

Comparable Sales



35 Tatiara Crescent North Narrabeen NSW 2101

Sold Price \$1,220,000

🛏️ 2 🚤 1 🚗 2 📏 664m² 🏠 200m²

Sold Date 27-Nov-18 Price Change - Year Built 1970
 DOM 35 First Listing -
 Distance 0.18km Last Listing -



5 Bellara Avenue North Narrabeen NSW 2101

Sold Price \$1,295,000^{RS}

🛏️ 4 🚤 2 🚗 2 📏 556m² 🏠 -

Sold Date 10-Dec-18 Price Change - Year Built 1965
 DOM 67 First Listing -
 Distance 0.35km Last Listing \$1,300,000

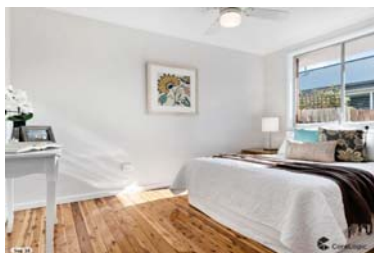


137A Powderworks Road Elanora Heights NSW 2101

Sold Price \$1,300,000

🛏️ 5 🚤 3 🚗 2 📏 969m² 🏠 -

Sold Date 09-Nov-18 Price Change - Year Built -
 DOM 31 First Listing -
 Distance 0.4km Last Listing \$1,300,000



15 Lido Avenue North Narrabeen NSW 2101

Sold Price \$1,175,000

🛏️ 2 🚤 1 🚗 1 📏 449m² 🏠 -

Sold Date 21-Sep-18 Price Change - Year Built -
 DOM 46 First Listing -
 Distance 1.1km Last Listing \$1,250,000



DOM = Days on market RS = Recent sale

Additional Property Details



2 Eungai Place, North Narrabeen NSW 2101

Approximate size	873 m ² block
Zoning	E4 Environmental Living
Parking	Single carport
Approximate Outgoings	Water - \$175 per quarter + usage Council - \$440 per quarter
Heating	Reverse cycle air-conditioning in living
Cooking	Electric
Pets allowed	Yes
Owner occupied or rental	Owner occupied
Highest price achieved on the street	\$1,380,000 – 15 Eungai Place 3 bed, 1 bath, 1 car in June 2018
Rental Income Potential (approximate)	\$700-725 per week
Property management advice	Jade Van Dikj – 0452 614 202

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

Martha MacLaurin-Wood
Licensed Real Estate Agent
Drake Real Estate
02 9913 2101
0437 627 842
martha@drakerealestate.net.au

Disclaimer: The information contained in this document has been based on information provided by independent sources, for example, database property information, the Department of Lands and Property Information website and advertisements published by other real estate agents. Drake Real Estate does not guarantee the accuracy or substantiate the claims made by you or these independent sources. You should not rely on this information without making proper enquiries.*It should, however, be noted that the above is an opinion only of the potential rental price, and should not be construed as a valuation. The opinion is given on the basis that it will not be relied on for any purpose, and the licensee accepts no responsibility for the opinion expressed.