

Comparative Market Analysis



16 COMPTON STREET RUTHERFORD NSW 2320

Prepared on 2nd April 2025

Jazmine Hughes

FIRST NATIONAL DAVID HAGGARTY

454 High St
MAITLAND NSW 2320

m: 0408021921

w: 02 4933 5544

jazmine@fnrem.com.au

The Proprietor
Compton Street
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.

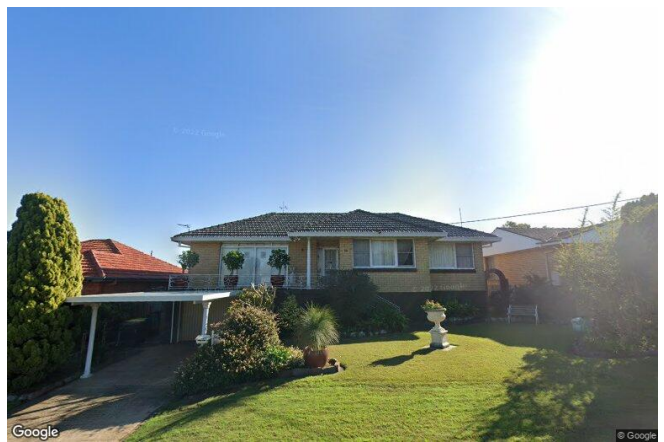
Yours Sincerely,

Jazmine Hughes
First National Maitland
454 High St
MAITLAND NSW 2320

Your Property

16 COMPTON STREET RUTHERFORD NSW 2320

-  -  -  632m²  130m² 



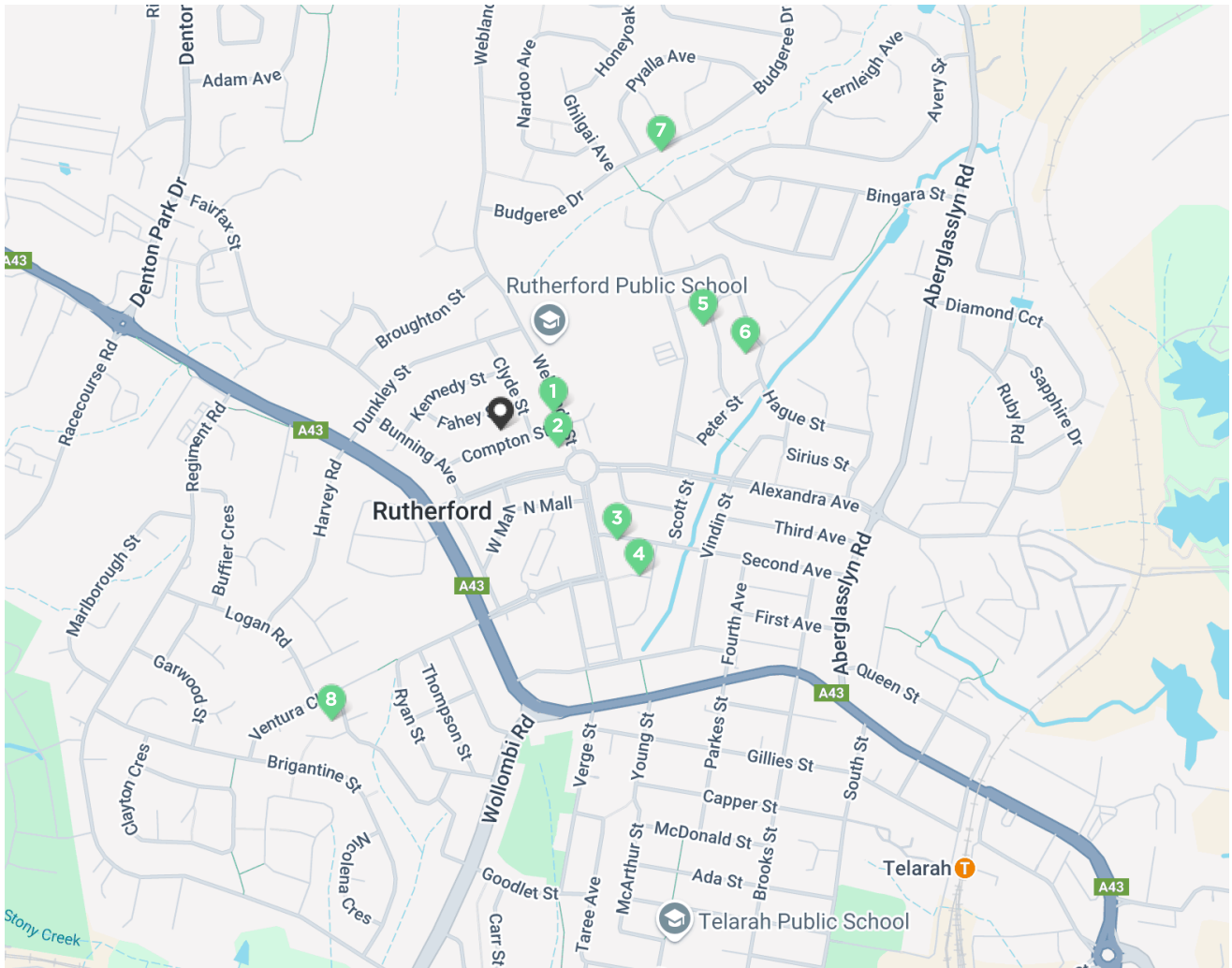
Your Property History

1 Apr, 2025 - Listed for sale at \$665,000



Introducing Mick Haggarty

Comps Map: Rentals



1 54 WEBLANDS STREET RUTHERFORD NSW 2320	3	1	1	\$580
2 28 ALEXANDRA AVENUE RUTHERFORD NSW 2320	3	1	1	\$580
3 54 SECOND AVENUE RUTHERFORD NSW 2320	3	1	2	\$600
4 14 JOAN STREET RUTHERFORD NSW 2320	3	1	1	\$580
5 26 WOLSTENHOLME STREET RUTHERFORD NSW 2320	3	2	2	\$600
6 30 HAGUE STREET RUTHERFORD NSW 2320	3	1	2	\$610
7 37 BUDGEREE DRIVE ABERGLASSLYN NSW 2320	3	2	1	\$600
8 3 EASTON CLOSE RUTHERFORD NSW 2320	3	2	2	\$600

Google Map data ©2025 Google
 * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

