



Luschwitz

REAL ESTATE

Recent Comparable Sales

'Oakleigh Gardens' Villa 1/11-17 Jubilee Street, Wahroonga 2076



2/11-17 Jubilee St, Wahroonga

Sold: \$1,550,000

Sale Date: Nov 2021
3 Bed | 2 Bath | 2 Car

Land: 277m2 House: 116m2



3/11-17 Jubilee St, Wahroonga

Sold: \$1,150,000

Sale Date: Dec 2021
3 Bed | 2 Bath | 2 Car

Land: 277m2 House: 110m2



4/11-17 Jubilee St, Wahroonga

Sold: \$1,280,000

Sale Date: Jun 2021
3 Bed | 2 Bath | 2 Car

Land: 269m2 House: 116m2



5/11-17 Jubilee St, Wahroonga

Sold: \$1,740,000

Sale Date: Oct 2021
3 Bed | 2 Bath | 2 Car

Land: 269m2 House: 116m2



8/11-17 Jubilee St, Wahroonga

Sold: \$1,070,000

Sale Date: Aug 2018
3 Bed | 2 Bath | 2 Car

Land: 239m2 House: 116m2



10/11-17 Jubilee St, Wahroonga

Sold: \$1,370,000

Sale Date: Sept 2022
3 Bed | 2 Bath | 2 Car

Land: 280m2 House: 116m2

Disclaimer: The properties detailed in this document are the comparable properties that we have discussed with the property owners, in determining an indicative sale guide as per the requirements of the Amendment to the Property Stock and Business Agents Act

*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate



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Property Profile



'Oakleigh Gardens' Villa 1/11-17 Jubilee Street, Wahroonga 2076

House and Land size	House: Approx 120m2 Land: Approx 290m2
When was the home built?	1993
What is/are the aspect/view of the property?	Tranquil north facing rear garden setting
What council is the property in?	Hornsby Shire Council
What are the outgoings?	Council Rates: \$416.00 per quarter Water Rates: \$178.13 per quarter Strata Admin: \$409.36 per quarter Strata Capital Works: \$886.62 per quarter
What is the rental estimate?	\$800 per week
Is the property owner occupied, tenanted or vacant?	Owner occupied
Last traded year?	\$212,000 12/03/1997
Gas or electricity?	Gas and electricity connected
Where is the hot water serviced located? Type?	Gas Hot Water Service
What is the parking situation?	Lock up garage plus carport
Proximity to buses and trains	250m 591 Bus Stop
Proximity to shops, cafes and amenities?	500m Edgeworth David Shops 1.2km Westfields Hornsby Shopping Centre
Proximity to nearest primary school?	900m Waitara Public School
Proximity to nearest high school?	3 km Asquith Boys High School 3.1 km Asquith Girls High School
Distance to the CBD?	37 min (35.1 km) via M2

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