

Saturday 28th April 2012



## Property Snapshot

Total Properties:	197
Sold:	117
Withdrawn:	43
% Cleared:	49%
Total Sales:	\$82,928,000
Median:	\$702,500

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 28th April 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](http://www.homepriceguide.com.au).  
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## Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Abbotsbury	2 Condor Cl	4 br h	\$665,000	PI	McGrath
Alexandria	25 Phillips St	2 br h	\$840,000	S	LJH Newtown
Ashfield	105 Queen St	4 br h	\$1,000,000	PI	ELD Inner West
Balgowlah Heights	8 Tutus St	4 br h	\$1,980,000	S	Sweetnams RE
Banksia	8 Coreen Pl	3 br h	\$725,000	PI	R&H Rockdale
Banksia	11 Gardiner Av	3 br h	\$623,000	S	Martin Hill Gardner
Bankstown	229 Canterbury Rd	3 br h	N/A	W	New Star Real Estate
Bardwell Park	18 Crewe St	4 br h	N/A	PI	R&H Bardwell Park
Bass Hill	804 Hume Hwy	4 br h	\$450,000	S	RW Bankstown
Bass Hill	804a Hume Hwy	4 br h	\$446,500	S	RW Bankstown
Bateau Bay	15 Stephenson Rd	4 br h	N/A	NB	McGrath
Baulkham Hills	8 Baulkham Hills Rd	3 br h	N/A	PN	McGrath
Baulkham Hills	32 Chapel La	5 br h	\$726,000	S	HAR Hills Living
Baulkham Hills	13/2 Cross St	2 br t	N/A	W	McGrath
Baulkham Hills	20 Jacaranda Av	3 br h	\$660,000	SP	McGrath
Beecroft	68 Bingara Rd	3 br h	N/A	NB	McGrath
Belfield	65 Burwood Rd	3 br h	\$645,000	S	David Kay
Bella Vista	100 Linden Wy	3 br h	\$740,000	VB	McGrath
Berala	18 Hyde Park Rd	3 br h	\$664,000	S	Phillip Daidone Realty
Berowra	33 The Gully Rd	3 br t	\$585,000	SP	McGrath
Blue Haven	155 Roper Rd	3 br h	\$290,000	SP	C21 Rebecca Murray
Bondi Junction	502/1 Adelaide St	1 br u	\$610,000	SP	McGrath Edgecliff
Bonnet Bay	119a Washington Dr	4 br h	\$912,000	S	McGrath
Bossley Park	25 Holbrook St	4 br h	\$540,000	PI	McGrath

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Suburb	Address	Type	Price	Result	Agent
Brighton-Le-Sands	19 Kings Rd	3 br h	\$820,000	PI	LJH Newtown
Bronte	23 Tipper Av	3 br h	\$2,390,000	SP	GoodyerDonnelley
Burwood	37 Weldon St	4 br h	\$1,030,000	S	Devine RE
Burwood	4/25-29 Wilga St	2 br u	\$571,500	SP	LJH Burwood
Cabramatta	5 Keryn Pl	4 br h	\$550,000	VB	LJH Cabramatta
Cabramatta	11/27 McBurney Rd	2 br u	\$230,000	VB	FN Orrego
Cabramatta West	24 Edensor Rd	3 br h	\$705,000	S	LJH Cabramatta
Canley Heights	93 St Johns Rd	3 br h	\$415,000	S	C21 Southwest Fairfield
Caringbah	2/14 Flide St	2 br u	N/A	W	Strong Prop
Castle Hill	34 Lisa Cr	4 br h	N/A	NB	McGrath
Casula	75a Pine Rd	4 br h	N/A	PI	Garry Dunn Property Agent
Chatswood	66 Centennial Av	4 br h	\$1,376,000	S	Forsyth Real Estate
Chatswood	6/1-3 Havilah St	3 br u	N/A	NB	Belle Prop Neutral Bay
Cheltenham	15a Cobran Rd	4 br h	\$880,000	S	LJH West Pennant Hills
Chester Hill	130 Hector St	5 br h	N/A	PI	Future Partners Real Esta
Chester Hill	44 Weemala St	2 br h	\$408,000	S	L J Hooker Guildford
Chiswick	28 Fortescue St	3 br t	\$1,000,000	VB	McGrath
Clontarf	2 Harbourview St	3 br h	N/A	W	R&W Seaforth/Balgowlah
Clovelly	10 Lowe St	5 br h	N/A	W	McGrath
Como	31 Woronora Cr	4 br h	\$1,120,000	S	Sanders Property Agents
Condell Park	4/25 Cragg St	3 br h	N/A	PI	RW Bankstown
Cremorne	4/5-13 Belgrave St	2 br u	N/A	PN	McGrath
Cremorne	6/11 Langley Av	3 br u	\$1,000,000	PI	McGrath
Croydon	63 Acton St	3 br h	\$1,040,000	S	R&H Burwood
Darlinghurst	27/15-19 Boundary St	2 br u	\$1,005,000	SP	BresicWhitney EA
Darlinghurst	2/52-58 Taylor St	2 br u	\$825,000	S	BresicWhitney EA
Denistone East	22 Hollis Av	3 br h	\$990,000	S	RW North Ryde
Denistone West	3 Genner St	4 br h	\$1,110,000	SP	McGrath
Earlwood	82 Minnamorra Av	3 br h	\$800,000	S	PRDNW Woodward
Earlwood	207 William St	2 br h	N/A	W	LJH Earlwood
East Ryde	284 Pittwater Rd	4 br h	\$1,020,000	S	McGrath
Eastwood	10 Eastwood Av	4 br h	\$1,402,000	S	North Nor'West Property
Edensor Park	46a Gwandalan Rd	5 br h	N/A	PI	Garry Dunn Property Agent

