



# Comparable Sales


- 1** 145 HAMMOND DRIVE CLOTHIERS CREEK NSW 2484 **Sold** **\$1,327,500**



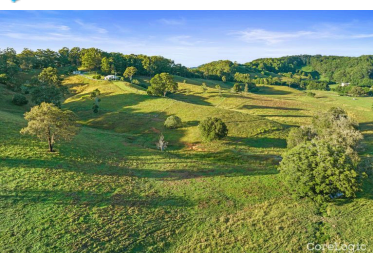
🏠 - 🚤 - 🚗 - 🏠 2ha 🏠 -  
 Year Built - DOM 173  
 Sold Date 26-Jul-24 Distance 1.33km  
 First Listing Expressions Of Interest  
 Last Listing SOLD
- 2** 686 CLOTHIERS CREEK ROAD CLOTHIERS CREEK NSW 2484 **Sold** **\$2,250,000**



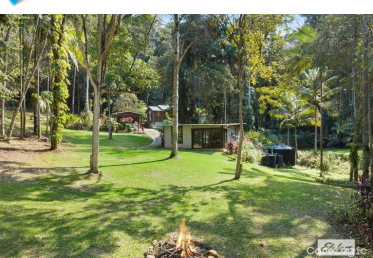
🏠 3 🚤 3 🚗 5 🏠 2.5ha 🏠 171m<sup>2</sup>  
 Year Built 1930 DOM 99  
 Sold Date 12-Nov-24 Distance 1.63km  
 First Listing Expressions OF Interest  
 Last Listing Contact Agent
- 3** 701 CLOTHIERS CREEK ROAD CLOTHIERS CREEK NSW 2484 **Sold** **\$2,300,000**



🏠 6 🚤 3 🚗 50 🏠 2.01ha 🏠 126m<sup>2</sup>  
 Year Built 1989 DOM 94  
 Sold Date 23-May-24 Distance 1.76km  
 First Listing Guide \$2.5m  
 Last Listing \$2,250,000
- 4** 1199 RESERVE CREEK ROAD RESERVE CREEK NSW 2484 **Sold** **\$2,100,000**



🏠 - 🚤 - 🚗 - 🏠 30.69ha 🏠 -  
 Year Built - DOM 83  
 Sold Date 26-Jun-24 Distance 2.16km  
 First Listing All Offers by Sunday 28th of April  
 Last Listing \$2,100,000
- 5** 1273 RESERVE CREEK ROAD RESERVE CREEK NSW 2484 **Sold** **\$1,620,000**




🏠 3 🚤 2 🚗 2 🏠 4.92ha 🏠 157m<sup>2</sup>  
 Year Built 1970 DOM 194  
 Sold Date 12-Apr-24 Distance 2.36km  
 First Listing Contact Agent  
 Last Listing \$1,620,000

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic


## Comparable Sales

**6** 5/50 DOUBLE VIEW ROAD FARRANTS HILL NSW 2484 **Sold** <sup>RS</sup> **\$1,310,000**



🏠 3 🚰 2 🚗 3 📏 3.48ha 🏠 -  
 Year Built - DOM 155  
 Sold Date 20-Feb-25 Distance 2.67km  
 First Listing \$1,295,000 - \$1,395,000  
 Last Listing \$1,310,000

**7** 33 FARRANTS ROAD NUNDERI NSW 2484 **Sold** **\$1,525,000**



🏠 4 🚰 3 🚗 2 📏 4.01ha 🏠 202m<sup>2</sup>  
 Year Built 1995 DOM 21  
 Sold Date 15-Sep-24 Distance 2.69km  
 First Listing Price Guide \$1,625,000 to \$1,675,000  
 Last Listing \$1,690,000