

154 RAY ROAD, EPPING, NSW 2121



Owner Details

Owner Name(s): CATHY OI YING LAM; MAY LEE EU Owner Address: 154 RAY RD, EPPING, NSW, 2121
 Phone(s): (02) 9868 1716 (CHOI) Owner Occupied: Yes Owner Type:

Property Details UBD Ref: 172 L14 3 1 2

RPD: 4//DP201788 Property Type: House
 Area: 702 m²
 Pri Land Use: RESIDENCE 2nd Land Use: RESIDENCE Tenure Type: N/A
 Local Authority: HORNSBY Water/Sewerage:
 Features: Wall Type: Brick, Roof Type: Tiles, Storeys: 1, Brick and Tile, Built In/WIR, Air Conditioned, Close to Schools, Close to

Zoning

Plan #: DP201788 LG Zoning: RESIDENTIAL Parish:

Sales History

Last Sale Amount:	Last Sale Date:	Sale Type:	Parties Related:
\$ 630,000	01/11/2003	Normal Sale	No
\$ 370,000	17/05/2001	Normal Sale	No
\$ 300,000	14/05/1998	Normal Sale	No
\$ 185,000	30/08/1991	Normal Sale	No





Sales History

154 RAY RD, EPPING

 3  1  2

Sale Price: \$ 630,000 **Sale Date:** 01/11/2003 **Type:** Normal Sale
RPD: 4/201788
Property Type: House **Land Use:** RESIDENCE **Zoning:** RESIDENTIAL
Valuation: **Date:** **Parties Related:** No
Local Authority: HORNSBY **Area:** 702 m²
Vendor: LEE; DE
Vendor Address: 154 RAY RD, EPPING, NSW, 2121
Purchaser: CATHY OI YING LAM; MAY LEE EU
Purchaser Address: 154 RAY RD, EPPING, NSW, 2121

154 RAY RD, EPPING

 3  1  2

Sale Price: \$ 370,000 **Sale Date:** 17/05/2001 **Type:** Normal Sale
RPD: 4/201788
Property Type: House **Land Use:** RESIDENCE **Zoning:** RESIDENTIAL
Valuation: **Date:** **Parties Related:** No
Local Authority: HORNSBY **Area:** 702 m²
Vendor: CHEN
Vendor Address: 154 RAY RD, EPPING, NSW, 2121
Purchaser: DE; LEE
Purchaser Address: 154 RAY RD, EPPING, NSW, 2121

154 RAY RD, EPPING

 3  1  2

Sale Price: \$ 300,000 **Sale Date:** 14/05/1998 **Type:** Normal Sale
RPD: LOT 4 DP 201788.15.42/45.72
Property Type: House **Land Use:** RESIDENCE **Zoning:** RESIDENTIAL
Valuation: **Date:** **Parties Related:** No
Local Authority: HORNSBY **Area:** 702 m²
Vendor: YUK LING WONG
Vendor Address: 154 RAY RD, EPPING, NSW, 2121
Purchaser: WAI CHEE CHEN
Purchaser Address: 154 RAY RD, EPPING, NSW, 2121

154 RAY RD, EPPING

 3  1  2

Sale Price: \$ 185,000 **Sale Date:** 30/08/1991 **Type:** Normal Sale
RPD: LOT 4 DP 201788.15.42/45.72
Property Type: House **Land Use:** RESIDENCE **Zoning:** RESIDENTIAL
Valuation: **Date:** **Parties Related:** No
Local Authority: HORNSBY **Area:** 702 m²
Vendor: M C & E A PUSHONG
Vendor Address: 154 RAY RD, EPPING, NSW, 2121
Purchaser: YUK LING WONG
Purchaser Address: 154 RAY RD, EPPING, NSW, 2121



