



Luschwitz

REAL ESTATE

Recent Comparable Sales

"Abode" Apartment 206/72 Laurel Ave, Willoughby 2068



106/3 Scott St Willoughby

Sold: \$2,675,000

Sale Date: Dec 24
3 Bed | 2 Bath | 2 Car



702/3 Scott St Willoughby

Sold: \$2,925,000

Sale Date: Sept 2024
3 Bed | 2 Bath | 2 Car



9/2 Hamilton Ave, Naremburn

Sold: \$2,040,000

Sale Date: July 2024
3 Bed | 2 Bath | 2 Car



303/16 Artarmon Rd, Willoughby

Sold: \$2,825,000

Sale Date: July 2024
3 Bed | 2 Bath | 2 Car



102/17 Richmond Av Willoughby

Sold: \$2,575,000

Sale Date: July 2024
3 Bed | 2 Bath | 2 Car



1/9 Warners Ave, Willoughby

Sold: \$2,930,000

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

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



Luschwitz
REAL ESTATE

Property Profile



"Abode" Apartment 206/72 Laurel Ave, Willoughby 2068

House and Land size	House: Approx 185m2 Land: Approx 1008m2
When was the home built?	2017
What is/are the aspect/view of the property?	North
What council is the property in?	Willoughby Municipal Council
What are the outgoings?	Council rates: \$416.47 per quarter Water rates: \$172.00 per quarter Strata Levy: \$4014.12 per quarter
What is the rental estimate?	\$1450 per week
Is the property owner occupied, tenanted or vacant?	Owner occupied
Last traded year?	Sold in 2017 for \$1,695,000
Gas or electricity?	Gas and electricity connected
Where is the hot water serviced located? Type?	Gas hot wtaer system
What is the parking situation?	Secure parking for 2 cars plus storage cages
Proximity to buses and trains	Express bus transport to the CBD, Chatswood and Crows Nest are at your doorstep
Proximity to shops, cafes and amenities?	Exquisite cafes, shops are at your doorstep.
Proximity to nearest primary school?	350m 5 minute walk to Willoughby Public School
Proximity to nearest high school?	280m 4 minute walk to Willoughby Girls School
Distance to the CBD?	16 min (9.8 km) via M1

*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