

# Comparative Market Analysis



## 28 BOUNDARY STREET RUTHERFORD NSW 2320

Prepared on 2nd April 2025

**Jazmine Hughes**  
FIRST NATIONAL DAVID HAGGARTY

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MAITLAND NSW 2320

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The Proprietor  
Boundary 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

**28 BOUNDARY STREET RUTHERFORD NSW 2320**

4  2  2  764m<sup>2</sup>  208m<sup>2</sup> 



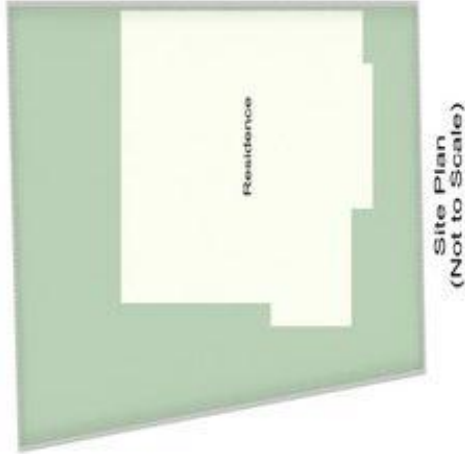
## Your Property History

- 29 Jul, 2024** - Listed for rent at \$800 WEEKLY
- 25 Mar, 2022** - Sold for \$990,000
- 8 Mar, 2022** - Listed for sale as Property Preview
- 18 May, 2018** - Sold for \$248,000
- 25 Mar, 2018** - Listed for sale at \$514,500
- 29 Jan, 2018** - Listed for sale at \$248,000



