

Comparative Market Assessment

**156 Tallagandra Lane
Sutton NSW 2620**

Prepared For

Jacque & Darren Hassall

Price Range

\$1,400,000 - \$1,500,000

Prepared By



Mark Johnstone
Ray White Canberra
Unit 2/14 Wales Street Belconnen ACT 2617
Mobile: 0414 382 093
E-mail: mark.johnstone@raywhite.com
Web: raywhitecanberra.com.au



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COMPARABLE PROPERTIES SUMMARY




Sold Properties

Address	Type	Beds	Baths	Price
327 Mulligans Flat Road Sutton	Land	0	0	\$1,200,000
240 Bidges Road Sutton	Rural	0	0	\$1,040,000
450 Majura Lane Sutton	House	5	3	\$1,250,000



Mark Johnstone - Ray White Canberra
Unit 2/14 Wales Street Belconnen ACT 2617
Ph: 0414 382 093 · Office: 02 6173 6300
e-mail: mark.johnstone@raywhite.com



	327 Mulligans Flat Road Sutton	240 Bidges Road Sutton	450 Majura Lane Sutton
			
Price:	\$1,200,000	\$1,040,000	\$1,250,000
Land Value:	-	-	-
Exchange Date:	03/06/20	26/06/20	17/12/19
DOM:	145	127	105
Bedrooms:	0	0	5
Bathrooms:	0	0	3
Garages:	0	0	8
Carports:	0	0	0
House Size:	-	-	-
Block Size:	505875m ²	43991m ²	36880m ²



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327 Mulligans Flat Road Sutton

Sold Price: \$1,200,000 Exchange Date: 03/06/20 Days on Market: 145



Property Features

Bedrooms: 0
Bathrooms: 0
Garages: 0
Carports: 0
Block Size: 505875m²
EER:

Description

With sealed road access to your front gate, this scenic 125 acre allotment offers an ideal opportunity to establish your dream rural estate. takes advantage of the exceptional panoramic valley and mountain views.

- Large elevated building envelop
- Power runs across the allotment
- Two dams
- Separated into three paddocks
- 8 minute drive to Amaroo shopping centre
- 13 minute drive to the Gunaghlin Town Centre



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240 Bidges Road Sutton

Sold Price: \$1,040,000 Exchange Date: 26/06/20 Days on Market: 127



Property Features

Bedrooms: 0
Bathrooms: 0
Garages: 0
Carports: 0
Block Size: 43991m²
EER:

Description

Located on the Golden Mile of Sutton with sealed road access and less than a 20 minute commute to Canberra's inner city.

- Backing the ACT boarder with freehold land
- Ideal building block with broad northerly orientation
- Large shed already in place
- Mountain View
- Electric solar powered entry gates
- Kangaroo fence around 50% of the perimeter



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450 Majura Lane Sutton

Sold Price: \$1,250,000 Exchange Date: 17/12/19 Days on Market: 105



Property Features

Bedrooms: 5
Bathrooms: 3
Garages: 8
Carports: 0
Block Size: 36880m²
EER:

Description

Features:

Bitumen sealed tree lined driveway with separate lines of deciduous and native trees

- Four water tanks with 130,000 litre storage capacity
 - Two dams
 - Large capacity bore reticulated to whole property
 - Extensive park like tree plantings with groves of a variety of native and other species
 - Five-hole paddock golf
 - Orchard with apple, pear, peach, plum, fig, nectarine and mulberry trees
 - 2-3 stables, or two stables and one tool shed
 - Stock yard and loading ramp
 - 2 x 4 car garages with remote control doors, one with a workshop and storage area
- Inside
- Fully ducted reverse cycle air conditioning
 - Kitchen with "ceasarstone" benchtops and near new appliances
 - "Time of use" power meter
 - Self-contained one-bedroom studio/cottage



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- (a) Transfer Dates
- (b) Sales prices
- (c) Sales Data
- (d) Block areas
- (e) Division/Names
- (f) Section & Block or Unit numbers
- (g) Street Addresses
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- (i) Lease purpose codes

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- (b) The date transfer documents were registered at the Land Titles Section is the "Date of Transfer";
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- (e) The date of agreement for sale registered on the transfer form lodged at the Land Titles Section is the "Sales Date";
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