

NSW - Sales - Appraisal Report

Property Address: 1 O'DEA PL, NORTH RICHMOND, 2754

Radius (Kms): 3

Sale Date: 26/10/2008 To: 26/10/2009

Settlement Date: 26/10/2008 To: 26/10/2009

Sale Price: 450000 To: 700000

Area HA: 0.0000 To: 9999999999

Land Use: All

Zoning: All

7 INVERARY DR, KURMOND SYD63/J3



Sale Price:\$455,000

Sale Date:06/03/09

Lot Plan: L7/DP218802

Area: 2144 M

Land Use: GENERAL RURAL

Zoning: NON URBAN

Attributes:3BED, VIEW, 1BATH, 1O/RMS, 1CAR, 1LUG

3B YVONNE PL, NORTH RICHMOND

SYD63/M14



Sale Price:\$460,000

Sale Date:23/06/09

Lot Plan: L2/DP871668

Area: 577 M

Land Use: SINGLE RES DWELLING

Zoning: RESIDENTIAL

38 KEDA CCT, NORTH RICHMOND

SYD63/P16



Sale Price:\$470,000

Sale Date:27/05/09

Lot Plan: L70/DP255010

Area: 1000 M

Land Use: SINGLE RES DWELLING

Zoning: RESIDENTIAL

Attributes:4BED, 1ENS, A/C, 1DIN, 2LUG, FIREPLACE, DUCT VAC

10 CHARLES ST, NORTH RICHMOND

SYD63/P13



Sale Price:\$475,000

Sale Date:27/05/09

Lot Plan: L1/DP591827

Area: 1167 M

Land Use: SINGLE RES DWELLING

Zoning: RESIDENTIAL

Attributes:T/PORT

66 GROSE VALE RD, NORTH RICHMOND

SYD63/K16

No Photo Available

Sale Price: \$499,950

Sale Date: 17/06/09

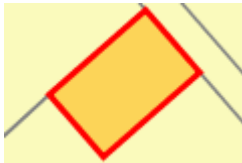
Lot Plan: L4/DP1089835

Area: 670 M

Land Use: SINGLE RES DWELLING **Zoning:** RESIDENTIAL

53 SLOPES RD, NORTH RICHMOND

SYD63/N6



Sale Price: \$500,000

Sale Date: 15/12/08

Lot Plan: L15/DP229509

Area: 4047 M

Land Use: GENERAL RURAL **Zoning:** NON URBAN

444 BELLS LINE OF RD, KURMOND

SYD48/A16



Sale Price: \$500,000

Sale Date: 18/11/08

Lot Plan: L2/DP120485

Area: 6150 M

Land Use: GENERAL RURAL **Zoning:** NON URBAN

Attributes: 3BED, VIEW, 2BATH, 1WC, A/C, 1LNG, 2CAR, 2LUG, FIREPLACE, MROAD

96 YARRAMUNDI LA, AGNES BANKS

SYD83/N6



Sale Price: \$500,000

Sale Date: 02/03/09

Lot Plan: L2/DP507079

Area: 6.6 H

Land Use: GENERAL RURAL

Zoning: SCENIC PROTECTION

8A MERRICK PL, NORTH RICHMOND

SYD63/L12



Sale Price: \$515,000

Sale Date: 28/05/09

Lot Plan: L1/DP832891

Area: 622 M

Land Use: SINGLE RES DWELLING **Zoning:** RESIDENTIAL

Attributes: 4BED, 1ENS, 2BATH, A/C, 1LNG, 1DIN, 1O/RMS, 2CAR, 2LUG, SEC, FIREPLACE

45 ARTHUR PHILLIP DR, NORTH RICHMOND

SYD63/J13



Sale Price: \$525,000

Sale Date: 18/11/08

Lot Plan: L101/DP802290

Area: 758 M

Land Use: SINGLE RES DWELLING **Zoning:** RESIDENTIAL

Attributes: 4BED, 1ENS, 2BATH, 2CAR, 2LUG

8 GRAINGER PL, NORTH RICHMOND

SYD63/K14



Sale Price:\$555,000

Sale Date:27/05/09

Lot Plan: L71/DP802290

Area: 1141 M

Land Use: SINGLE RES DWELLING **Zoning:** RESIDENTIAL

Attributes: 4BED, 1ENS, 2BATH, 1LNG, 1DIN, 1RUMP, 2LUG, POOL

****16 KEDA CCT, NORTH RICHMOND

SYD63/P16



Sale Price:\$595,000

Sale Date:25/05/09

Lot Plan: L22/DP255010

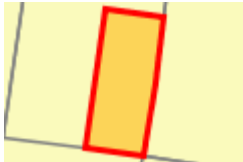
Area: 1034 M

Land Use: SINGLE RES DWELLING **Zoning:** RESIDENTIAL

Attributes: 4BED, 1ENS, 2BATH, 2LUG

63 GINAHGULLAH AV, GROSE VALE

SYD62/N9



Sale Price:\$605,000

Sale Date:06/07/09

Lot Plan: LY/DP164256

Area: 4047 M

Land Use: GENERAL RURAL **Zoning:** NON URBAN

*** 53 FLINDERS PL, NORTH RICHMOND

SYD63/Q15



Sale Price:\$620,000

Sale Date:22/04/09

Lot Plan: L22/DP787272

Area: 1018 M

Land Use: SINGLE RES DWELLING **Zoning:** RESIDENTIAL

Attributes: 4BED, 1ENS, 2BATH, 3LUG

289 REDBANK RD, KURRAJONG

SYD63/A7



Sale Price:\$650,000

Sale Date:28/11/08

Lot Plan: L3/DP258774

Area: 5519 M

Land Use: GENERAL RURAL **Zoning:** NON URBAN

Attributes: 3BED, 1BATH, 2CAR, 2LUG

250 CROOKED LA, NORTH RICHMOND

SYD63/P10



Sale Price:\$660,000

Sale Date:23/06/09

Lot Plan: L10/DP803783

Area: 2.52 H

Land Use: GENERAL RURAL **Zoning:** NON URBAN

Attributes: 4BED, VIEW, 2BATH, A/C, 1LNG, 1DIN, 1L/DIN, 1RUMP, PLSH FL, 2CAR, 2LUG

194 BELLS LINE OF RD, NORTH RICHMOND

SYD63/N10



Sale Price:\$685,000

Sale Date:05/08/09

Lot Plan: L1010/DP621211

Area: 14560 M

Land Use: GENERAL RURAL

Zoning: NON URBAN

Attributes:5BED, 3BATH, 2CAR, 2LUG, MROAD

Grand Total:

	Total Properties:	Sale Price	Area
Highest:	17	\$ 685,000	6.6 H
Lowest:		\$ 455,000	577 M
Average:		\$ 545,291	7980 M
Median:		\$ 515,000	1167 M
Volume:		\$ 9,269,950	13.57 H