

## Sales Search Report - Image Report

### Search Criteria

**Focus Property:** 26 FLORALIA CLOSE, NEW LAMBTON HEIGHTS, NSW 2305

**Radius:** 1000 m

**Sale Date:** 09/04/2020 to 09/10/2021

**Sale Price:** More than \$2,000,000.00

**Land Size:** Any

**Attributes:** Any

**Property Type:** House

### Search Summary

Records: 6

	Price	Days	Area
<b>Lowest</b>	\$ 2,002,000	24	720 m <sup>2</sup>
<b>Highest</b>	\$ 3,600,000	188	2,104 m <sup>2</sup>
<b>Average</b>	\$ 2,403,667	79	1,376 m <sup>2</sup>
<b>Median</b>	\$ 2,210,000	64	1,288 m <sup>2</sup>



#### 45 RIDGEWAY RD, NEW LAMBTON HEIGHTS, NSW

UBD Ref: Newcastle - 144 A5  
Distance from Property: 329m



**Property Type:** House  
**Area:** 1,173 m<sup>2</sup>  
**Area \$/m2:** \$1,961  
**RPD:** 100//DP788989

**Features:**

**Sale Price:** \$2,300,000 (Agents Advice - Sale)  
**Sale Date:** 20/09/2021 **Days to Sell:** 96 Days  
**Last Price:** \$2,300,000-\$2,500,000 **Chg %:**  
**First Price:** AUCTION - IF NOT **Chg %:** -8.0%



#### 91 QUEENS RD, NEW LAMBTON, NSW 2305

UBD Ref: Newcastle - 144 C6  
Distance from Property: 833m



**Property Type:** House  
**Area:** 1,404 m<sup>2</sup>  
**Area \$/m2:** \$1,567  
**RPD:** 1, 2/520946

**Features:**

**Sale Price:** \$2,200,000 (Normal Sale)  
**Sale Date:** 10/04/2021 **Days to Sell:** 24 Days  
**Last Price:** Auction on Site 10 April **Chg %:**  
**First Price:** Auction on Site 10 April **Chg %:**



#### 3 ARDLESSA WAY, NEW LAMBTON HEIGHTS, NSW

UBD Ref: Newcastle - 144 A4  
Distance from Property: 291m



**Property Type:** House  
**Area:** 1,895 m<sup>2</sup>  
**Area \$/m2:** \$1,900  
**RPD:** 50/825537

**Features:**

**Sale Price:** \$3,600,000 (Normal Sale)  
**Sale Date:** 25/03/2021 **Days to Sell:** 36 Days  
**Last Price:** Price Guide On Request **Chg %:**  
**First Price:** Price Guide On Request **Chg %:**



#### 8 RIDGE LANE, NEW LAMBTON, NSW 2305

UBD Ref: Newcastle - 144 C4  
Distance from Property: 901m



**Property Type:** House  
**Area:** 720 m<sup>2</sup>  
**Area \$/m2:** \$2,781  
**RPD:** 3/748656

**Features:**

**Sale Price:** \$2,002,000 (Normal Sale)  
**Sale Date:** 06/03/2021 **Days to Sell:** 73 Days  
**Last Price:** Auction - Guide **Chg %:**  
**First Price:** Auction - Guide **Chg %:**





## 99 CARRINGTON PDE, NEW LAMBTON, NSW 2305

UBD Ref: Newcastle - 144 B3  
Distance from Property: 665m

5 3 2



Property Type: House  
Area: 961 m<sup>2</sup>  
Area \$/m2: \$2,310  
RPD: B/335846

Features:

Sale Price: **\$2,220,000 (Normal Sale)**  
Sale Date: 03/09/2020 Days to Sell: **188 Days**  
Last Price: For Sale \$2,200,000 - Chg %:  
First Price: Preview Chg %:



## 79 CARRINGTON PDE, NEW LAMBTON, NSW 2305

UBD Ref: Newcastle - 144 C4  
Distance from Property: 805m

4 1 2



Property Type: House  
Area: 2,104 m<sup>2</sup>  
Area \$/m2: \$998  
RPD: 6, 7/11458

Features:

Sale Price: **\$2,100,000 (Normal Sale)**  
Sale Date: 02/06/2020 Days to Sell: **55 Days**  
Last Price: \$1,925,000 - \$2,025,000 Chg %: **-8.7%**  
First Price: Price on Request Chg %:

