



**87 Bogalara Road Old Toongabbie NSW 2146**

Prepared on 29th July 2020

**Warren Smith**

**LJ Hooker Toongabbie**

12 Aurelia Street

TOONGABBIE NSW 2146

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# Your Property

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87 Bogalara Road Old Toongabbie NSW 2146

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-  -  -  563m<sup>2</sup>  - 



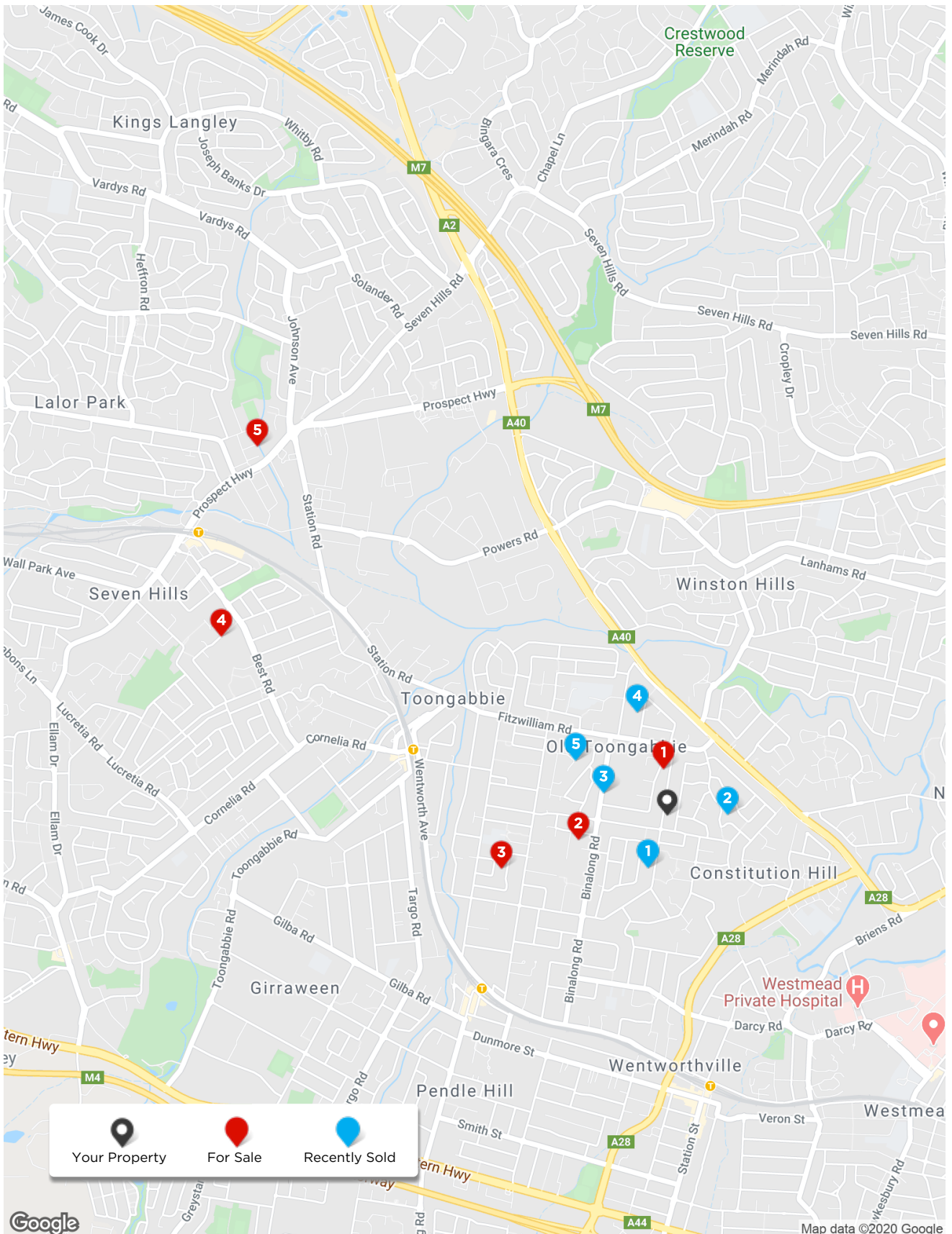
# Your Property History

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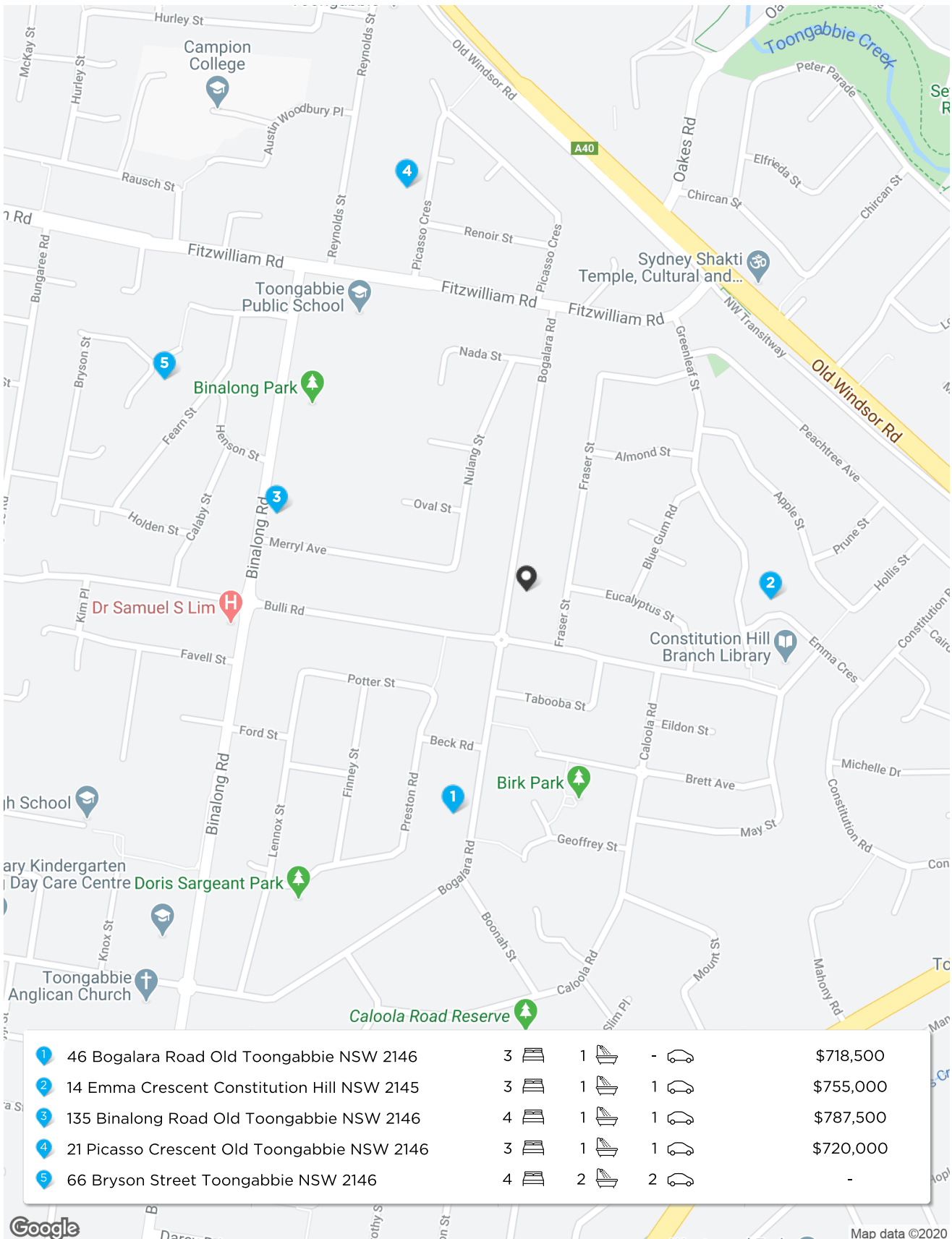
## Warren Smith

Warren Smith took over the company with Nadine Smith in 2002 and has never looked back. Warren is extremely active in the business and adopts a hands-on approach within the agency.