1 54 WEBLANDS STREET RUTHERFORD NSW 2320



3 1 1 491m² 108m²
 Year Built - DOM 39 days
 Listing Date 26-Sep-24 Distance 0.14km
 Listing Price \$580 per week

2 28 ALEXANDRA AVENUE RUTHERFORD NSW 2320



3 1 1 707m² 101m²
 Year Built 1970 DOM 21 days
 Listing Date 19-Feb-25 Distance 0.16km
 Listing Price \$580 pw

3 54 SECOND AVENUE RUTHERFORD NSW 2320



3 1 2 498m² 105m²
 Year Built 1960 DOM 14 days
 Listing Date 05-Dec-24 Distance 0.42km
 Listing Price \$600.00 Per Week

4 14 JOAN STREET RUTHERFORD NSW 2320



3 1 1 646m² 99m²
 Year Built 1965 DOM 14 days
 Listing Date 25-Feb-25 Distance 0.53km
 Listing Price \$580

5 26 WOLSTENHOLME STREET RUTHERFORD NSW 2320








3 2 2 570m² 157m²
 Year Built 1970 DOM 20 days
 Listing Date 12-Feb-25 Distance 0.58km
 Listing Price \$600 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 30 HAGUE STREET RUTHERFORD NSW 2320



 3  1  2  600m²  117m²
 Year Built 1980 DOM 11 days
 Listing Date 17-Mar-25 Distance 0.66km
 Listing Price \$610 per week






7 37 BUDGEREE DRIVE ABERGLASSLYN NSW 2320



 3  2  1  317m²  156m²
 Year Built 2017 DOM 12 days
 Listing Date 21-Mar-25 Distance 0.82km
 Listing Price \$600 per week