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Edensor Park	28 Saxonvale Cr	4 br h	\$480,000	S	C21 Southwest Fairfield
Elizabeth Bay	204/12 MacLeay St	1 br u	N/A	SN	BresicWhitney EA
Epping	11a Dunlop St	3 br h	\$970,000	S	Better Homes Realty
Epping	11/18-22 Edensor St	3 br u	N/A	NB	Paul Wong RE
Epping	141 Midson Rd	4 br h	\$835,000	SP	Better Homes Realty
Epping	3 Romford Rd	3 br h	\$960,000	S	Better Homes Realty
Erskineville	130 George St	1 br h	\$452,000	S	RW Surry Hills/Alexandria
Ettalong Beach	524/51 The Esplanade	2 br u	N/A	W	McGrath
Fairfield	1 Brenan St	4 br h	\$397,000	S	L&S Fairfield
Five Dock	113 Kings Rd	3 br h	\$821,000	S	Devine Real Estate Drummo
Freshwater	2/67 Undercliff Rd	3 br u	\$2,100,000	SP	Clarke & Humel Property
Georges Hall	12 Haig Av	3 br h	\$381,000	S	RW Bankstown
Georges Hall	12a Haig Av	5 br h	\$442,000	S	RW Bankstown
Georges Hall	161 Rex Rd	3 br h	\$511,000	PI	Ronis Real Estate
Gladesville	66 Eltham St	3 br h	\$888,000	SP	McGrath
Gladesville	50 Monash Rd	3 br h	\$1,076,000	S	Belle Property Beecroft
Gladesville	50 Tennyson Rd	3 br h	\$971,000	S	McGrath
Glenorie	7 Tecoma Dr	3 br h	\$581,000	S	LJH Dural
Granville	11 Clarke St	3 br h	\$412,500	S	STARR Merrylands
Granville	115 The Avenue	3 br h	\$375,000	S	L&S Granville
Green Valley	210 Green Valley Rd	5 br h	\$574,000	S	R&H Cabrmmtta/Canley Hghts
Greenacre	47 Pelman Av	5 br h	N/A	W	PRDNW Bexley North
Guildford	75 Rosebery Rd	3 br h	N/A	PI	STARR Merrylands
GyMEA	48 Milburn Rd	3 br h	\$807,000	S	
Horningsea Park	75 Table Top Cct	4 br h	\$440,000	S	Prof Paradise RE Casula
Hurstville	86 Carrington Av	3 br h	\$655,000	S	RW Hurstville
Hurstville	6 Emily St	3 br h	N/A	PI	RW Hurstville
Hurstville	28 Taunton Rd	3 br h	\$850,000	S	RW Carlton
Kellyville	22 Barry Rd	5 br h	N/A	PI	RW Kellyville
Kellyville	4 Valley View Pl	5 br h	N/A	W	McGrath
Kensington	106 Todman Av	3 br h	\$790,000	S	R&H Kensington
Killcare Heights	48 Manly View Rd	7 br h	N/A	W	McGrath