# Comparables Map: Sales & Listings



# Comparables Map: Sales



# Comparable Sales



46 Bogalara Road Old Toongabbie NSW 2146

**Sold Price** \$718,500

3 1 - 556m<sup>2</sup> -

Sold Date 09-Apr-20 First Listing - Year Built -  
 DOM 41 Last Listing \$600,000  
 Distance 0.39km

1



14 Emma Crescent Constitution Hill NSW 2145

**Sold Price** <sup>RS</sup> \$755,000

3 1 1 696m<sup>2</sup> -

Sold Date 03-Jul-20 First Listing \$850,000 Year Built -  
 DOM 66 Last Listing -  
 Distance 0.4km Price Change ▼ -11.2%

2



135 Binalong Road Old Toongabbie NSW 2146

**Sold Price** \$787,500

4 1 1 556m<sup>2</sup> 106m<sup>2</sup>

Sold Date 05-May-20 First Listing \$795,000 Year Built 1960  
 DOM 2 Last Listing \$795,000  
 Distance 0.43km Price Change ▼ -0.9%

3



21 Picasso Crescent Old Toongabbie NSW 2146

**Sold Price** \$720,000

3 1 1 588m<sup>2</sup> -

Sold Date 19-May-20 First Listing \$800,000 Year Built -  
 DOM 34 Last Listing \$735,000  
 Distance 0.69km Price Change ▼ -10%

