

# Newton Real Estate

PH: 02 9524 0777

FAX: 02 9524 0755



DATES : 22/07/2010 and 22/07/2011  
 PROPERTY TYPE :  
 SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Treaty, Expression of Interest, Sale by Tender, Sale, For Sale (auction), For Sale (private), For Sale (tender)  
 PRICE :  
 STREET NUMBER : (ANY)  
 STREET : (ANY)  
 STREET TYPE : (ANY)  
 SUBURB : CARINGBAH  
 DATA SOURCE : REI and LPMA/Gov  
 RETURNED : 6

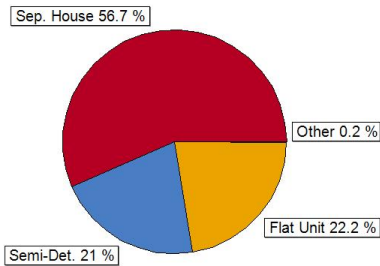
## Demographics - Caringbah

**SUBURB**  
 Caringbah  
**MUNICIPALITY**  
 Sutherland Shire  
**MEDIAN AGE**  
 39

### MEDIAN LOAN REPAYMENTS & INCOME

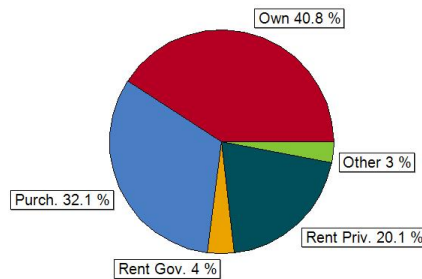
**Monthly loan repayment**  
 \$2,000  
**Weekly rent**  
 \$265  
**Weekly individual income**  
 \$569  
**Weekly family income**  
 \$1,550  
**Weekly household income**  
 \$1,173

### DWELLING TYPE



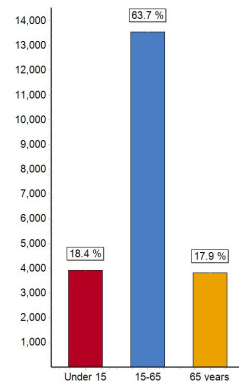
**Seperate house**  
 4562  
**Semi-detached**  
 1690  
**Flat,unit or apartment**  
 1786  
**Other**  
 14  
**Total**  
 8059

### RENT VS. OWN



**Own**  
 3289  
**Purchasing**  
 2585  
**Rent government**  
 321  
**Rent Private**  
 1619  
**Other**  
 245

### POPULATION



**Under 15 years**  
 3914  
**15 - 65 years**  
 13555  
**65 years and over**  
 3812  
**Total**  
 21281

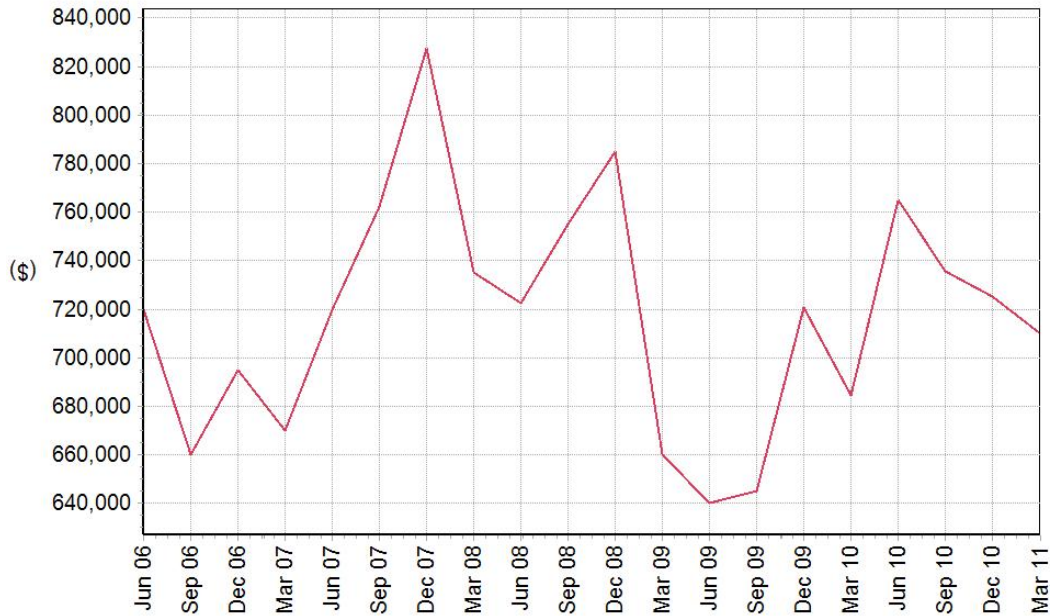
\* Source: Australian Bureau of Statistics, Census 2006

