



Luschwitz

REAL ESTATE

Recent Comparable Sales

Apartment 8/12-14 Bay Road, North Sydney NSW 2059



12/12-14 Bay Rd, North Sydney

Sold: \$1,400,000

Sale Date: Mar 2024
2 Bed | 1 Bath | 1 Car

Land: 1388m2 Unit: 75m2



2/12-14 Bay Rd, North Sydney

Sold: \$1,295,000

Sale Date: Mar 2021
2 Bed | 1 Bath | 1 Car

Land: 1388m2 Unit: 81m2



3/12-14 Bay Rd, North Sydney

Sold: \$1,050,000

Sale Date: Mar 2018
2 Bed | 1 Bath | 1 Car

Land: 1388m2 Unit: 86m2



47/171 Walker St, North Sydney

Sold: \$1,450,000

Sale Date: Nov 2024
2 Bed | 1 Bath | 1 Car

Land: 3314m2 Unit: 100m2



4/3 Bardsley Gardens N Sydney

Sold: \$1,300,000

Sale Date: Apr 2024
2 Bed | 1 Bath | 1 Car

Land: 558m2 Unit: 74m2



6/70 Bay Road, Waverton

Sold: \$1,425,000

Sale Date: Oct 2024
2 Bed | 1 Bath | 1 Car

Land: 1162m2 Unit: 73m2

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



Apartment 8/12-14 Bay Road, North Sydney NSW 2059

House and Land size	House: Approx 107m2 Land: Approx 1328m2
When was the home built?	1985
What is/are the aspect/view of the property?	Tranquil leafy outlook
What council is the property in?	North Sydney Municipal Council
What are the outgoings?	Council Rates: \$ 324.00 per quarter Water Rates: \$ 175.98 per quarter Strata Admin: \$ 812.50 per quarter Strata Capital Works: \$ 552.50 per quarter
What is the rental estimate?	\$ 780 per week
Is the property owner occupied, tenanted or vacant?	Owner Occupied
Last traded year?	\$616,000 23/05/2010
Gas or electricity?	Electricity connected
Where is the hot water serviced located? Type?	Electric Main pressure
What is the parking situation?	Lock up garage plus on street parking
Proximity to buses and trains	600m North Sydney Train Station
Proximity to shops, cafes and amenities?	500m from the North Sydney CBD and 500m from Waverton Village. Near excellent transport links to the city. 600m Greenwood Plaza, 36 Blue St, North Sydney
Proximity to nearest primary school?	100m North Sydney Public School
Proximity to nearest high school?	600m Cammeraygal High School
Distance to the CBD?	10 min (4.6 km) via Bradfield Hwy and Pacific Hwy

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