4



66 Bryson Street Toongabbie NSW 2146

**Sold Price** -

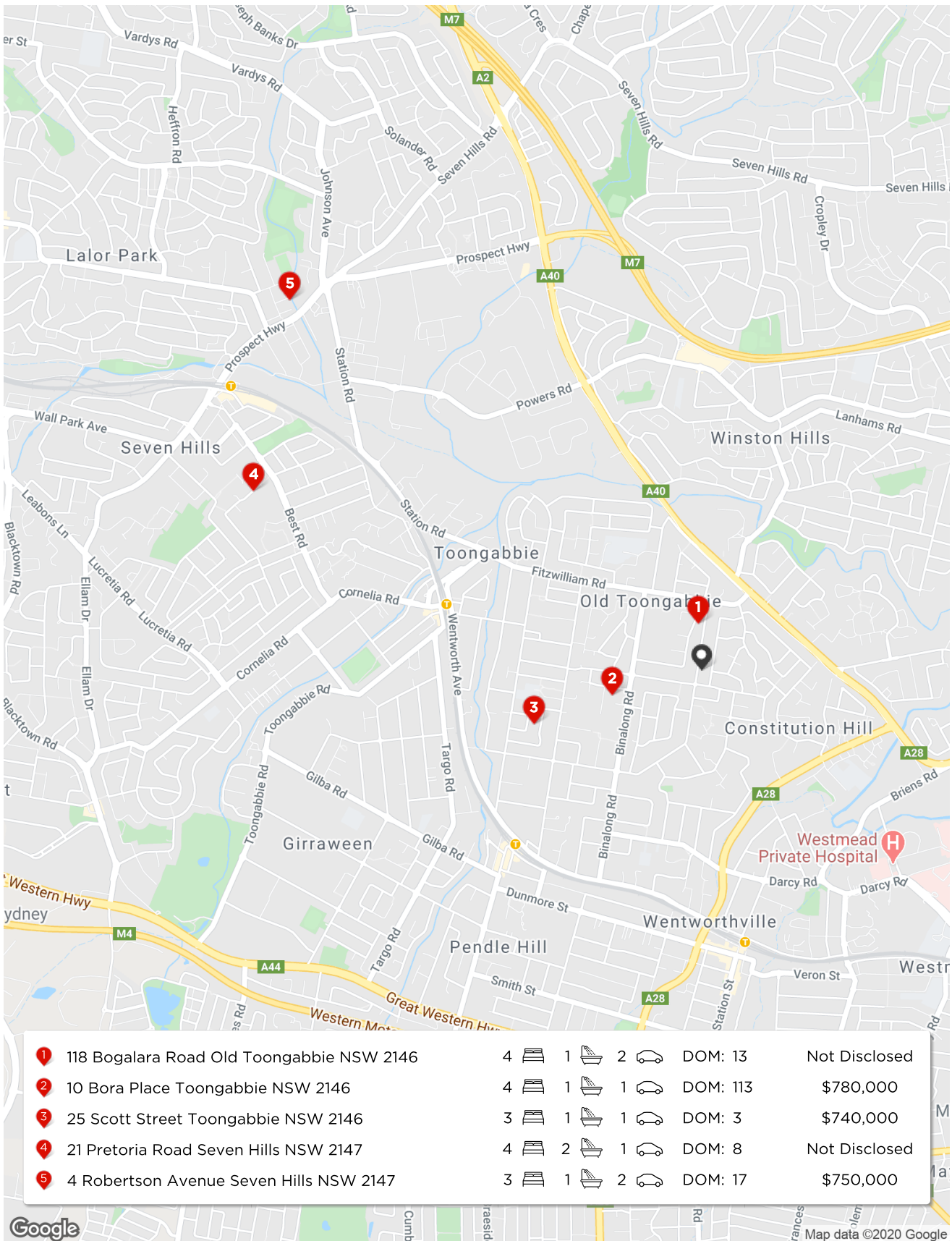
4 2 2 582m<sup>2</sup> -

Sold Date 25-Jun-20 First Listing \$780,000 Year Built -  
 DOM 16 Last Listing \$780,000  
 Distance 0.69km

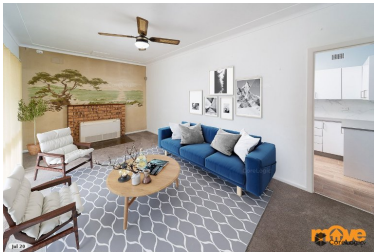
5

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale

# Comparables Map: Listings



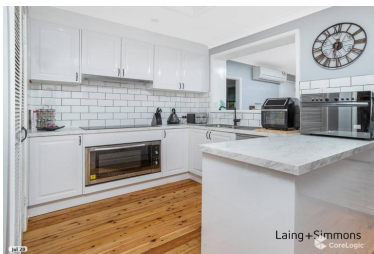
# Comparable Listings



118 Bogalara Road Old Toongabbie NSW 2146

4 1 2 664m<sup>2</sup> -

Listing Price	Listed Date	17-Jul-20	Year Built	-
Not Disclosed	DOM	13 days	Distance	0.28km



10 Bora Place Toongabbie NSW 2146

4 1 1 556m<sup>2</sup> -

Listing Price	Listed Date	08-Apr-20	Year Built	-
\$780,000 - \$820,000	DOM	113 days	Distance	0.61km



25 Scott Street Toongabbie NSW 2146

3 1 1 556m<sup>2</sup> -

Listing Price	Listed Date	27-Jul-20	Year Built	-
\$740,000 - \$790,000	DOM	3 days	Distance	1.15km



21 Pretoria Road Seven Hills NSW 2147

4 2 1 569m<sup>2</sup> 100m<sup>2</sup>

Listing Price	Listed Date	22-Jul-20	Year Built	1950
JUST LISTED	DOM	8 days	Distance	3.16km



