



Luschwitz

REAL ESTATE

Comparable Sales - 63 Stanhope Road, Killara

Medium Price in Killara for 5 beds house is \$4,100,000 with 33 sold this past year *Domain.com.au



1 Redgum Avenue, Killara

Sold: \$4,460,000

Sale Date: July 2023
5+ Bed | 3 Bath | 1 Car

Land size 733m2



23 Wattle Street, Killara

Sold: \$4,900,000

Sale Date: July 2023
3 Bed | 2 Bath | 2 Car

Land size 1536m2



20 Rosebery Road, Killara

Sold: \$3,910,000

Sale Date: Apr 2023
4 Bed | 2 Bath | 3 Car

Land size 1081m2



20 Kardella Avenue, Killara

Sold: \$4,355,000

Sale Date: May 2023
4 Bed | 2 Bath | 2 Car

Land size 871m2



16 The Crest, Killara

Sold: \$4,775,000

Sale Date: May 2023
5 Bed | 4 Bath | 2 Car

Land size 840m2



7 Arthur Street, Killara

Sold: \$4,350,000

Sale Date: Feb 2023
5 Bed | 4 Bath | 2 Car

Land size 1056m2

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.2002, effective from 1 January 2016. Reference: The Office of Fair trading web site

*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



Property Profile

63 Stanhope Road, Killara

Internal and land size?	Total: about 302 m2 Land: about 835 m2
When was the home built?	1967
What is/are the aspect/view of the property?	North
What council is the property in?	Kuringgai Municipal Council
What are the outgoings?	Council Rates: \$ 742 per quarter Water Rates: \$ 151 per quarter plus usage Unimproved Capital Value: 01/07/2022 \$3,510,000
What is the rental estimate?	\$ 1500 per week
Is the property owner occupid, tenanted or vacant?	Owner occupied
Last traded year?	1970
Gas or electricity?	Gas and electricity connected
Where is the hot water serviced located? Type?	Electric Off Peak Hot Water System
What is the parking situation?	Double lockup garage with off street parking
Proximity to buses and trains	950m 13 minute walk to Killara Station
Proximity to shops, cafes and amenities?	1.2km 17 minute walk Lindfield Shops and station
Proximity to nearest primary school?	600m 8 minute walk Newington Preparatory School 2.4km Lindfield East Public Schoo catchment area
Proximity to nearest high school?	1.4km Killara High School catchment area
Distance to the CBD?	23 min (14.6 km) via M1