SCORECARD

STONECUTTERS RIDGE
MAY 2015

Welcome to our May Stonecutters Ridge Scorecard on the Local Real Estate Market.

Did you know?

- The Stonecutters Ridge Golf Course has been named #17 in the Top 100 Public Access Courses by Golf Australia (up nine places).
- Sydney's third IKEA has opened its doors on Thursday 28th May. Located within the new Sydney Business Park – a short drive from Stonecutters Ridge, the new store offers over 28,000 square meters of flatpack furniture and homewares shopping.
- A $129 million retail center will be set up on a 15 hectare site within the proposed 5,280 hectare Western Sydney Parklands. The NSW government planning minister in anticipating that the new center will support around 1,500 new jobs.
- If you are thinking of selling your property, please call us immediately for a free market appraisal or stop by the URBAN Stonecutters Ridge Sales Office at 25 Stonecutters Drive.

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Recent Statistics – Stonecutters Ridge

What is the highest home sales price in Stonecutters Ridge?	$1,100,011
What is the highest land sale price in Stonecutters Ridge?	$699,000
What is the median house sale price in Stonecutters Ridge for the past 12 months?	$820,000

10 Recent Property Sales – Stonecutters Ridge

Property	Type	Sold Date	Sold Price	Summary
Lot 2517	Land	22-May-2015	$549,000	496sqm
Lot 1005	Land	11-May-2015	$599,000	558sqm
Lot 1031	House & Land Package	7-May-2015	$770,000	4 Bed 2 Bath 1 Garage
1 Africa Way	House	21-Apr-2015	$845,000	4 Bed 2 Bath 2 Garage
Lot 902	Land	16-Apr-2015	$539,000	477sqm
Lot 205	Land	1-Apr-2015	$499,000	501sqm
Lot 970	Land	25-Mar-2015	$569,000	545sqm
1 Brookwater Cct	House	20-Mar-2015	$1,100,000	4 Bed 2 Bath 2 Garage
Lot 347	Land	10-Mar-2015	$599,000	642sqm
Lot 348	Land	10-Mar-2015	$599,000	660sqm

Urban Land & Housing Group Pty Ltd
Web: www.ulh.com.au
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Phone: (02) 9672 6055 **Fax** (02) 9672 6099

URBAN LAND & HOUSING

Feature Property of the Month

FOR SALE LOT 2008
834SQM $799,000

LOT 2008 Stonecutters Drive Stonecutters Ridge

Commanding majestic golf course vistas stretching as far as the eye can see, this rare and exceptional 834.5 sqm approx. parcel of land luxuriates in the privacy and sought-after tranquillity of the award winning Stonecutters Ridge Golf Course Estate.

This block represents an enticing opportunity to immerse yourself in Stonecutters Ridge exclusive and sought-after family lifestyle.

- Accessed via private drive off Stonecutters Drive
- A short stroll to award winning Stonecutters Ridge Golf Club and future proposed village centre
- Torrens Title land (no community levies or strata)
- No time limit to commence construction

Properties for Sale - Stonecutters Ridge

- There is a limited supply of property currently available in Stonecutters Ridge.
- URBAN have a long waiting list of people wanting to buy property in Stonecutters Ridge, who have missed out buying direct from the developer.
- URBAN'S local knowledge and experience within Stonecutters Ridge is second to none. The value and experience that URBAN provides to the sale of your property is essential in achieving the maximum result. Contact our office today (02 9672 6055) to arrange an free market appraisal.

Are you thinking of Selling or Leasing your home?

Urban Land & Housing Group has been a prominent sales/leasing agent in The Northwest region. If you have thought about selling your home or block now is the time to do so with never before seen levels of demand and record values being achieved

- We are always being asked for completed new and lived in homes and/or registered/unregistered land
- If you are interested in selling contact us for an obligation free market appraisal
- Or visit us at our local Sales Office Cnr of Stonecutters Drive and Settlers Ave.

*Information provided is correct to the best knowledge of Urban Land & Housing Group & RP Data as at May 2015.

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