## MEDIAN PRICE

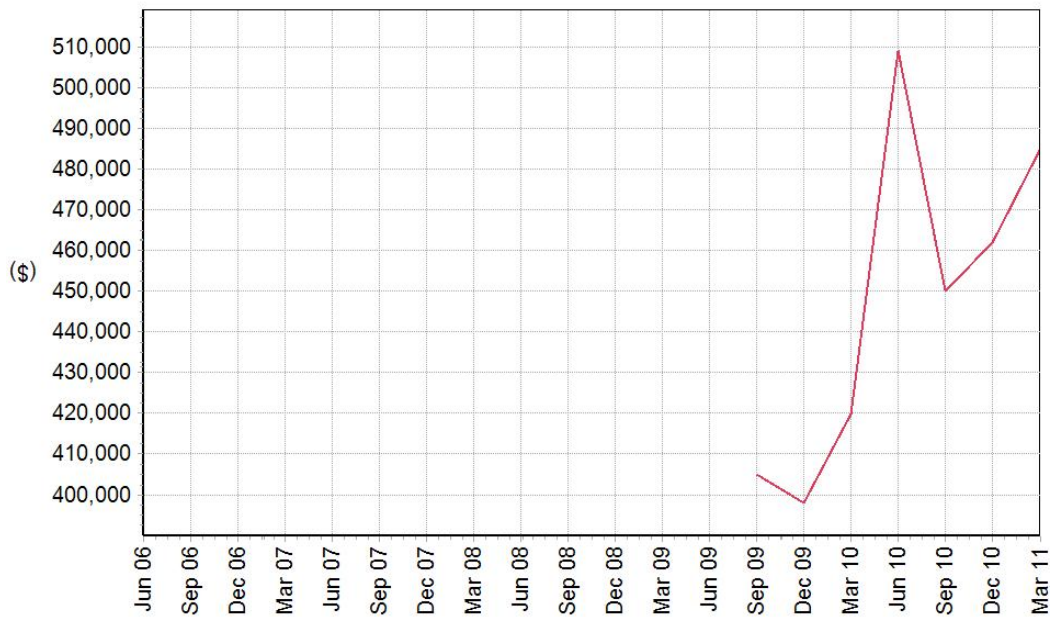
**MEDIAN PRICE:** This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