For Sale History

Current Listing Status: For Sale

Days Listed: 53 Days

% Listing Change: -5.6 %

Listing Price	Date	Agency Name	Agent Name	Phone
\$850,000	16/12/2011	Raine & Horne Eastwood	Adrian Root	98585211
\$850,000	15/12/2011	Raine & Horne Eastwood	Adrian Root	
\$850,000	02/12/2011	Harcourts Eastwood	Adrian Root	0411 615 893
\$850,000	01/12/2011*	Harcourts Eastwood	Adrian Root	02 9858 5211
Expressions of Interest	19/11/2011	Harcourts Eastwood	Adrian Root	0411 615 893
Price On App.	19/11/2011*	Harcourts Eastwood	Adrian Root	02 9858 5211
\$900,000	07/11/2011*	Harcourts Eastwood	Adrian Root	02 9858 5211
\$900,000	07/11/2011	Raine & Horne Eastwood	Adrian Root	0411 615 893
\$900,000	06/11/2011	Harcourts Eastwood	Adrian Root	0411 615 893

* Denotes Historical Listing (i.e. This property is no longer on the market)



For Rent History

Current Rental Status: For Rent

Rental Amount	Date	Agency Name	Agent Name	Phone
\$540 Per Week	01/12/2011*	Harcourts Eastwood		
Exclusive	21/11/2011	Harcourts Eastwood	Andrew Soriente	0450399950
\$550 Per Week	25/10/2011*	Harcourts Eastwood		
\$550 p.w.	22/10/2011	Harcourts Eastwood	Andrew Soriente	0450399950
\$560 Per Week	12/10/2011*	Harcourts Eastwood		
\$560 p.w.	06/10/2011	Harcourts Eastwood	Andrew Soriente	0450399950
\$540 p.w.	11/04/2011	Harcourts Eastwood	Andrew Soriente	0450399950
\$540	09/04/2011*	Harcourts Eastwood		
\$540 Per Week	09/04/2011*	Harcourts Eastwood		
\$450.00 p.w.	29/09/2009	Harcourts Eastwood	Andrew Soriente	0450399950
\$450	20/09/2009*	Harcourts Eastwood	Brendan Hay	0410387098
\$450	20/09/2009*	Harcourts Eastwood	Brendan Hay	0410387098
\$540 Weekly	17/09/2009*	Harcourts Eastwood	Andrew Soriente	0450399950

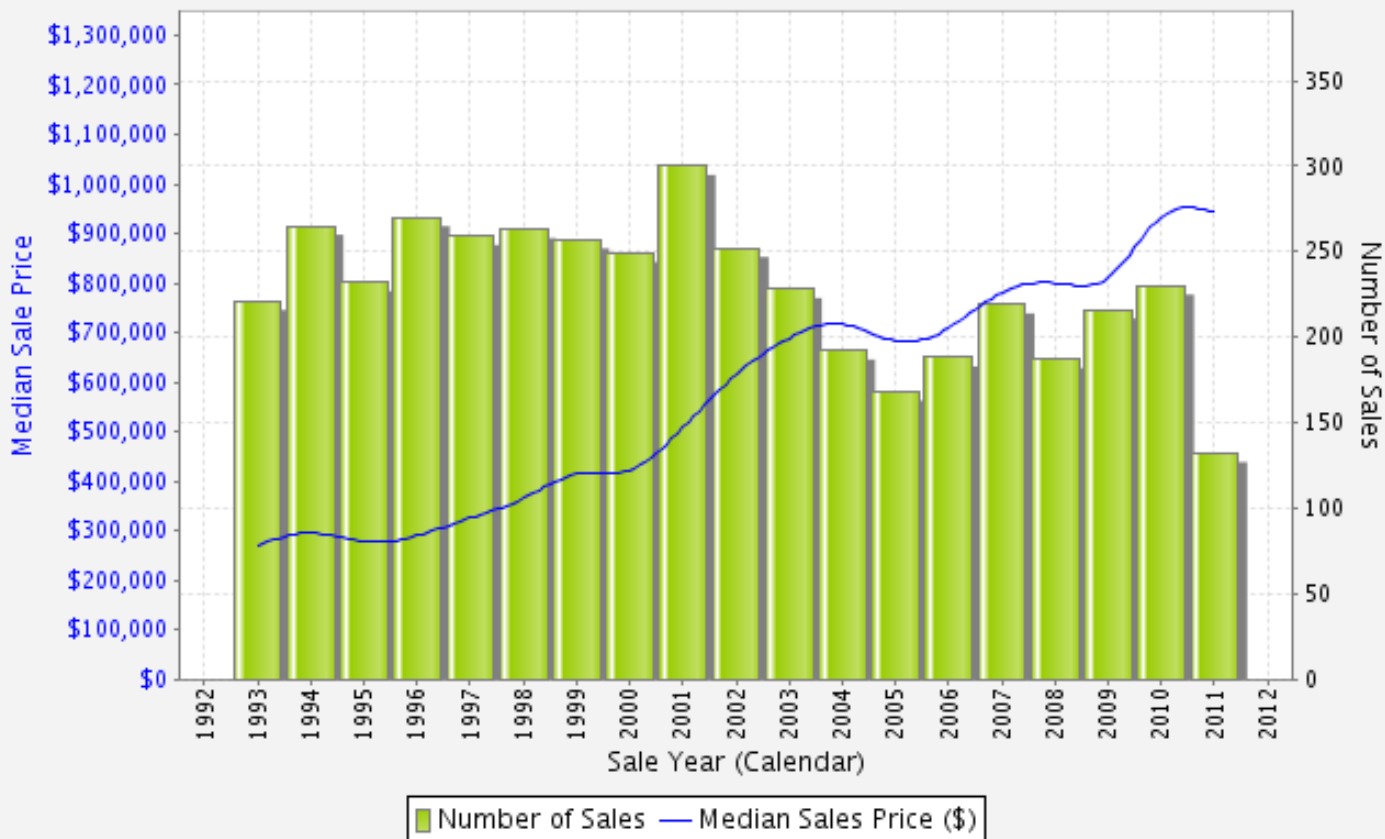
* Denotes Historical Rental (i.e. This property may have been rented)



