

# Comparable Sales



8/59-61 Jenner Street, Baulkham Hills

**\$1,150,500**

Sold Oct 2022

- 3 bedroom, 2 bathroom, 2 car - Townhouse
- Same street
- Not single level

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4/16 Pearce Street, Baulkham Hills

**\$1,100,000**

Sold Jun 2022

- 2 bedroom, 2 bathroom, 2 car - Villa
- Only four properties in the complex
- Smaller than 5/29 Jenner Street, Baulkham Hills
- Similar location – North Baulkham Hills pocket

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5/32-34 Pearce Street, Baulkham Hills

**\$1,315,000**

Sold Feb 2022

- 3 bedroom, 2 bathroom, 2 car - Villa
- Only five properties in the complex
- Similar location – North Baulkham Hills pocket
- Sold when the market was higher

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