





























RECENTLY SOLD HOMES

<p><u>342 Hawkesbury Rd Winmalee</u></p>  <p>\$409,950 Area Size: 746 sqm</p> <p>House; Air Conditioning; Heating; StudyZoning: A;</p>	<p>3  1  1 </p>	<p>Sold Date: 27-May-14</p> <p>Sale Result: Sold - Private Treaty</p> <p>Listed: 28-May-14</p> <p>Lot Details: 25/221951</p>
<p><u>37 Reid Rd Winmalee</u></p>  <p>\$347,000 Area Size: 787 sqm</p> <p>House; HeatingZoning: A;</p>	<p>2  1  6 </p>	<p>Sold Date: 3-Jan-14</p> <p>Sale Result: Sold - Private Treaty</p> <p>Listed: 20-Dec-13</p> <p>Lot Details: 48/210151</p>
<p><u>439 Hawkesbury Rd Winmalee</u></p>  <p>\$415,000 Area Size: 771 sqm</p> <p>House; Air ConditioningZoning: A;</p>	<p>3  1  1 </p>	<p>Sold Date: 22-Jan-14</p> <p>Sale Result: Sold - Private Treaty</p> <p>Listed: 07-Jan-14</p> <p>Lot Details: PT16/28282</p>
<p><u>44 Stapylton St Winmalee</u></p>  <p>\$622,000 Area Size: 774 sqm</p> <p>House; Air Conditioning; Garage; Rumpus Room; StudyZoning: A;</p>	<p>5  3  2 </p>	<p>Sold Date: 3-Feb-14</p> <p>Sale Result: Sold - Private Treaty</p> <p>Listed: 24-Sep-13</p> <p>Lot Details: 31/1022992</p>
<p><u>310 Hawkesbury Rd Winmalee</u></p>  <p>\$405,000 Area Size: 696 sqm</p> <p>House; Barbeque; Fireplace; Internal LaundryZoning: A;</p>	<p>3  1  1 </p>	<p>Sold Date: 23-Nov-13</p> <p>Sale Result: Sold - Private Treaty</p> <p>Listed: 26-Nov-13</p> <p>Lot Details: PT22/221951</p>
<p><u>21 Pinecrest St Winmalee</u></p>  <p>\$658,000 Area Size: 703 sqm</p> <p>House; Air Conditioning; Ensuite; Garage; Heating; Internal Laundry; Rumpus Room; Study; Walk In WardrobeZoning: A;</p>	<p>4  3  2 </p>	<p>Sold Date: 4-Mar-14</p> <p>Sale Result: Sold - Private Treaty</p> <p>Listed: 01-Dec-13</p> <p>Lot Details: 17/872254</p>
<p><u>313 Hawkesbury Rd Winmalee</u></p>  <p>\$500,000 Area Size: 735 sqm</p> <p>House; Air Conditioning; HeatingZoning: A;</p>	<p>4  1  1 </p>	<p>Sold Date: 8-Sep-14</p> <p>Sale Result: Sold - Private Treaty</p> <p>Listed: 09-Sep-14</p> <p>Lot Details: 6/651953</p>

<p><u>48 Bunnal Av Winmalee</u></p> 		<p>\$400,000 Area Size: 703 sqm</p> <p>House; Zoning: A;</p>	<p>Sold Date: 15-Jul-14</p> <p>Sale Result: Sold (LA) - Private Treaty</p> <p>Lot Details: 89/241593</p>
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Comparable Houses On The Market

<p><u>18 Heather Rd Winmalee</u></p> 		<p>4  2  1 </p> <p>\$539,000 Area Size: 813 sqm</p> <p>House;</p>	<p>Type of sale: Private Treaty</p> <p>Listed: 22-Oct-14(29 days)</p>
<p><u>28 Heather Rd Winmalee</u></p> 		<p>5  2  1 </p> <p>\$599,950 Area Size: 1197 sqm</p> <p>House;</p>	<p>Type of sale: Private Treaty</p> <p>Listed: 18-Nov-14(2 days)</p>
<p><u>34 Heather Rd Winmalee</u></p> 		<p>4  2  2 </p> <p>\$659,950 Area Size: 1073 sqm</p> <p>House;</p>	<p>Type of sale: Private Treaty</p> <p>Listed: 15-Oct-14(36 days)</p>
<p><u>25 Reid Rd Winmalee</u></p> 		<p>3  1  2 </p> <p>\$419,000 Area Size: 742 sqm</p> <p>House; <i>Sold</i></p>	<p>Type of sale: Private Treaty</p> <p>Listed: 16-Sep-14(65 days)</p>
<p><u>307 Hawkesbury Rd Winmalee</u></p> 		<p>3  1  1 </p> <p>\$445,000 Area Size: 618 sqm</p> <p>House; <i>with drawn + under renovations.</i></p>	<p>Type of sale: Private Treaty</p> <p>Listed: 30-Mar-14(235 days)</p>
<p><u>40 Durall Av Winmalee</u></p> 		<p>4  1 </p> <p>\$409,950 Area Size: 700 sqm</p> <p>House;</p>	<p>Type of sale: Private Treaty</p> <p>Listed: 29-Oct-14(22 days)</p>