4 Robertson Avenue Seven Hills NSW 2147

3 1 2 588m<sup>2</sup> -

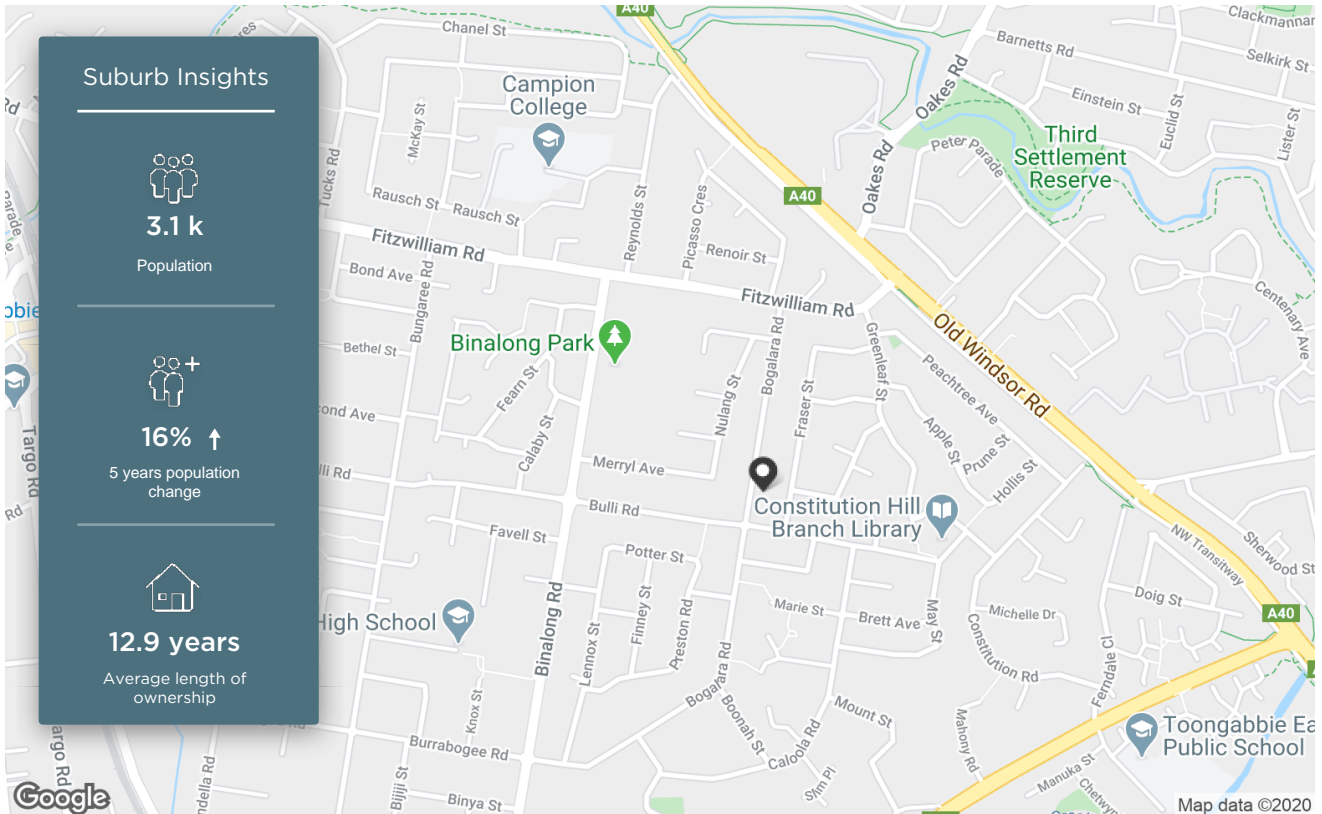
Listing Price	Listed Date	13-Jul-20	Year Built	1960
Guide \$750,000	DOM	17 days	Distance	3.62km



DOM = Days on market

# Old Toongabbie

## Demographic



The size of Old Toongabbie is approximately 1.3 square kilometres. It has 6 parks covering nearly 10.3% of total area. The population of Old Toongabbie in 2011 was 2,681 people. By 2016 the population was 3,117 showing a population growth of 16.3% in the area during that time. The predominant age group in Old Toongabbie is 40-49 years. Households in Old Toongabbie are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Old Toongabbie work in a professional occupation. In 2011, 86.1% of the homes in Old Toongabbie were owner-occupied compared with 79.2% in 2016. Currently the median sales price of houses in the area is \$850,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	28.4	Owns Outright	37.6	0-15.6K	3.5	0-9	14.4
Couples with Children	54.9	Purchaser	41.6	15.6-33.8K	11.2	10-19	12.6
Single Parents	14.8	Renting	17.5	33.8-52K	11.0	20-29	11.1
Other	1.6	Other	1.8	52-78K	14.8	30-39	13.9
		Not Stated	1.7	78-130K	23.6	40-49	14.7
				130-182K	13.4	50-59	13.0
				182K+	13.1	60-69	9.1
						70-79	7.3
						80-89	3.0
						90-99	0.4

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
<b>Toongabbie Public School</b> 59 Fitzwilliam Road Old Toongabbie NSW 2146	0.55km	Primary	Mixed	Government	0-6
<b>Pendle Hill High School</b> 66 Binalong Road Toongabbie NSW 2146	0.75km	Secondary	Mixed	Government	7-12
<b>Toongabbie East Public School</b> 2 Harris Road Constitution Hill NSW 2145	1.15km	Primary	Mixed	Government	0-6
<b>Toongabbie West Public School</b> 83 Ballandella Road Toongabbie NSW 2146	1.17km	Primary	Mixed	Government	0-6
<b>Darcy Road Public School</b> 98A Darcy Road Wentworthville NSW 2145	1.19km	Primary	Mixed	Government	0-6

Property is within school catchment area
 Property is outside school catchment area

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