1	\$600
5	28 MELBEE STREET RUTHERFORD NSW 2320	4	1	2	\$600
6	32 MELBEE STREET RUTHERFORD NSW 2320	4	1	1	\$650
7	30 TELARAH STREET TELARAH NSW 2320	4	2	3	\$750

Current Market Review

1 RAYMOND STREET TELARAH NSW 2320



Market Assessment

\$650 approx. per week

Notes from your agent

All pricing put forward is based on comparable pricing evidence and should be seen as a guide. This estimate takes into account multiple living areas, abundance of car accommodation and an I.G Pool set over two titles.

Disclaimer

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.