

Saturday 4th February 2012



Property Snapshot

Total Properties:	63
Sold:	48
Withdrawn:	4
% Cleared:	72%
Total Sales:	\$26,374,950
Median:	\$600,000

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 4th February 2012.
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For a more comprehensive list of results covering all reported sales by postcode for the past 12 or 24 months, visit www.homepriceguide.com.au.
Agencies: Find out how to report results at www.apmpropertydata.com.au/report/default.aspx

Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Ashfield	15 The Avenue	6 br h	\$752,000	S	R&H Ashfield
Auburn	26 Cumberland Rd	3 br h	N/A	PN	J A Flevaris Realty Profe
Auburn	84 Helena St	3 br h	\$541,000	S	L J Hooker Auburn
Avoca Beach	26 Chapman Cr	4 br h	\$605,000	SP	Belle Prop Avoca Beach
Bankstown	29 Arthur St	4 br h	\$795,000	SP	PROF Bankstown
Baulkham Hills	32 Billeroy Av	3 br h	\$600,000	SP	McGrath
Baulkham Hills	9 Lukes La	4 br h	\$750,000	SP	McGrath
Blacktown	13 Sullivan St	3 br t	N/A	SN	R&H Blacktown
Blacktown	31 Swinson Rd	3 br h	\$498,500	S	STARR Partners Blacktown
Blue Bay	60 Werrina Pde	8 br h	N/A	SN	Mclachlan Partners
Blue Bay	7 Werrina Pde	3 br h	N/A	SN	Mclachlan Partners
Burwood	2 Duff St	3 br h	\$1,170,000	S	LJH Burwood
Campbelltown	5/107 Broughton St	3 br t	\$186,500	S	HAR Campbelltown
Condell Park	18 Willfox St	3 br h	N/A	PN	Elders Bankstown
Condell Park	24 William St	2 br h	\$495,000	S	RW Bankstown
Croydon Park	9 Blenheim St	3 br h	\$965,000	S	Devine RE
Denistone	480 Blaxland Rd	3 br h	\$865,000	SP	Tracy Yap Realty
Drummoyne	13 Wolseley St	5 br h	N/A	PI	L&S Drummoyne
Engadine	8 Cambrai Av	4 br h	\$506,000	S	C21 Exclusive Realty
Epping	3/76 Epping Av	2 br h	\$605,100	SP	North Nor'West Property
Erskineville	36 Ashmore St	2 br h	\$749,250	S	RW Surry Hills/Alexandria
Fairfield East	?/245 The Horsley Dr	6 br u	\$770,000	S	McGrath
Frenchs Forest	7 The Crest	3 br h	N/A	SN	Smart & McKenzie RE
Granville	5 Neilson St	4 br h	N/A	PI	Ray White Granville

KEY: S indicates property sold; SP - property sold prior; PI - property passed in; PN - sold prior not disclosed; SN - sold not disclosed; NB - no bid; VB - vendor bid; o res - other residential; w - withdrawn prior to auction; N/A - price or highest bid not available; SA - sold after auction; SS - sold after auction price not disclosed. br - bedroom(s); h - house, cottage, villa, semi, terrace; u - unit, duplex; t - townhouse; dev site - development site; o res - other residential.

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Suburb	Address	Type	Price	Result	Agent
Granville	18 Redfern St	4 br h	\$530,000	S	Ray White Granville
Greenacre	19 Tennyson Rd	2 br h	\$535,000	S	
Hamlyn Terrace	21 Stan Johnson Dr	5 br h	N/A	PI	C21 Rebecca Murray
Holsworthy	6 Cattai Ct	3 br h	\$506,000	S	C21 Combined Liverpool
Hurstville Grove	102 Waitara Pde	5 br h	\$2,650,000	PI	The Negotiators Realty
Killcare Heights	21 Babs Rd	3 br h	\$525,000	S	LJH Umina
Kings Park	58 Faulkland Cr	4 br h	\$421,000	S	HAR Hills Living
Kings Park	261 Madagascar Dr	5 br h	\$477,000	S	HAR Hills Living
Lilyfield	21 Mary St	3 br h	N/A	SN	Cobden & Hayson
Merrylands	32 Farnell St	3 br h	\$420,500	S	R&W Merrylands
Monterey	48 Culver St	2 br h	\$921,000	S	PRDNW Woodward
Narwee	3/8 Wiruna Cr	4 br h	\$531,000	PI	Yuans Real Estate
Rhodes	6/7-11 Cropley St	3 br t	\$615,000	S	Haus Real Estate
Roseville	11 Strathmore Pde	4 br h	\$1,255,000	SP	Crown Prop Grp Australia
Ruse	7 Bent Pl	5 br h	N/A	PI	LJH Campbelltown
Sefton	159 Rodd St	2 br h	\$442,000	S	L J Hooker Chester Hill1
Smithfield	11 Eyre St	3 br h	N/A	PI	
South Wentworthville	29 Chelmsford Rd	3 br h	\$546,000	S	L&S Granville
South Wentworthville	80 Chelmsford Rd	3 br h	\$480,000	S	L&S Granville
Strathfield	1 Bareena St	4 br h	\$1,100,000	S	Devine RE
Strathfield	28/7 Everton Rd	2 br u	\$440,000	S	Devine RE
Sydenham	56 Yelverton St	3 br h	\$750,000	S	Wiseberry Enmore
Tempe	2/40 Edwin St	3 br h	\$745,500	SP	R&W Newtown
Toongabbie	1/64 Ballandella Rd	3 br h	\$417,500	SP	McGrath
Tumbi Umbi	13 Doran Pl	4 br h	\$399,000	VB	RW Denny Partners
Umina Beach	203 West St	3 br h	\$305,000	PI	ELD Umina Beach
Umina Beach	209 West St	3 br h	\$324,000	S	ELD Umina Beach
Wyee	17 Summerhayes Rd	3 br h	\$236,050	S	Wiseberry Charmhaven

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