Introducing Mick Haggarty

# Floor Plan

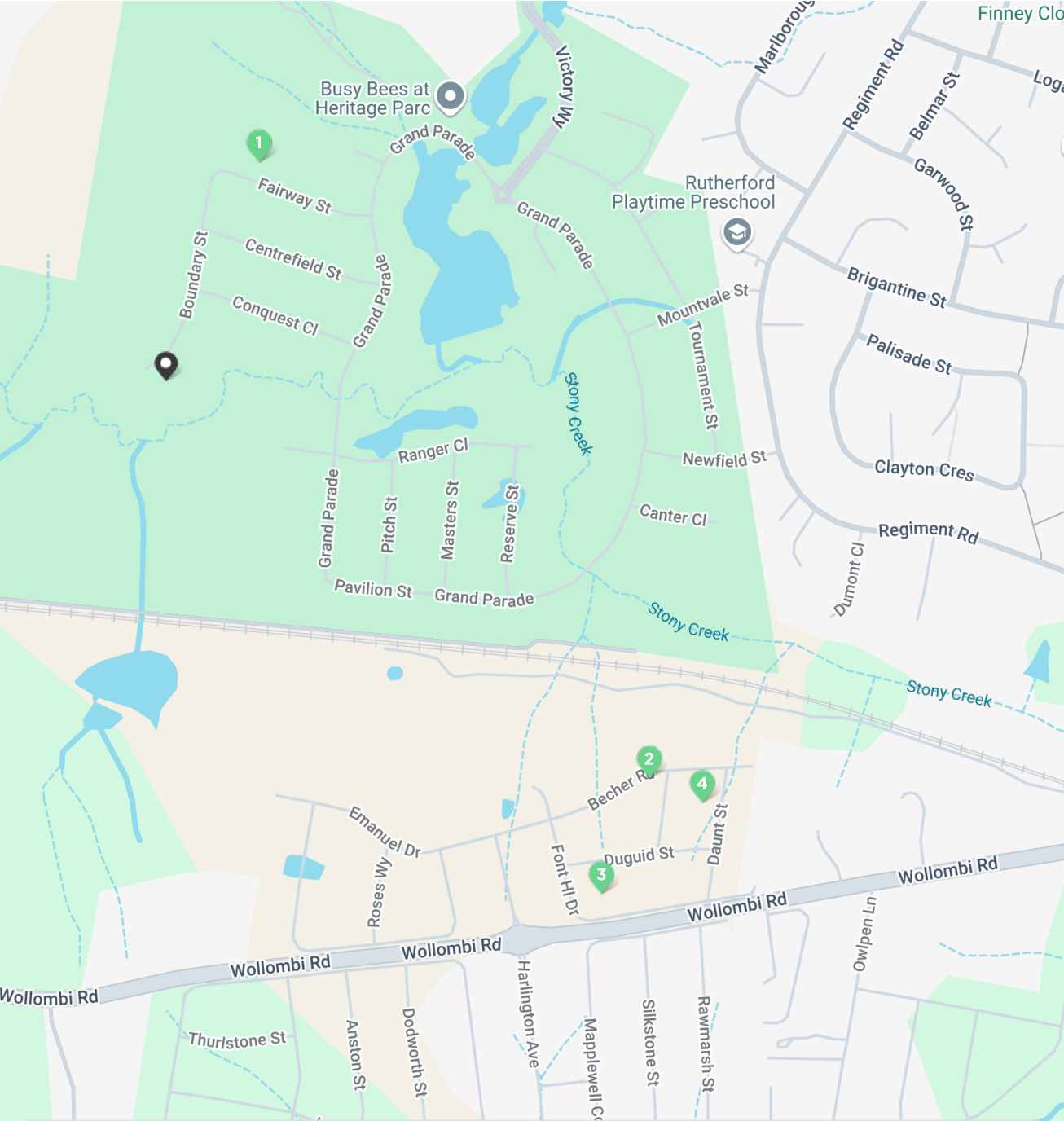


28 Boundary St - Rutherford



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. All interested parties 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.

# Comps Map: Rentals



<b>1</b> 20 FAIRWAY STREET RUTHERFORD NSW 2320	4	2	2	\$750
<b>2</b> 11 PERCY STREET FARLEY NSW 2320	4	2	2	\$720
<b>3</b> 11 FONT HILL DRIVE FARLEY NSW 2320	4	2	2	\$750
<b>4</b> 6 DAUNT STREET FARLEY NSW 2320	4	2	2	\$750



Map data ©2025 Google

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

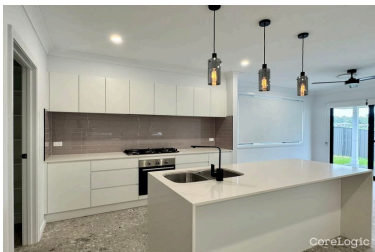
# Comparable Rentals

## 1 20 FAIRWAY STREET RUTHERFORD NSW 2320



4 2 2 531m<sup>2</sup> 184m<sup>2</sup>  
 Year Built 2019 DOM 8 days  
 Listing Date 07-Jan-25 Distance 0.35km  
 Listing Price \$750 per week

## 2 11 PERCY STREET FARLEY NSW 2320



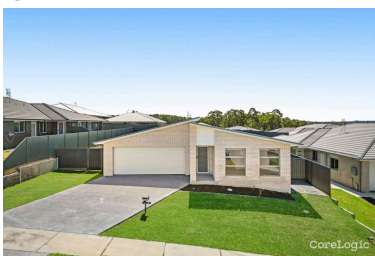
4 2 2 542m<sup>2</sup> -  
 Year Built - DOM 2 days  
 Listing Date 29-Jan-25 Distance 0.93km  
 Listing Price \$720 WEEKLY

## 3 11 FONT HILL DRIVE FARLEY NSW 2320



4 2 2 623m<sup>2</sup> 161m<sup>2</sup>  
 Year Built 2024 DOM 15 days  
 Listing Date 31-Jan-25 Distance 1km  
 Listing Price \$750 per week

