

SCORECARD

KELLYVILLE RIDGE
MAY 2015

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

Did you know?

- The Ponds Shopping centre is now open! Woolworths and other outlets opened their doors on Thursday 28th May. Further increasing the facilities within the area by providing another retail centre close to home for residents in the local community.
- As of Monday 18th May, 128 extra weekly bus services were introduced to the area. Increasing the areas accessibility with other regions of Sydney including the CBD.
- 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.
- 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



**FOR SALE KELLYVILLE RIDGE
OFFERS OVER \$1,250,000**



Sales Consultant

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Recent Statistics – Kellyville Ridge

How many completed or lived in homes are currently for sale in Kellyville Ridge?	12
How many homes have been sold in Kellyville Ridge in the last 3 months?	32
What is the highest House sale price in the last 3 months at Kellyville Ridge?	\$1,315,000
What is the lowest House sale price in the last 3 months at Kellyville Ridge?	\$732,000
What is the median House sale price at Kellyville Ridge?	\$900,000

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Most Recent Property Sales – Kellyville Ridge

Property	Type	Sold date	Sold price	Configuration
5 Glenheath Avenue	House	27-Apr-15	\$1,315,000	6 bed, 6 bath, 2 car
35 Sovereign Avenue	House	24-Apr-15	\$889,000	4 bed, 2 bath, 2 car
23 Edenbridge Street	House	21-Apr-15	\$1,250,000	4 bed, 2 bath, 3 car
6 Kilough Street	House	14-Apr-15	\$900,000	4 bed, 2 bath, 2 car
26 Glide Place	House	10-Apr-15	\$988,000	4 bed, 2 bath, 2 car
10 Vinegar Hill Road	House	10-Apr-15	\$735,000	3 bed, 2 bath, 1 car
11 Freedom Circuit	House	10-Apr-15	\$883,000	4 bed, 2 bath, 2 car
26 Waterford Street	House	10-Apr-15	\$895,000	4 bed, 2 bath, 2 car
48 Braemont Avenue	House	8-Apr-15	\$1,000,000	5 bed, 2 bath, 2 car
8 Cashel Court	House	2-Apr-15	\$875,000	4 bed, 2 bath, 2 car
4 Adriatic Street	House	25-Mar-15	\$732,000	4 bed, 2 bath, 2 car
106 Conrad Road	House	25-Mar-15	\$890,000	3 bed, 2 bath, 2 car
5 Loft Place	House	20-Mar-15	\$845,000	4 bed, 2 bath, 2 car

Properties For Sale - Kellyville Ridge

Property	Type	List Price	Configuration
28 Cavenah Way	House	Auction	4 bed, 2 bath, 2 car
12 Iezza Place	House	Auction	4 bed, 2 bath, 2 car
19 Singleton Avenue	House	EOI	3 bed, 2 bath, 2 car
3 Edenbridge Street	House	Offers over \$1,210,000	5 bed, 2 bath, 2 car
22 Ethan Street	House	Just Listed	5 bed, 2 bath, 2 car
3 Fairlie Street	House	Offers over \$830,000	3 bed, 2 bath, 2 car
2 Lachlan Ct	House	Offers over \$1,250,000	5 bed, 3 bath, 2 car
7 Biscay Grove	House	Offers over \$740,000	4 bed, 1 bath, 2 car
41 Vinegar Hill Rd	House	Offers over \$998,000	5 bed, 2 bath, 2 car
97 Fyfe Road	House	Offers over \$1,250,000	7 bed, 4 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 April 2015.