

SCORECARD

KELLYVILLE RIDGE
MARCH 2015

Welcome to the March issue of Kellyville Ridge Scorecard on the Local Real Estate Market.

Did you know?

- Urban Land & Housing is a boutique property company with over 25 years' experience in the industry. Equipped with an extensive team of experts that specialise in a range of first class customised property services to any of our client's needs.
- According to popular suburb profile rating website www.homely.com.au, Kellyville Ridge ranked the 9th best suburb in Greater Sydney, achieving a ranking on 9.5 out of 10.
- Some of the main features that the suburb received high ratings for were good schools and facilities, being a neat & clean, new suburb, with quality homes, suitable for young working home owners and families.
- According to RealEstate.com.au, Kellyville Ridge is a High Demand Market with over 715 visits per property that is listed for sale, compared to the NSW average of 433 visits per property.
- Over the last 12 months the median house price for Kellyville Ridge has increased by **15.9%** (median land prices have risen 45.1%).
- The value and experience that URBAN brings to the sale of your property is essential in achieving the maximum result
- Our Sales Consultant Jesse offers an obligation free market appraisal, to take up this offer please contact Jesse on the details below or through our office 9672 6055



Sales Consultant
Jesse Johnson

0415 077 368
j.johnson@ulh.com.au

Recent Statistics – Kellyville Ridge

How many completed or lived in homes are currently for sale in Kellyville Ridge?	7
How many homes have been sold in Kellyville Ridge in the last 3 months?	27
What is the highest sale price in the last 3 months at Kellyville Ridge?	\$1,280,500
What is the lowest sale price in the last 3 months at Kellyville Ridge?	\$740,000
What is the median sale price at Kellyville Ridge?	\$785,000



Most Recent Property Sales – Kellyville Ridge

Property	Type	Sold date	Sold price	Configuration
8 Gunsynd Street	House	10-Mar-2015	\$935,000	4 bed, 2 bath, 2 car
4 Portal Street	House	6-Mar-2015	\$940,000	4 bed, 2 bath, 2 car
5 Moat Street	House	3-Mar-2015	\$1,041,000	6 bed, 3 bath, 3 car
13 Magenta Street	House	3-Mar-2015	\$980,000	4 bed, 2 bath, 2 car
14 Deneden Ave	House	2-Mar-2015	\$786,000	4 bed, 2 bath, 2 car
3 Stonehaven Avenue	House	28-Feb-2015	\$950,000	5 bed, 3 bath, 2 car
18 Fyfe Road	House	26-Feb-2015	\$839,000	4 bed, 2 bath, 2 car
14 Pollifrone Street	House	24-Feb-2015	\$800,000	4 bed, 2 bath, 2 car
9 Hume Street	House	20-Feb-2015	\$831,000	3 bed, 2 bath, 2 car
10 Abermain Ave	House	16-Feb-2015	\$927,000	4 bed, 2 bath, 2 car
4 Brooklea Place	House	14-Feb-2015	\$798,000	4 bed, 2 bath, 2 car
34 Burnside Street	House	30-Jan-2015	\$780,000	5 bed, 2 bath, 2 car
2 Courtley Avenue	House	29-Jan-2015	\$872,500	4 bed, 2 bath, 2 car

Properties For Sale - Kellyville Ridge

Property	Type	List Price	Configuration
4 Adriatic Street	House	Offers over \$740,000	4 bed, 2 bath, 2 car
7 Freedom Circuit	House	Offers over \$1,200,000	5 bed, 3 bath, 3 car
12 Loff Place	House	Just listed	4 bed, 2 bath, 2 car
14 Kilough Street	House	EOI	4 bed, 2 bath, 2 car

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

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