## 4 6 DAUNT STREET FARLEY NSW 2320

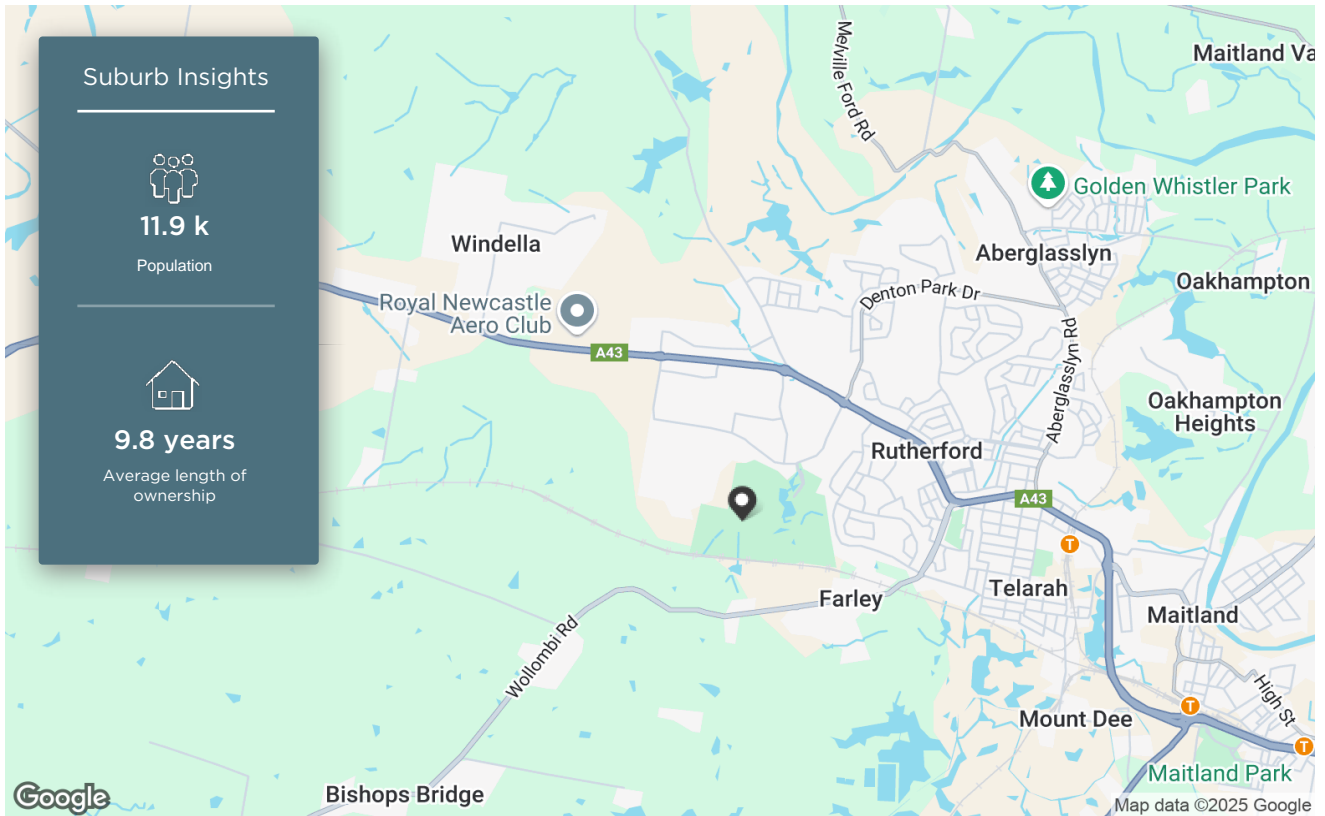


4 2 2 612m<sup>2</sup> 167m<sup>2</sup>  
 Year Built 2024 DOM 14 days  
 Listing Date 31-Jan-25 Distance 1.01km  
 Listing Price \$750 per week

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
	<b>Rutherford Public School</b> 59 Weblands Street Rutherford NSW 2320	2.39km	Primary	Mixed	Government	0-6
	<b>Telarah Public School</b> George Street Telarah NSW 2320	2.48km	Primary	Mixed	Government	0-6
	<b>Rutherford High School</b> 59 Weblands Street Rutherford NSW 2320	2.54km	Secondary	Mixed	Government	7-12
	<b>Wollombi Public School</b> Wollombi Rd Wollombi NSW 2320	2.65km	Primary	Mixed	Government	-
	<b>Hunter Trade College</b> 52 Junction Street Telarah NSW 2320	3.49km	Secondary	Mixed	Non-Government	11-12