EPPING - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1993	221	\$ 606,762	\$ 270,000		\$ 3,750	\$ 32,500,000
1994	265	\$ 302,611	\$ 295,000	9.3 %	\$ 8,574	\$ 820,000
1995	232	\$ 293,002	\$ 277,500	-5.9 %	\$ 7,449	\$ 2,700,000
1996	270	\$ 294,192	\$ 289,500	4.3 %	\$ 4,580	\$ 620,000
1997	259	\$ 349,344	\$ 325,000	12.3 %	\$ 32,500	\$ 3,200,000
1998	263	\$ 382,815	\$ 365,000	12.3 %	\$ 2,800	\$ 3,151,500
1999	257	\$ 438,060	\$ 415,000	13.7 %	\$ 10,000	\$ 1,220,000
2000	249	\$ 448,997	\$ 422,000	1.7 %	\$ 1,800	\$ 1,225,000
2001	300	\$ 514,315	\$ 507,000	20.1 %	\$ 20,000	\$ 980,000
2002	252	\$ 655,719	\$ 615,000	21.3 %	\$ 6,380	\$ 2,370,000
2003	228	\$ 805,218	\$ 688,475	11.9 %	\$ 180,000	\$ 5,500,000
2004	192	\$ 738,364	\$ 717,500	4.2 %	\$ 200,000	\$ 1,302,500
2005	168	\$ 711,526	\$ 682,250	-4.9 %	\$ 325,000	\$ 1,475,000
2006	188	\$ 769,223	\$ 709,000	3.9 %	\$ 144,000	\$ 6,355,440
2007	219	\$ 805,293	\$ 780,000	10.0 %	\$ 15,000	\$ 1,785,000
2008	187	\$ 865,123	\$ 800,000	2.6 %	\$ 86,000	\$ 7,750,000
2009	216	\$ 850,455	\$ 811,000	1.4 %	\$ 204,500	\$ 1,865,000
2010	230	\$ 990,736	\$ 932,750	15.0 %	\$ 9,500	\$ 2,035,000
2011	132	\$ 965,231	\$ 943,000	1.1 %	\$ 84,000	\$ 1,875,000

Sales & Growth Chart for EPPING



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