<p>22 Lee Rd Winmalee</p>	<p>3 1 3 </p>		<p>\$469,000 Area Size: 812 sqm</p>	<p>House;</p>	<p>Type of sale: Private Treaty Listed: 02-Nov-14(18 days)</p>
<p>92 Muru Av Winmalee</p>	<p>3 1 1 </p>		<p>\$399,000 Area Size: 694 sqm</p>	<p>House;</p>	<p>Type of sale: Private Treaty Listed: 12-Aug-14(100 days)</p>
<p>1 Lochinvar St Winmalee</p>	<p>4 2 2 </p>		<p>\$545,000 Area Size: 712 sqm</p>	<p>House; <i>SOLD TO NOW 4 RENT</i></p>	<p>Type of sale: Private Treaty Listed: 19-Sep-14(62 days)</p>
<p>13b Lee Rd Winmalee</p>	<p>3 2 1 </p>		<p>\$469,950 Area Size: 1345 sqm</p>	<p>House;</p>	<p>Type of sale: Private Treaty Listed: 29-Oct-14(22 days)</p>

Comparable Houses Advertised For Rent

<p>7 Syncarpia Wy Winmalee</p>	<p>4 2 </p>		<p>\$420 Area Size: 701 sqm</p>	<p>House;</p>	<p>Date: 12-Nov-14 Type of Ad: Rental</p>
<p>73 Bunnal Av Winmalee</p>	<p>3 1 1 </p>		<p>\$430 Area Size: 775 sqm</p>	<p>House;</p>	<p>Date: 4-Dec-13 Type of Ad: Rental</p>
<p>54 Bunnal Av Winmalee</p>	<p>3 1 </p>		<p>\$400 Area Size: 713 sqm</p>	<p>House;</p>	<p>Date: 10-Jul-14 Type of Ad: Rental</p>

<p><u>47 Stapylton St Winmalee</u></p> 	<p>\$570</p> <p>House;</p>	<p>4  2  2 </p> <p>Area Size: 790 sqm</p>	<p>Date: 12-Nov-14</p> <p>Type of Ad: Rental</p>
<p><u>9 Nicole Pl Winmalee</u></p> 	<p>\$430</p> <p>House;</p>	<p>3  1  1 </p> <p>Area Size: 721 sqm</p>	<p>Date: 10-Sep-14</p> <p>Type of Ad: Rental</p>
<p><u>45 Muru Av Winmalee</u></p> 	<p>\$430</p> <p>House;</p>	<p>3  2  4 </p> <p>Area Size: 754 sqm</p>	<p>Date: 12-Feb-14</p> <p>Type of Ad: Rental</p>
<p><u>1 Pinecrest St Winmalee</u></p> 	<p>\$320</p> <p>House;</p>	<p>2  1  1 </p> <p>Area Size: 732 sqm</p>	<p>Date: 1-Oct-14</p> <p>Type of Ad: Rental</p>
<p><u>5 Stapylton St Winmalee</u></p> 	<p>\$460</p> <p>House;</p>	<p>4  2  1 </p> <p>Area Size: 713 sqm</p>	<p>Date: 12-Nov-14</p> <p>Type of Ad: Rental</p>
<p><u>5 Tutor Ct Winmalee</u></p> 	<p>\$440</p> <p>House;</p>	<p>4  1  2 </p> <p>Area Size: 802 sqm</p>	<p>Date: 5-Nov-14</p> <p>Type of Ad: Rental</p>
<p><u>468 Hawkesbury Rd Winmalee</u></p> 	<p>\$410</p> <p>House;</p>	<p>3  1  1 </p> <p>Area Size: 767 sqm</p>	<p>Date: 5-Mar-14</p> <p>Type of Ad: Rental</p>

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