

PROPERTY

SYDNEY'S A-Z OF HOME BARGAINS

ADDRESS	DESCRIBED	LISTED	PRICE THEN	PRICE NOW	DISCOUNT
DULWICH HILL, 229 Old Canterbury Rd	3 br house	Sep 04	\$695,000	\$645,000	7.2%
EARLWOOD, 17 Macquarie Rd	3 br house	Aug 04	\$629,000	\$548,000	12.7%
EAST GOSFORD, 16 Caroline St	5 br house	Mar 04	\$1,050m	\$989,000	5.8%
EAST GOSFORD, 2730 Webb St	3 br townhouse	Jun 04	\$389,000	\$350,000	10.0%
EAST HILLARIA, 12 Kinswar Av	5 br house	Aug 04	\$1.45m	\$1.3m	10.3%
EASTGARDENS, 12 Thirney Av	3 br house	Sep 04	\$920,000	\$829,000	10.3%
EASTLAKES, 1149-51 Universal St	2 br unit	Sep 04	\$329,000	\$285,000	13.4%
EASTLAKES, 14 Garden St	3 br house	Mar 04	\$859,000	\$798,000	11.6%
EASTLAKES, 3 Kyogle St	3 br house	Jun 04	\$849,000	\$680,000	19.9%
EASTLAKES, 43 Vernon Av	2 br house	Feb 04	\$820,000	\$760,000	8.5%
EDGECLIFF, 1003/85 New South Head Rd	1 br unit	Apr 04	\$599,000	\$575,000	4.0
EDGEWORTH, 1/806 Main Rd	3 br townhouse	Feb 04	\$310,000	\$249,950	19.4%
ELANORA HEIGHTS, 11/125-184 Powder Works Rd	3 br townhouse	Mar 04	\$649,000	\$639,000*	1.5%
ELANORA HEIGHTS, 122 Chamera Rd	3 br house	May 04	\$915,000	\$749,000	18.1%
ELIZABETH BAY, 701/21 Elizabeth Bay Rd	3 br unit	Jun 04	\$1.375m	\$1.35m	1.8%
ENGADINE, 12 Ardau Pl	3 br house	Dec 03	\$580,000	\$522,000	10.0%
ENGADINE, 37 Colarra Av	3 br house	Dec 03	\$580,000	\$499,000*	14.0%
ENGADINE, 64 Warilda Av	4 br house	Jun 04	\$518,000	\$530,000	8.3%
EPPING, 14 Orchard St	3 br house	Aug 04	\$719,000	\$679,000	5.6%
EPPING, 71e Essex St	4 br house	Apr 04	\$975,000	\$900,000	7.7%
EPPING, 78 Chesterfield Rd	4 br house	Nov 03	\$995,000	\$799,000	10.7%
ERINA, 16 Robusta Ct	4 br house	Aug 04	\$469,000	\$459,000	2.1%
FERNLEIGH PARK, 161 Fernleigh Park Dr	4 br house	May 04	\$835,000	\$799,000	4.3%
FIVE DOCK, 136 Queens Rd	3 br house	Feb 04	\$820,000	\$550,000	11.3%
FLETCHER, 42 Redwood Ct	4 br house	Apr 04	\$449,950	\$390,000	13.3%
FORESTVILLE, 1a Wirrida Wy	3 br villa	Apr 04	\$700,000	\$599,000	14.4%
FORESTVILLE, 4 Bryde Av	3 br house	Mar 04	\$685,000	\$630,000	8.0%
FORESTVILLE, 40 Cook St	4 br house	Dec 03	\$985,000	\$925,000	6.3%
FRENCH FOREST, 2 Cedar Cr	3 br house	May 04	\$1.2m	\$1m	16.7%
FRENCH FOREST, 6 Mangala Pl	4 br house	Mar 04	\$1.19m	\$950,000	20.2%
FRENCH FOREST, 93 Sorlie Rd	4 br house	Mar 04	\$799,000	\$700,000	12.4%
GARDEN SUBURB, 15 White Gum Wy	4 br house	Jun 04	\$519,950	\$519,950	10.3%
GAYSWARD, 79 Canoga Rd	4 br house	Feb 04	\$284,950	\$278,950	5.1%
GLADESVILLE, 14 Gerrish St	4 br house	May 04	\$825,000	\$698,000	15.4%
GLADESVILLE, 147a Cambridge St	2 br unit	Mar 04	\$359,000	\$339,000	5.6%
GLADESVILLE, 6/9a Cambridge St	2 br unit	Jun 04	\$359,000	\$339,000	11.3%
GLEBE, 3/83C Wigram Rd	studio	Sep 04	\$200,000	\$180,000	10%
GLEBE, 3/83c Wigram Rd	1 br studio	Sep 04	\$200,000	\$180,000	10%
GLEBE, 7 St Johns Rd	2 br terrace	May 04	\$629,000	\$569,000	9.5%
GLEN ALPINE, 4 br house	4 br house	Apr 04	\$629,000	\$569,000	9.5%



MILLION-DOLLAR DREAM: Cherie Barber and Stephen Tolle.

Picture: JANIE BARRETT

CASE STUDY

Facelift may double value of bungalow

SERIAL renovators Cherie Barber and Stephen Tolle are sure they snapped up a bargain in Lilyfield earlier this month, paying \$600,000 at auction for a derelict Californian bungalow.

"I would have paid another \$50,000 for it," Mr Tolle said after an auction that attracted mostly developers, renovators and builders.

The pair have plans to renovate the property and extend it into a four-bedroom home. After the transformation, they hope the house could fetch between \$1 million and \$1.1 million.

Previously they bought a run-down house in Rozelle for \$537,000, spent \$150,000 on renovations, and sold it for \$955,000.

ADDRESS	DESCRIBED	LISTED	PRICE THEN	PRICE NOW	DISCOUNT	ADDRESS	DESCRIBED	LISTED	PRICE THEN	PRICE NOW	DISCOUNT
KELLYVILLE, Lot 104 Greyfriar Pl	4 br house	Jul 04	\$600,000	\$575,000	4.2%	MIRANDA, 36/99-111 Karimbla Rd	3 br unit	Jun 03	\$405,000	\$349,000	13.8%
KILLARA, 75 Stambrope Rd	5 br house	Mar 04	\$3m	\$2.9m*	3.3%	MIRANDA, 44 Blackwood St	4 br house	Jun 04	\$820,000	\$799,000	2.6%
KILLARNEY HEIGHTS, 13/78 Starkey St	2 br unit	May 04	\$579,000	\$540,000	6.7%	MONA VALE, 12/28-30 Cliff Av	3 br townhouse	Apr 04	\$950,000	\$900,000	5.3%
KILLARNEY HEIGHTS, 14 Shamrock Pde	4 br house	Sep 04	\$839,000	\$780,000	7%	MONA VALE, 17 Semmel St	4 br house	May 04	\$790,000	\$750,000	5.1%
						MONA VALE, 24a Ellinatta Rd	3 br house	Feb 04	\$869,000	\$700,000*	19.4%
						MONA VALE, 2 br unit	2 br unit	Sep 04	\$869,000	\$796,000	8.1%