8 3 EASTON CLOSE RUTHERFORD NSW 2320

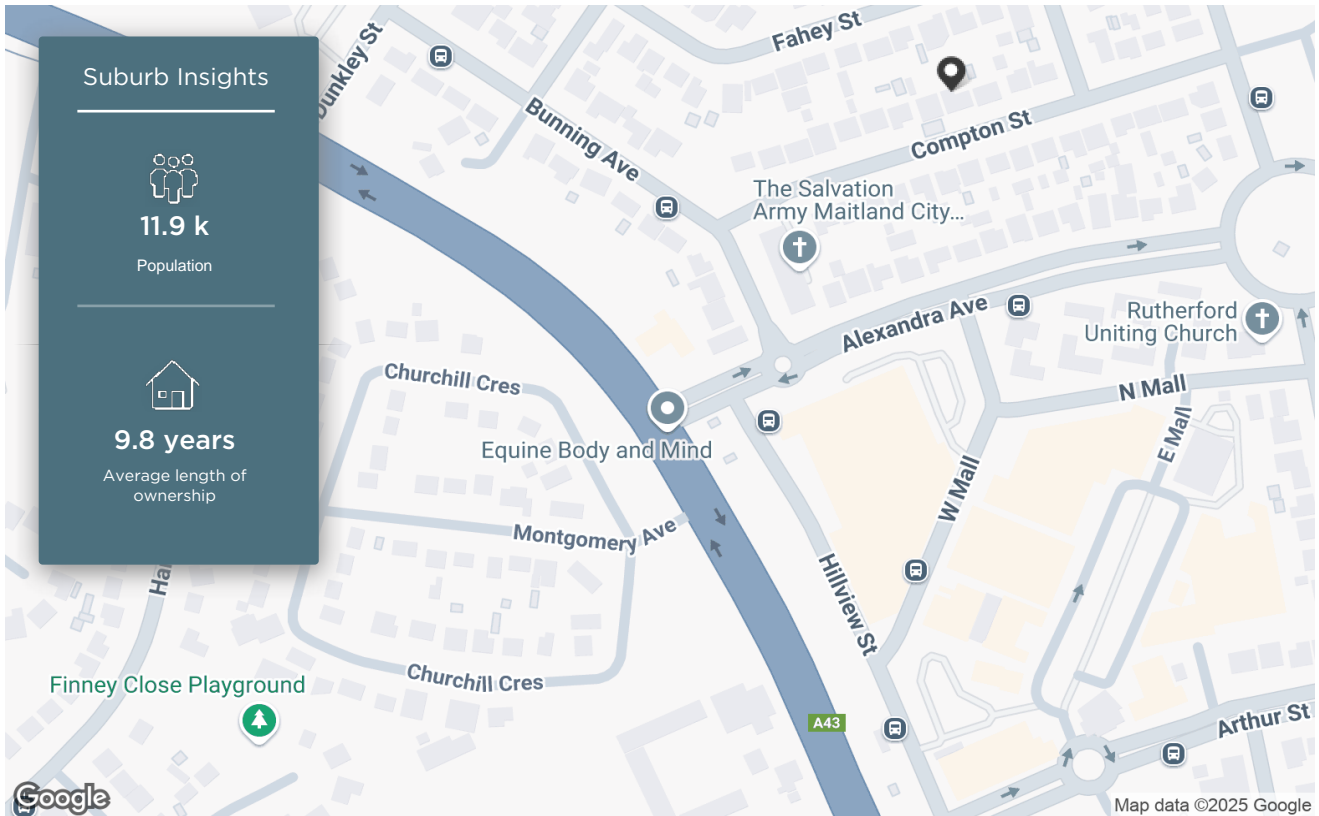


 3  2  2  621m²  169m²
 Year Built 2010 DOM 56 days
 Listing Date 20-Aug-24 Distance 0.87km
 Listing Price \$600 Per Week

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

Rutherford

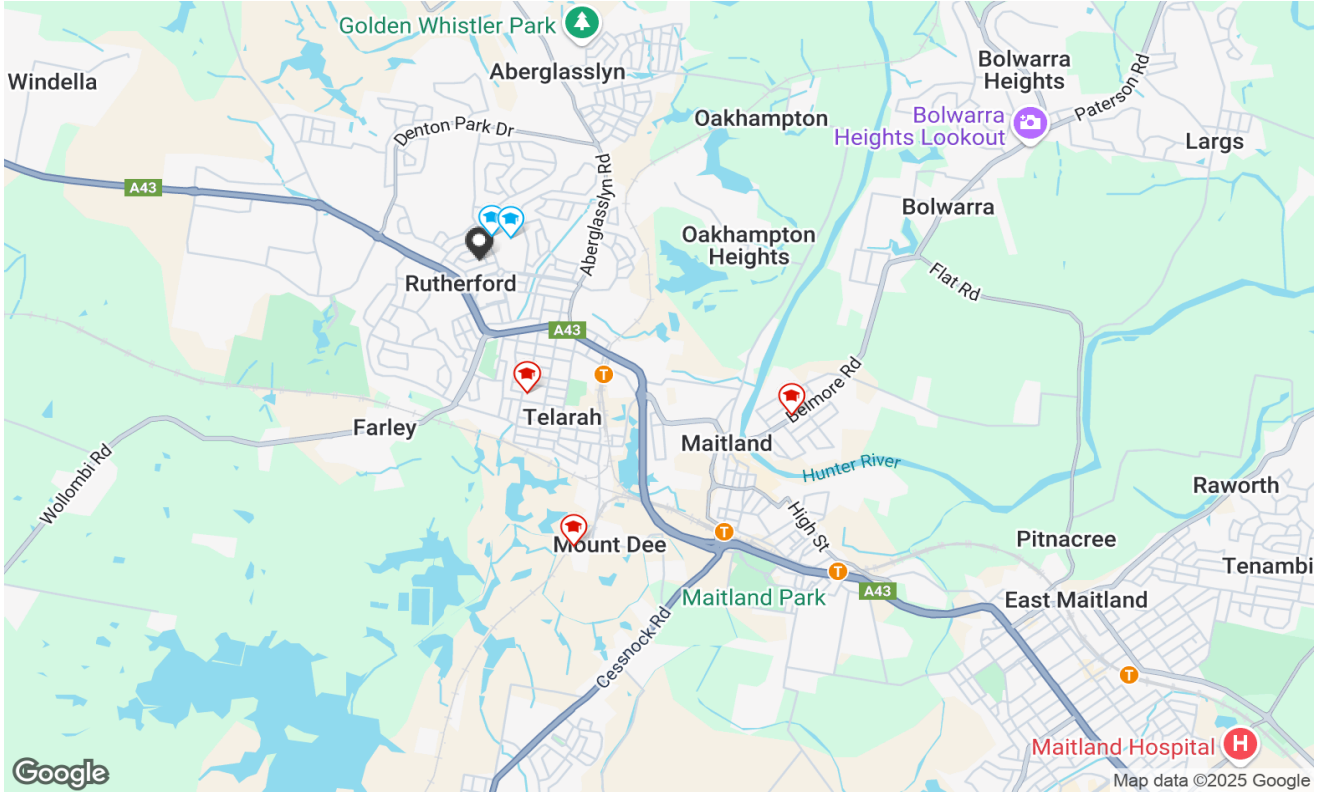
Demographic








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 \$670,000.

