

# Additional Property Details



## 68 Rickard Road, North Narrabeen

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<b>Auction</b>	On-site December 4 at 11am
<b>Land size</b>	575m <sup>2</sup>
<b>Built</b>	1960's with renovation since
<b>Zoning</b>	R2 – Low Residential
<b>Parking</b>	1 x carports
<b>Approximate Outgoings</b>	Council - \$477 per quarter
<b>Cooling</b>	Ceiling fans
<b>Cooking</b>	Gas cooktop
<b>Owner occupied or rental</b>	Owner Occupied
<b>Highest prices achieved on the street</b>	\$4,375,000 – 7 BED   5 BATH   2 CAR 75 Rickard Road, North Narrabeen
<b>Property Management Advice</b>	\$1100 - \$1150 per week Khaleda Baluch – 0404 119 563


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

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# Comparable Sales


- 1** 107 Gondola Road North Narrabeen NSW 2101 **Sold Price** <sup>RS</sup> **\$2,520,000**




<p> 4  2  2  462m<sup>2</sup>  153m<sup>2</sup></p> <p>Year Built 1980 DOM 17</p> <p>Sold Date 15-Oct-21 Distance 0.28km</p> <p>First Listing Auction Preview</p> <p>Last Listing Guide \$2,250,000</p>		
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- 2** 21 Gondola Road North Narrabeen NSW 2101 **Sold Price** <sup>RS</sup> **\$2,537,000**




<p> 3  2  2  462m<sup>2</sup>  105m<sup>2</sup></p> <p>Year Built 1950 DOM 19</p> <p>Sold Date 21-Sep-21 Distance 0.31km</p> <p>First Listing Auction</p> <p>Last Listing Auction 21st September 6pm</p>		
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- 3** 11 Rickard Road North Narrabeen NSW 2101 **Sold Price** <sup>RS</sup> **\$2,210,000**



<p> 3  1  1  462m<sup>2</sup>  112m<sup>2</sup></p> <p>Year Built - DOM 24</p> <p>Sold Date 14-Aug-21 Distance 0.39km</p> <p>First Listing Auction Preview</p> <p>Last Listing Auction Guide \$1,950,000</p>		
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- 4** 12 Amelia Place North Narrabeen NSW 2101 **Sold Price** **\$2,400,000**



<p> 4  2  2  639m<sup>2</sup>  157m<sup>2</sup></p> <p>Year Built 1975 DOM 20</p> <p>Sold Date 06-Jul-21 Distance 0.85km</p> <p>First Listing Auction</p> <p>Last Listing Guide \$2,250,000</p>		
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- 5** 140 Garden Street North Narrabeen NSW 2101 **Sold Price** **\$2,410,000**



<p> 4  3  3  683m<sup>2</sup>  -</p> <p>Year Built - DOM 17</p> <p>Sold Date 13-Aug-21 Distance 1.17km</p> <p>First Listing Auction (if not sold prior) - Guide: \$2,300,000</p> <p>Last Listing Auction - Guide: \$2,400,000</p>		
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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