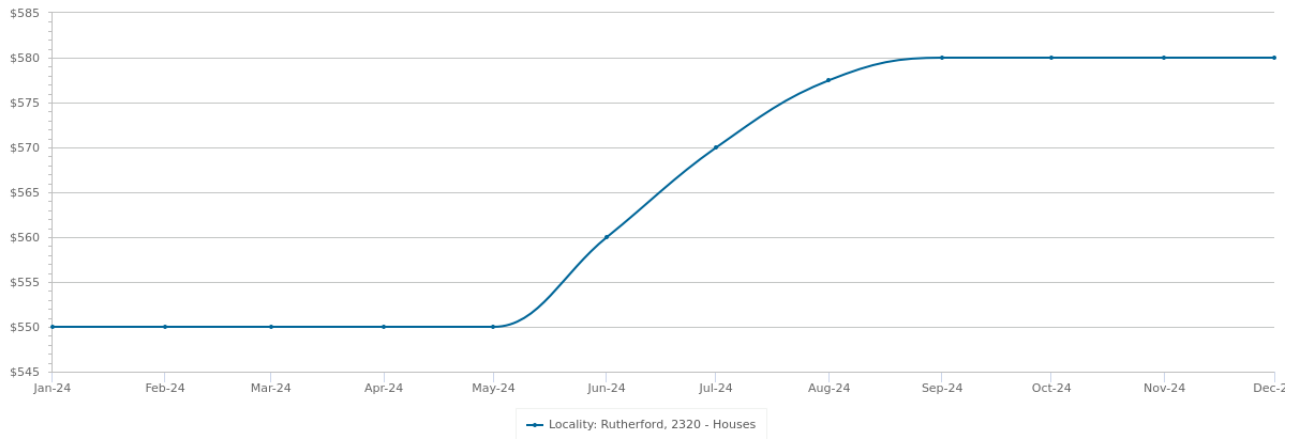
 Property is within school catchment area

 Property is outside school catchment area



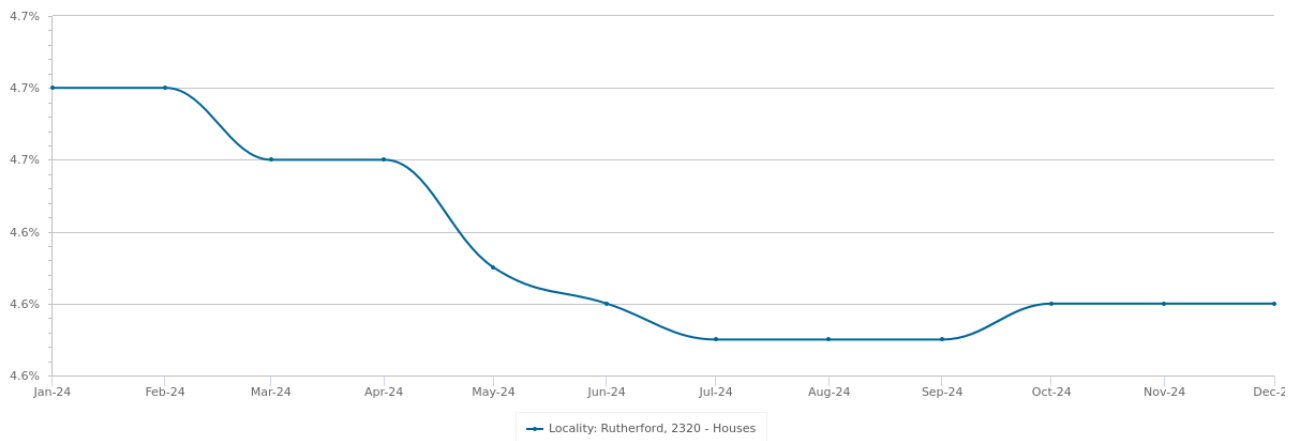
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