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



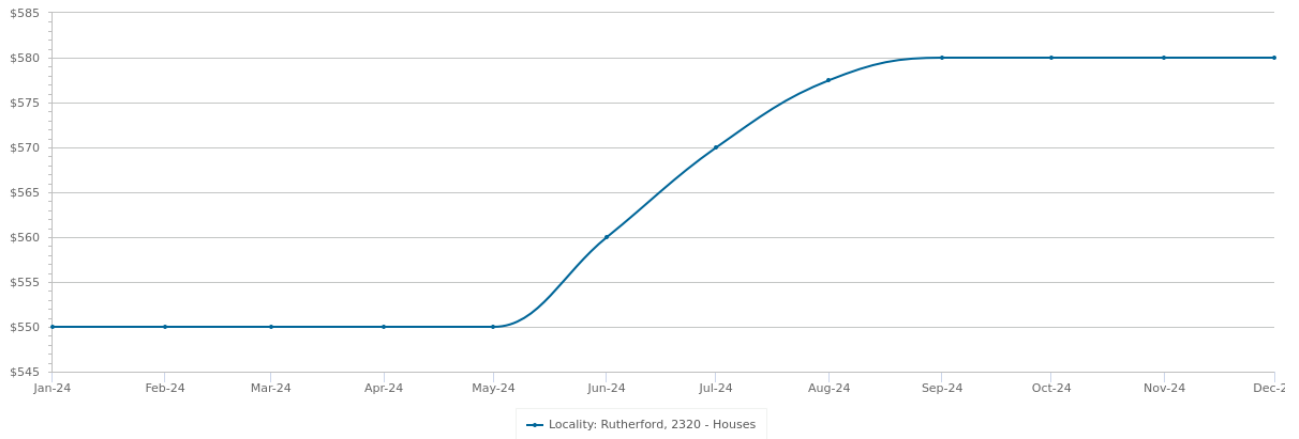
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Rutherford Public School 59 Weblands Street Rutherford NSW 2320	0.28km	Primary	Mixed	Government	0-6
 Rutherford High School 59 Weblands Street Rutherford NSW 2320	0.4km	Secondary	Mixed	Government	7-12
 Telarah Public School George Street Telarah NSW 2320	1.42km	Primary	Mixed	Government	0-6
 Hunter Trade College 52 Junction Street Telarah NSW 2320	3.03km	Secondary	Mixed	Non-Government	11-12
 Nillo Infants School Belmore Road Lorn NSW 2320	3.4km	Primary	Mixed	Government	0-2

 Property is within school catchment area

 Property is outside school catchment area

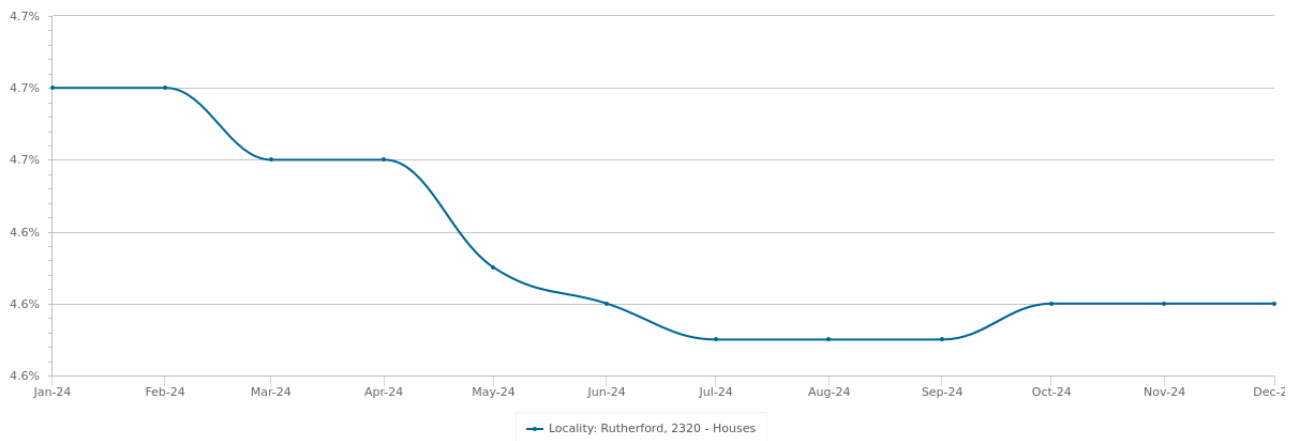
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

