

# Comparable Sales



26 Nareen Parade North Narrabeen NSW 2101

**Sold Price** -

🏠 - 🚗 - 🚗 - 📏 675m<sup>2</sup> 🏠 -

Sold Date - Price Change - Year Built -  
 DOM 233 First Listing -  
 Distance 0.09km Last Listing \$695,000



### Notes from your agent

LAND ONLY - On the market currently for \$695,000 per block



137 Rickard Road North Narrabeen NSW 2101

**Sold Price** <sup>RS</sup> \$1,065,000

🏠 3 🚗 1 🚗 1 📏 556m<sup>2</sup> 🏠 -

Sold Date 12-Jul-19 Price Change - Year Built -  
 DOM 72 First Listing -  
 Distance 0.69km Last Listing \$1,515,250



153A Rickard Road North Narrabeen NSW 2101

**Sold Price** \$1,100,000

🏠 3 🚗 2 🚗 2 📏 289m<sup>2</sup> 🏠 -

Sold Date 20-Mar-19 Price Change - Year Built 2001  
 DOM 197 First Listing -  
 Distance 0.72km Last Listing -



32A Nareen Parade North Narrabeen NSW 2101

**Sold Price** \$1,230,000

🏠 4 🚗 2 🚗 2 📏 1,558m<sup>2</sup> 🏠 120m<sup>2</sup>

Sold Date 05-Jul-19 Price Change ▼ -1.6% Year Built 1990  
 DOM 23 First Listing \$1,250,000  
 Distance 0.13km Last Listing \$1,250,000



### Notes from your agent

Land size is only 558sqm not 1558sqm!

# Additional Property Details



## 16 Nareen Parade, North Narrabeen NSW 2101

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<b>Approximate size</b>	950 m <sup>2</sup> block
<b>Zoning</b>	E4 Environmental Living
<b>Parking</b>	Street parking only
<b>Approximate Outgoings</b>	Water - \$175 per quarter + usage Council - \$410 per quarter
<b>Heating</b>	Air-conditioning & Gas Bayonet Fitting
<b>Cooling</b>	Air-conditioning
<b>Cooking</b>	Gas
<b>Pets allowed</b>	Yes
<b>Owner occupied or rental</b>	Owner occupied
<b>Highest price achieved on the street</b>	31 Nareen Parade \$1,707,000 – Aug 2016 4 bed, 2 bath, 2 car
<b>Rental Income Potential (approximate)</b>	\$695 per week
<b>Property management advice</b>	Belinda Spezas – 0424 050 121

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

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