

# Property information sheet.

<b>Address</b>	
<b>Method of sale</b>	
<b>Price guide</b>	
<b>No. of bedrooms</b>	
<b>No. of bathrooms</b>	
<b>Parking</b>	
<b>Land Size</b>	
<b>Rental Estimate Front</b>	
<b>Rental Estimate Rear</b>	
<b>Special features</b>	

Rates and levies		
Council rates	Water rates	Strata levies

**Disclaimer:** The above information has been furnished to us by the vendor. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. The agent will not be liable for loss resulting from any action or decision by you in reliance on the information from the agent.

# Local area.

145 Perry Street, MATRAVILLE, NSW 2036

Schools	Distance	Time
- Matraville Public School	Walk	10 mins
- Matraville Sports High School	Drive	4 mins
- South Sydney High School	Drive	6 mins

Shopping	Distance	Time
- Woolworths Matraville	Walk	5 mins
- Southpoint Shopping Centre	Drive	3 mins
- Westfield Eastgardens	Drive	5 mins

Hospitals	Distance	Time
- Prince of Wales Hospital	Drive	12 mins
- Royal Hospital for Woman	Drive	12 mins
- Sydney Children's Hospital	Drive	12 mins

Transport	Distance	Time
Bus Stop - 309 - 392 - 392X - 393	Walk	3 mins

Leisure	Distance	Time
- Heffron Park	Walk	12 mins
- Malabar Beach / La Perouse	Drive	6 mins
- The Coast Golf & Recreation Club	Drive	6 mins
- Maroubra Beach	Drive	8 mins

Icon	Distance	Time
- Sydney Airport	Drive	11 mins
- Sydney CBD	Drive	20 mins
- Highway M1	Drive	8 mins

# Recent comparable sales.

## 145 Perry Street, MATRAVILLE, NSW 2036

Property	Details	Price	Sale date	
109 Perry Street, Matraville, NSW 2036	3  1  3 	\$1,870,000	05/04/25	
125 Perry Street, Matraville, NSW 2036	3  1  2 	\$2,100,000	28/08/24	
42 Baird Avenue, Matraville, NSW 2036	4  1  3 	\$2,160,000	07/11/24	
15 Baird Avenue, Matraville, NSW 2036	3  2  3 	\$1,950,000	27/05/24	

**Disclaimer** While we make every effort to ensure that the information we provide you is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.

# The buying process.

**Step  
1**

Visit the property

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**Step  
2**

Review property documents & contract

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**Step  
3**

Prepare 10% deposit on a bank cheque

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**Step  
4**

Prepare for the Auction Day

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**Step  
5**

For successful buyer, Signed contract & pay 10% deposit on Auction Day

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**Step  
6**

Pre-Settlement Inspection - One time inspection of the property before the settlement date

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**Step  
7**

Settlement - Standard settlement time is 6 weeks after the exchange contracts of property

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**DONE**

Completion - Move in or Rent with Stone Maroubra  
CONGRATULATIONS FOR NEW PROPERTY