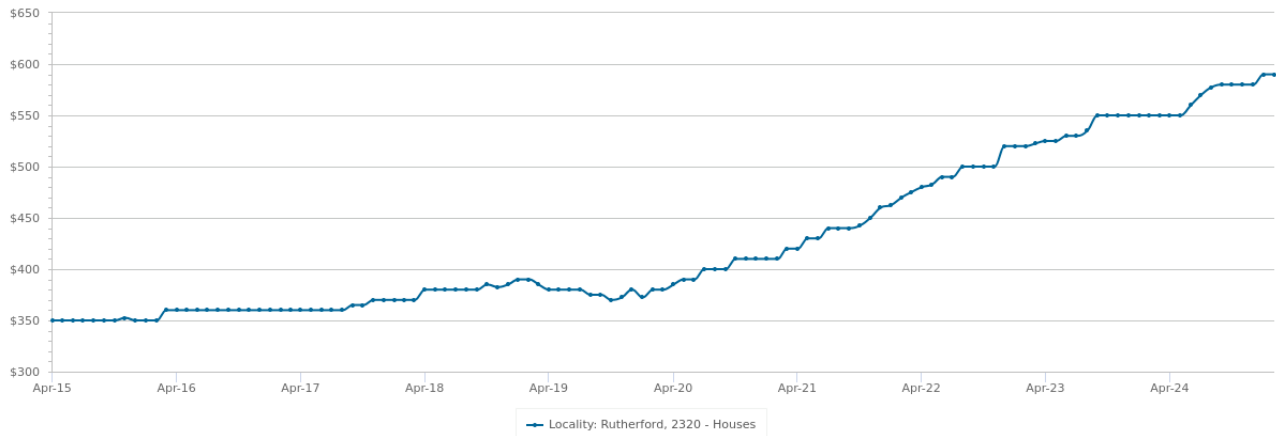


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2024	\$580	0.0%	4.6%	244
Nov 2024	\$580	0.0%	4.6%	247
Oct 2024	\$580	0.0%	4.6%	248
Sep 2024	\$580	0.4% ▲	4.6%	250
Aug 2024	\$577	1.3% ▲	4.6%	249
Jul 2024	\$570	1.8% ▲	4.6%	236
Jun 2024	\$560	1.8% ▲	4.6%	235
May 2024	\$550	0.0%	4.6%	233
Apr 2024	\$550	0.0%	4.7%	239
Mar 2024	\$550	0.0%	4.7%	237
Feb 2024	\$550	0.0%	4.7%	229
Jan 2024	\$550	0.0%	4.7%	221

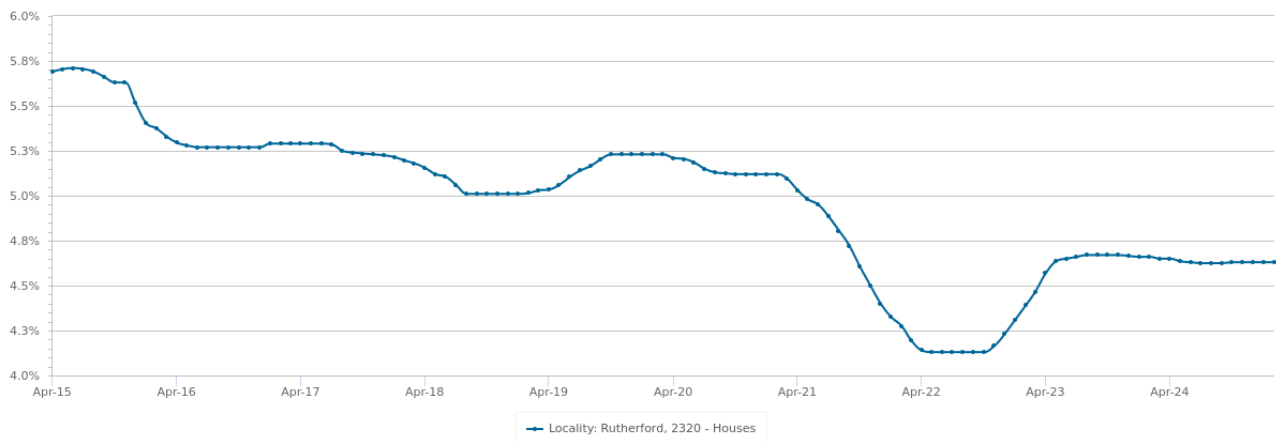
Long Term Market Trends

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	RENTAL OBSERVATIONS
2025	\$590	7.3% ▲	4.6%	245
2024	\$550	5.8% ▲	4.7%	229
2023	\$520	10.6% ▲	4.4%	228
2022	\$470	14.6% ▲	4.3%	174
2021	\$410	7.9% ▲	5.1%	243
2020	\$380	-2.6% ▼	5.2%	252
2019	\$390	5.4% ▲	5%	310
2018	\$370	2.8% ▲	5.2%	328
2017	\$360	2.9% ▲	5.3%	401
2016	\$350	-	5.4%	465

Summary

16 COMPTON STREET RUTHERFORD NSW 2320



Appraisal price range

Notes from your agent

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