### Caringbah

**HOUSE Median Price** Current Median Price: \$710,000



**UNIT Median Price** Current Median Price: \$485,000

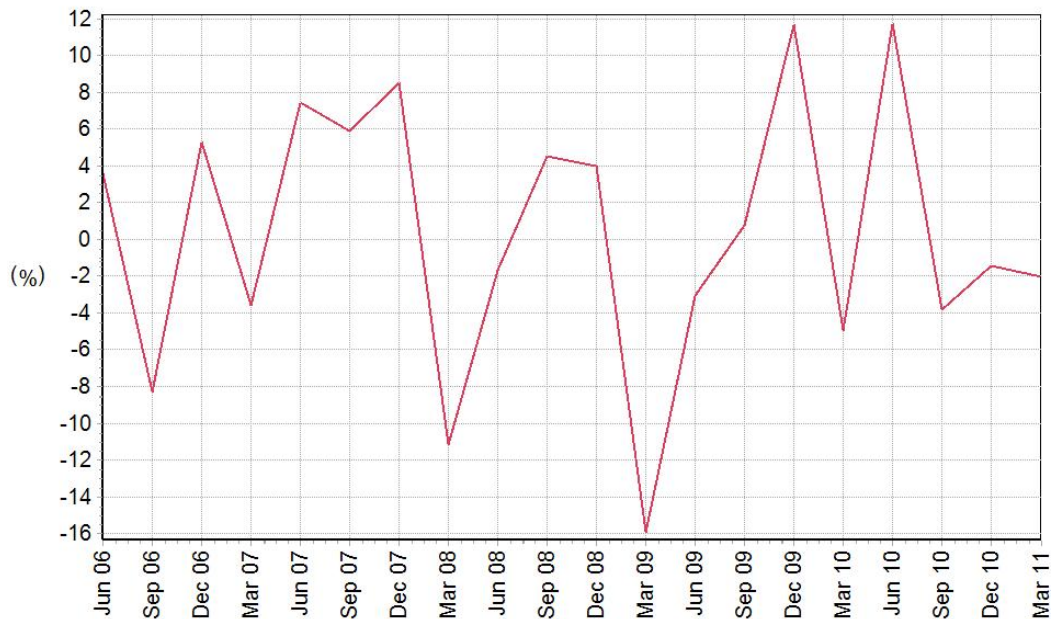


## CAPITAL GROWTH

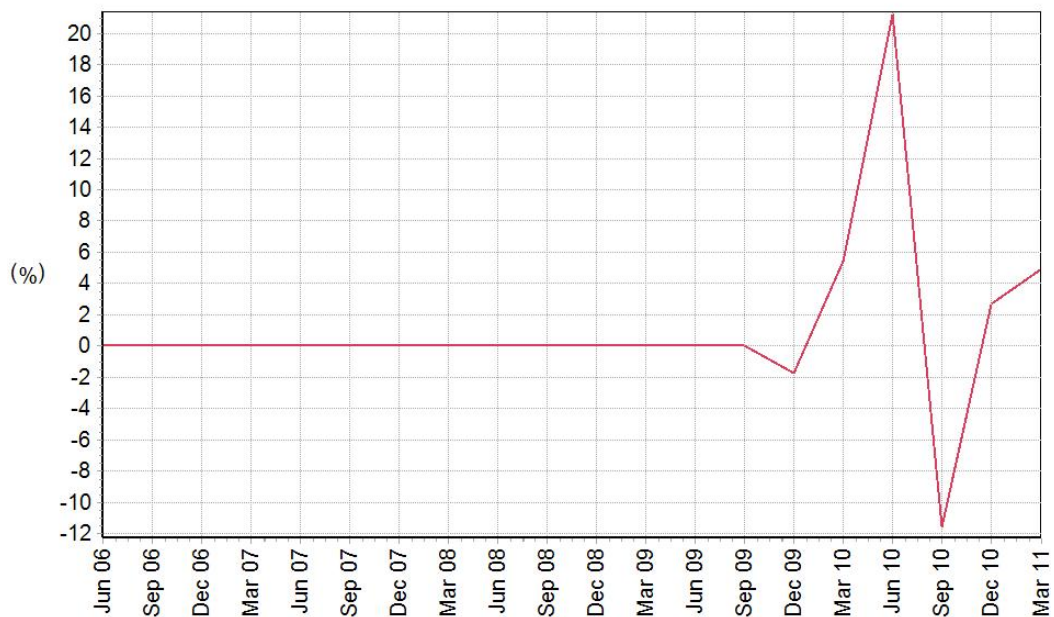
CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

### Caringbah

#### HOUSE Median Price Quarter-by-quarter percentage change



#### UNIT Median Price Quarter-by-quarter percentage change



# Statistics

## SALES PRICE

TOTAL	AVERAGE	MEDIAN	MAX	MIN
\$1,860,450	\$620,150	\$549,950	\$809,000	\$501,500

## RESIDENTIAL MARKET ANALYSIS

NUMBER OF TRANSACTIONS	NUMBER OF AUCTIONS	NUMBER OF AUCTIONS SOLD	NUMBER OF PRIV. SALES, TENDERS & EXPRESS OF INTEREST	NUMBER OF CURRENT LISTINGS	CLEARANCE RATE	HOUSE MEDIAN AUCTIONS	UNIT/FLAT APARTMENT MEDIAN AUCTIONS	LAND MEDIAN AUCTIONS
6	0	0	3	3	0%	\$0 (0)	\$0 (0)	\$0 (0)

## 39 Woodward Av CARINGBAH 2229

data

PRICE :	\$809,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	27/06/2011	ROOF :	
METHOD :	Private Treaty	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	HOUSE	ROOMS :	4
MUNICIPALITY :	Sutherland	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	False
YEAR BUILT :		OWNER OCCUPIED :	False
AGENT :	Newton Real Estate		



COMMENTS : *First Listed 16/06/11: \$859,950; Last Listed 07/06/11: \$879,950 12 days on market.*  
**SOLD BY THE NEWTON TEAM FOR \$809,000...**Offered for the first time in over 30 years, is this three bedroom plus study brick home set in a highly sought after family friendly cul de sac. Features include spacious bedrooms, two with free standing robes, large combined living and dining, light-filled open kitchen and family room, and an awesome child-friendly yard. Add a single garage with plenty of storage and an internal laundry with second WC. Perfect home to add your own personal touch, boasting north aspect and 18.5m frontage. Don't miss this one.