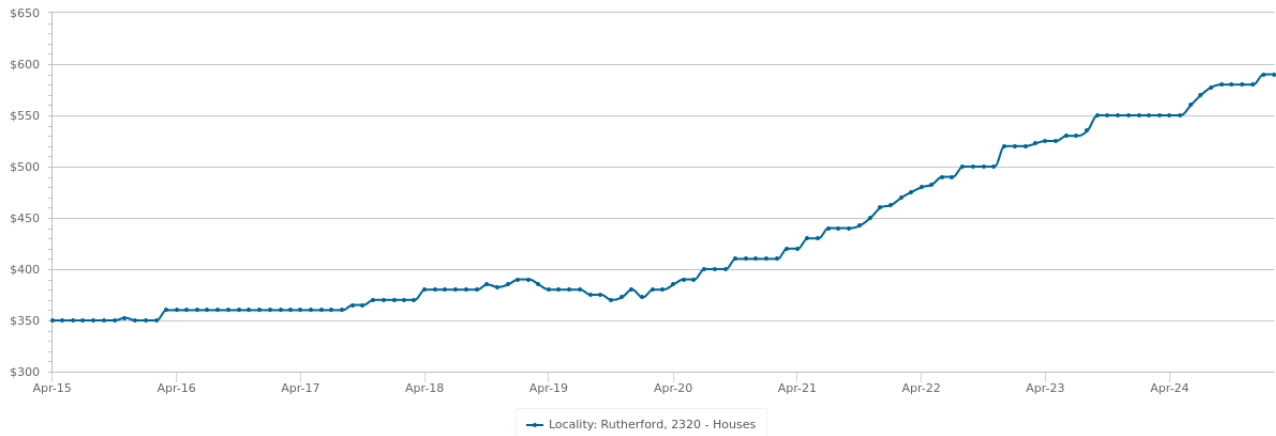


Statistics are calculated at the end of the displayed month

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

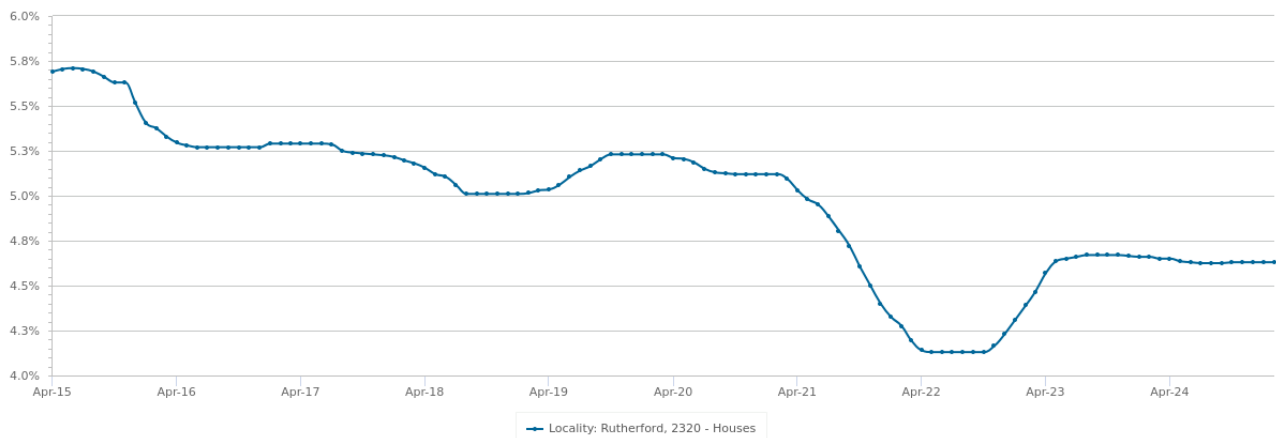
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

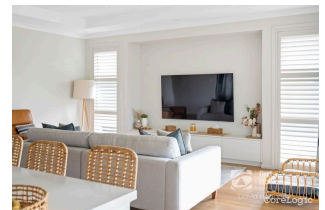


Statistics are calculated at the end of the displayed month

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

**28 BOUNDARY STREET RUTHERFORD NSW 2320**



## Appraisal price range

\$800 - \$830 per week

## Notes from your agent

The property has been leased until March 2025 at \$800 per week.

## Disclaimer

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