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Kincumber	3/30 School St	2 br u	\$260,000	S	R&H Terrigal - Avoca Beac
Kingsgrove	22 Cripps Av	3 br h	\$700,000	S	RW Hurstville
Kurrajong Heights	9a Shane Pl	4 br h	\$731,000	S	Vibe Property
La Perouse	31 Endeavour Av	4 br h	\$1,650,000	VB	McGrath
Lalor Park	109 Kennedy Pde	3 br h	\$325,000	S	Wiseberry Quakers Hill
Leichhardt	36 Cary St	3 br h	\$945,000	S	McGrath
Lilyfield	3 Grove La	4 br h	N/A	PN	McGrath Balmain
Lilyfield	1 Rayner St	4 br h	\$1,084,000	S	Rich & Oliva Croydon Park
Lindfield	17 Winchester Av	5 br h	N/A	NB	FN Real Estate Barry Whit
Lisarow	1 Burnside Cl	4 br h	\$507,500	S	McGrath
Little Bay	40 Mirrabooka Cr	5 br h	N/A	PN	McGrath
Malabar	58a Victoria St	5 br h	N/A	PN	RW Maroubra
Manly	733/25 Wentworth St	3 br u	\$1,910,000	S	RW Manly
Maroubra	282 Malabar Rd	3 br h	N/A	SN	McGrath
Marrickville	34 Harrison St	3 br h	\$860,000	S	McGrath
Marrickville	2/360 Livingstone Rd	2 br u	\$455,000	S	Callagher EA
Mascot	3/6-22 High St	2 br u	\$455,000	PI	C21 Coastline Properties
Mascot	164a King St	3 br h	\$760,000	S	N G Farah Randwick
Matraville	11 Eastern Rd	2 br h	\$845,000	VB	Gilles Property
Matraville	22 Partanna Av	3 br h	\$826,000	S	N G Farah Coogee
Menangle	14 St James Av	4 br h	N/A	W	McGrath
Merrylands	27 Garnet St	3 br h	N/A	PI	L&S Granville
Merrylands	3/43-49 Memorial Av	2 br u	\$295,000	S	McGrath
Mortlake	14/20-28 Tennyson Rd	2 br u	N/A	W	McGrath
Newington	2 Lukin Pl	4 br h	N/A	PN	R&H Strathfield
Newington	2 Wenden Av	3 br h	\$765,000	S	C J Real Estate
Newtown	35 Phillip St	4 br h	\$1,800,000	PI	Traversgray Real Estate
North Rocks	23 Cambridge Av	4 br h	\$867,000	S	HAR Hills Living
North Willoughby	43 Tyneside Av	5 br h	\$1,520,000	PI	
Northbridge	16 Upper Minimbah Rd	2 br h	\$2,250,000	S	RW Northbridge
Paddington	62 Gipps St	3 br h	N/A	W	McGrath Edgecliff
Pagewood	33 Wark Av	4 br h	\$1,285,000	S	RW Maroubra
Panania	21 Brighton Av	4 br h	\$571,000	S	Alliance RE Panania/Rvsby

