

Additional Property Details



9/28 Macpherson Street, Warriewood

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|---|--|
| Strata plan registered | 1989 |
| Number of apartments in the building | 71 |
| Level | Two-storey townhouse |
| Lift access | No |
| Approximate size | Downstairs 129m ² Upstairs 86m ² Total 215m ² |
| Approximate Outgoings | Strata - \$1250 per quarter Council - \$366 per quarter |
| Cooking | Electric |
| Pets allowed | Subject to body corporate |
| Owner occupied or rental | Owner occupied |
| Rental approximate | \$900 per week. |
| Property management advice | Khaleda Baluch – 0404 119 563 |
| Strata manager | Whitney Property Group Lee Whitney – 02 8407 9314 |
| Record Block Sale | \$1,800,000 in November 2021 68/28 Macpherson Street |

Please refer to the second page for some recent comparable sales in the area.

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Comparable Sales

| | | |
|---|--|---|
| 1 | 36/28 Macpherson Street Warriewood NSW 2102 | Sold Price \$1,660,000 |
| | <p> 3 2 2 222m² 125m² Year Built 1989 DOM 16 Sold Date 31-Aug-21 Distance - First Listing Buyers Guide \$1,600,000 Last Listing Sold by Duane Hunter </p> | |
| 2 | 41/28 Macpherson Street Warriewood NSW 2102 | Sold Price \$1,600,000 |
| | <p> 2 2 2 1.76ha 110m² Year Built 1989 DOM 23 Sold Date 04-Aug-21 Distance - First Listing Contact Agent Last Listing Auction Guide \$1,500,000 - \$1,600,000 </p> | |
| 3 | 68/28 Macpherson Street Warriewood NSW 2102 | Sold Price ^{RS} \$1,800,000 |
| | <p> 3 2 2 1.75ha 110m² Year Built 1989 DOM - Sold Date 09-Nov-21 Distance - First Listing - Last Listing - </p> | |
| 4 | 21/30 Macpherson Street Warriewood NSW 2102 | Sold Price \$1,740,000 |
| | <p> 3 2 2 1.87ha 133m² Year Built 1990 DOM 15 Sold Date 27-Jul-21 Distance 0.12km First Listing Auction Last Listing Contact Agent </p> | |
| 5 | 16/26 Macpherson Street Warriewood NSW 2102 | Sold Price \$1,635,000 |
| | <p> 3 2 2 218m² 110m² Year Built 1990 DOM - Sold Date 20-Sep-21 Distance 0.15km First Listing - Last Listing - </p> | |

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic