# Additional Property Details

## 21/1026-1028 Pittwater Road, Collaroy

| | |
|---|---|
| **Strata plan registered** | 2001 |
| **Number of apartments in the building** | 22 Apartments & 3 Commercial Lots |
| **Level** | Top Floor (Level 2) |
| **Lift access** | Yes |
| **Approximate size** | Internal 68m$^2$ |
| | Secure Parking 15m$^2$ |
| **Approximate Outgoings** | Strata - $682.50 per quarter |
| | Water - $171.69 per quarter |
| | Council - $334.52 per quarter |
| **Cooking** | Gas Cooktop / Electric Oven |
| **Pets allowed** | Subject to body corporate |
| **Owner occupied or rental** | Vacant Possession |
| **Rental approximate** | $550-$560 per week. |
| **Property management advice** | Khaleda Baluch 0404 119 563 |
| **Strata manager** | Mason & Brophy Strata Management |
| **Last traded, price and year** | $430,000 in June 2012 |

**Please refer to the second page for some recent comparable sales in the area.**

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# Comparable Sales

2/1026-1028 Pittwater Road Collaroy NSW 2097

**Sold Price $747,500** RS

1 | 1 | 1 | 875m² | 87m²

| | | | | | |
|---|---|---|---|---|---|
| Sold Date | 22-Oct-18 | Price Change | - | Year Built | 2001 |
| DOM | 33 | First Listing | - | | |
| Distance | - | Last Listing | $760,000 | | |

A

16/1026-1028 Pittwater Road Collaroy NSW 2097

**Sold Price $760,000**

1 | 1 | 1 | 1,413m² | -

| | | | | | |
|---|---|---|---|---|---|
| Sold Date | 09-Apr-18 | Price Change | ▼ -1.3% | Year Built | 2002 |
| DOM | 41 | First Listing | $770,000 | | |
| Distance | - | Last Listing | $750,000 | | |

B

3/15 The Avenue Collaroy NSW 2097

**Sold Price $625,000**

1 | 1 | 1 | 1,478m² | 31m²

| | | | | | |
|---|---|---|---|---|---|
| Sold Date | 22-Jan-18 | Price Change | ▲ 11.6% | Year Built | 1945 |
| DOM | 75 | First Listing | $560,000 | | |
| Distance | 0.85km | Last Listing | $560,000 | | |

C

10/1026-1028 Pittwater Road Collaroy NSW 2097

**Sold Price $750,000**

1 | 1 | 1 | 1,398m² | 63m²

| | | | | | |
|---|---|---|---|---|---|
| Sold Date | 15-Nov-17 | Price Change | - | Year Built | 2001 |
| DOM | 68 | First Listing | - | | |
| Distance | - | Last Listing | - | | |

D

DOM = Days on market  RS = Recent sale

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