## 6 Rawson Pde CARINGBAH 2229

data

LISTED PRICE :	\$939,950	RECORDED :	
RESERVE PRICE :		WALLS :	
ADVERTISED DATE :	23/06/2011	ROOF :	
METHOD :	For Sale (private)	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	HOUSE	ROOMS :	
MUNICIPALITY :	Sutherland	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	False
YEAR BUILT :		OWNER OCCUPIED :	False
AGENT :	Newton Real Estate - Caringbah		



COMMENTS : This beautifully renovated single level brick home is set in one of Caringbah's most sought after locations. Fully renovated throughout with large modern kitchen, stunning bathrooms and boasting an open plan living area with an abundance of natural light. This is an ideal family home with a generous sun-drenched yard perfect for the kids. With three spacious bedrooms, main with en-suite and walk in robe, plus a single lock up garage, this family home won't last so be quick to inspect.

## 4/239 Kingsway CARINGBAH 2229

data

LISTED PRICE : Offers over \$399,000  
RESERVE PRICE :  
ADVERTISED DATE : 18/06/2011  
METHOD : For Sale (private)  
SETTLEMENT DATE :  
PROPERTY TYPE : UNIT  
MUNICIPALITY : Sutherland  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :  
AGENT : Newton Real Estate -  
Caringbah

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : False  
OWNER OCCUPIED : False



COMMENTS : OPEN HOME WEDNESDAY 2-2:30pm & SATURDAY 1-1:30pm. If you're looking for a generous sized ground floor apartment with a large open plan - this is it! Sprawling over 110sqm and 18 sqm of garage space there is room a plenty. Positioned at the front of this well maintained complex, this modern apartment captures plenty of sunlight throughout its living areas. Perfectly located within a stone's throw to transport, shops and cafes, this boutique building of only 12 is a must see.

## 35/6-8 BANKSIA Rd CARINGBAH 2229

data

PRICE : \$501,500  
RESERVE PRICE :  
SALE DATE : 10/06/2011  
METHOD : Private Treaty  
SETTLEMENT DATE :  
PROPERTY TYPE : UNIT  
MUNICIPALITY : Sutherland  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :  
AGENT : Newton Real Estate

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS : 3  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : False  
OWNER OCCUPIED : False



COMMENTS : Centrally located &#34;as new&#34; 2 bedroom apartment on the first floor with lift access. Features include an open plan air conditioned living area leading to a large entertainers balcony with views. Designer kitchen with s/steel appliances, dishwasher and gas cooktop, stunning bathroom with quality finishes and additional toilet and built in robes to both bedrooms. Feature walls, video intercom, internal laundry, single lock-up garage and store room.

## 13/216 Willarong Rd CARINGBAH 2229

data

PRICE : \$549,950  
RESERVE PRICE :  
SALE DATE : 14/04/2011  
METHOD : Private Treaty  
SETTLEMENT DATE :  
PROPERTY TYPE : TOWNHOUSE (SINGLE)  
MUNICIPALITY : Sutherland  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :  
AGENT : Newton Real Estate

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS : 4  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : False  
OWNER OCCUPIED : False



COMMENTS : Centrally located alongside Glenn McGrath oval and with a short walk to shops, railway station, parks, medical centre and schools is this comfortable 3 bedroom townhouse with a sunny northern aspect. This townhouse features built-in robes in all bedrooms, an ensuite bathroom from the main, 3rd w.c. downstairs, an internal laundry, plenty of storage space and a great entertainers courtyard making it ideal for the expanding family. There is a single lock-up garage with internal access, as well as a separate carport for the second car.

LISTED PRICE :	\$579,950	RECORDED :	
RESERVE PRICE :		WALLS :	
ADVERTISED DATE :	13/04/2011	ROOF :	
METHOD :	For Sale (private)	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	VILLA	ROOMS :	
MUNICIPALITY :	Sutherland	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	False
YEAR BUILT :		OWNER OCCUPIED :	False
AGENT :	Newton Real Estate		



COMMENTS : *Listed on 13/04/11: \$579,950 101 days on market.*

Set within a well-maintained complex, this immaculate villa is both peaceful and private. Enjoying a low maintenance lifestyle, features include spacious bedrooms with built-in wardrobes, large open plan living, kitchen with mains gas cooking and remote single garage. With a sun-drenched courtyard for the family barbecues, this outstanding villa is a rare opportunity for those looking to downsize without compromising on size- a must call.

#### No warranty

The image(s) and information you are viewing is produced by cross-referencing images and data supplied by third parties. We give no warranty that the image, information or cross-referencing is accurate or complete. All warranties are expressly excluded to the fullest extent permitted by law.

#### Disclaimer

Our liability to you is limited to the re-supply of the image and information or the cost of the re-supply, at its option.