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Parramatta	1/14-16 Lennox St	2 br u	\$335,000	S	L&S Parramatta
Petersham	19 Bishop St	3 br h	\$940,000	SP	Planet Prop
Picnic Point	79 Victor Av	3 br h	\$665,000	S	PRD Riverview
Pretty Beach	98 Heath Rd	4 br h	N/A	W	McGrath
Punchbowl	14 Arthur St	3 br h	N/A	PN	RW Punchbowl
Punchbowl	11/226 The Boulevarde	2 br u	\$291,000	S	Prof Punchbowl
Queens Park	154 Newland St	2 br h	\$1,050,000	PI	McGrath Edgecliff
Randwick	1/112 Alison Rd	2 br u	\$600,000	SP	McGrath
Randwick	42 Bundock St	6 br h	N/A	SN	McGrath
Randwick	44 Dolphin St	4 br h	\$1,490,000	PI	Black Lifestyle Property
Randwick	8/65 Wentworth St	2 br u	N/A	SN	RW Randwick
Redfern	72 Kepos St	2 br h	N/A	SN	McGrath Edgecliff
Redfern	7/119 Pitt St	2 br u	\$560,000	S	BresicWhitney EA
Redfern	43/34 Regent St	2 br u	\$590,000	S	BresicWhitney EA
Regents Park	27 Dunbar St	5 br h	\$530,000	S	ELD Lidcombe
Richmond	5 Burgess St	2 br h	\$370,000	S	Vibe Property
Richmond	2/116 Windsor St	2 br t	N/A	PI	LJH Riverstone
Riverwood	15 Josephine St	3 br h	\$570,000	PI	LJH Riverwood
Roselands	43 Chick St	3 br h	\$532,000	S	PROF Robert Sharp
Roseville	6 Addison Av	4 br h	N/A	W	R&H Chatswood/Willoughby
Rozelle	10 Callan St	2 br h	N/A	W	McGrath
Russell Lea	17 Potter St	3 br h	\$938,000	S	RW Drummoyne
Ryde	3 Primrose Av	3 br h	\$940,000	S	McGrath
Seaforth	90 Kirkwood St	4 br h	\$895,000	S	Belle Property Seaforth
Sefton	72 Woods Rd	2 br h	\$440,000	S	R&W Bankstown
Seven Hills	50 Beethoven St	3 br h	N/A	W	LJH Seven Hills
South Granville	24 Mons St	2 br h	\$490,000	S	LJH Granville
Strathfield	12/5 Pilgrim Av	2 br u	\$403,000	S	Devine RE
Strathfield	48 Redmyre Rd	7 br h	\$1,450,000	PI	Strathfield Prtnrs
Strathfield	8/76 The Boulevarde	2 br u	\$565,000	S	Strathfield Prtnrs
Summer Hill	14/63a Grosvenor Cr	3 br u	\$560,000	VB	McGrath
Surry Hills	627 Bourke St	4 br h	\$1,250,000	VB	Oxford RE
Surry Hills	404/208 Chalmers St	2 br u	\$533,000	S	BresicWhitney EA

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Surry Hills	84 Fitzroy St	2 br h	N/A	W	NG Farah Randwick
Sutherland	7 Rata Pl	3 br h	\$695,000	VB	McGrath Sutherland Shire
Sylvania	82 Edward St	3 br h	N/A	NB	McGrath
Sylvania	16 MacFarlane Pde	3 br h	\$790,000	S	PRDNW Woodward
Sylvania	291 Princes Hwy	3 br h	N/A	NB	McGrath
Sylvania Waters	126 Belgrave Esp	3 br h	\$1,400,000	VB	RW Sylvania Waters
Tascott	2 Indra Rd	4 br h	N/A	SN	RW Point Clare
Terrigal	67c Hastings Rd	3 br h	\$360,000	SP	McGrath
Terrigal	1/39 Havenview Rd	3 br t	N/A	PI	R&H Terrigal - Avoca Beach
Terrigal	5/7 Hillcrest St	3 br t	\$420,000	SP	McGrath
Terrigal	10/8 Terrigal Esp	3 br u	N/A	NB	McGrath
Terrigal	10 Woolunga Av	3 br h	N/A	NB	McGrath
Turramurra	64 Eastern Rd	4 br h	\$1,250,000	VB	Chadwick RE Turramurra
Vaucluse	11/3 Isabel Av	2 br u	\$570,000	SP	Kemp Property Agency
Wahroonga	19 The Broadway	3 br h	\$710,000	S	RW Hornsby
Wamberal	3 Edinburgh Cct	5 br h	N/A	NB	McGrath
Warriewood	38 Sydney Rd	3 br h	N/A	NB	McGrath
West Pennant Hills	14 Governor Phillip Pl	5 br h	\$2,000,000	PI	McGrath
West Ryde	4 Pearl St	2 br h	\$770,000	SP	North Nor'West Property
Wilberforce	212 King Rd	5 br h	N/A	PI	Vibe Property
Woollahra	4 Fletcher St	3 br h	\$2,200,000	SP	McGrath Edgecliff
Woy Woy Bay	9a Taylor St	4 br h	N/A	W	McGrath
Woy Woy Bay	46 Woy Woy Bay Rd	4 br h	N/A	PN	LJH Avoca Beach
Yagoona	66 Glassop St	3 br h	\$496,000	S	RW Bankstown

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