



**FOR SALE**

67 LLEWELLYN STREET, RHODES

4 🏠 | 3 🍷 | 4 🚗

# Locale Monthly **PROPERTY** REPORT

**locale** PROPERTY  
AGENTS

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# principal's word



## Digital media dominates our world.

As agent's digital media dominates how we and the public interact with each other and how we market ourselves and our client's properties but it cannot be forgotten that buying or selling a home is an emotive experience and as such the whole interaction revolves around the relationship and communication between all involved. Real Estate is about people. These changes have also seen a move away from the big brand real estate offices and an increase in independent real-estate offices as people realise that there is no real advantage to sell with a franchise name when it comes to marketing a property. In fact the flexibility of the independent offices can be a major advantage when it comes to marketing your home. As independent agents we stand by our name and our reputation.

Joseph Rupolo  
Principal

## just sold

**18/102 William Street, Five Dock  
sold \$925,000**

This is what our satisfied client said "My decision to go with Shane & Frances for the selling of my property turned out exceptionally well. Both the result and the process were great and they showed what genuinely nice people and professional real

*estate agents they are with their assistance prior and during the selling campaign. Their advice and help in presenting my home paid off handsomely as we sold above my expectations and with as little stress as is possible. Nothing was too difficult for them. My heartfelt thanks go to Shane & Frances for their skills and efforts."*  
Don Johanson.



18/102 William Street, Five Dock

## locale news

### Renovating a rental property

When done properly renovating your investment property can be a great strategy to boost your returns and secure better tenants. When renovating a rental property, you need a strategy and budget because it's easy to spend your money on the wrong things and overspend. Here are some of the best ways to increase the value of your rental property to increase its rental value:

1. Paint walls every few years to freshen up the property
2. New blinds of good quality last longer than cheap ones
3. Invest in robes as many tenants won't apply for a property without them
4. New door handles make a room or cupboards look more modern
5. Flooring options that are durable like floorboards and tiles
6. Heating and cooling like split system units are cost effective
7. Kitchen cupboards facelift by painting fronts of cupboards and drawers

Set your budget and focus your time and money on adding value - both long term capital value and to increase the rental return.





**Panoramic Bay Views**

Gracious waterfront home providing effortless family living and a relaxed lifestyle. The upper level has 4 generous bedrooms plus additional loft area, including the master suite complete with panoramic views plus retreat. Discover on the lower level the generous open plan kitchen & expansive light filled living areas, flowing seamlessly out to the spacious outdoor alfresco area overlooking the sparkling pool & stunning views

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67 LLEWELLYN STREET, RHODES

4 🛏 | 3 🍷 | 4 🚗



**LEASED**

**58/18-20 Knocklayde St Ashfield**

2 🛏 | 2 🍷 | 2 🚗 Leased \$560 per week



**LEASED**

**7 Corden Avenue, Five Dock**

3 🛏 | 1 🍷 | 1 🚗 For Lease \$700 per week



**LEASED**

**6/27 Walton Crescent, Abbotsford**

2 🛏 | 1 🍷 | 1 🚗 Leased \$450 per week



**SOLD**

**18/102 William Street, Five Dock**

3 🛏 | 2 🍷 | 2 🚗 Sold Prior to Auction \$925,000



**FOR SALE**

**1 Kings Park Walk, Five Dock**

2 🛏 | 2 🍷 | 2 🚗 For Sale



**SOLD**

**14 Newcastle Street, Five Dock**

3 🛏 | 1 🍷 | 3 🚗 Sold at Auction \$1,650,000



# market stats

May 2016 Source APM & Locale Property Agents

Average Inner west Auction Clearance Rates	81%
Properties Sold	45
Sold by Auction	24
Sold by Private Treaty	21

## Recently Sold Properties

11 Cross Street Five Dock	2br H	A	\$1,150,000
505 Great North Road Abbotsford	2br H	A	\$1,420,000
11A Tyler Crescent Abbotsford	3br H	A	\$1,220,000
29 Lancelot Street Five Dock	2br H	A	Not disclosed
68 Blackwall Point Road Chiswick	3br H	A	Not disclosed
16 Fitzroy Street Abbotsford	3br H	A	\$1,855,000
343 Great North Road Wareemba	3br H	A	\$1,325,000
14 Barnstaple Road Five Dock	3br H	A	\$1,710,000
14 Newcastle Street Five Dock	3br H	A	\$1,650,000
575 Lyons Road West Five Dock	3br H	PT	Not disclosed
45 Burns Crescent Chiswick	4br H	A	Not disclosed
497 Lyons Road West Five Dock	4br H	A	\$1,280,000
40 Burnell Street Russell Lea	4br H	A	Not disclosed
23 Potter Street Russell Lea	4br H	A	\$1,860,000
24 Duchess Avenue Rodd Point	4br H	PT	\$2,020,000
11 Seabrook Avenue Russell Lea	5br H	A	\$2,855,000
10 Eaton Place Chiswick	5br H	PT	Not disclosed
5 Coranto Street Wareemba	5br H	PT	Not disclosed
43 Harris Road Five Dock	6br H	PT	\$2,125,000
1/16 Rokeby Drive Abbotsford	2br T/H	A	\$930,000
15/26 Walton Crescent Abbotsford	2br T/H	A	Not disclosed
3/438 Great North Road Abbotsford	3br T/H	PT	Not disclosed
4/163 Hampden Road Wareemba	3br Terrace	A	Not disclosed
26/1 Figtree Avenue Abbotsford	2br U	A	\$1,011,000
31/57-63 Fairlight Street Five Dock	2br U	A	\$810,000
15/164 Hampden Road Abbotsford	2br U	A	\$785,000
38/1 Blackadder Close Chiswick	2br U	A	\$880,000
102/1 Dolphin Close Chiswick	2br U	A	\$820,000
257/4 Bechert Rd Chiswick	2br U	A	\$828,000
38/1 Blackadder Close Chiswick	2br U	PT	\$880,000
52/100 William Street Five Dock	2br U	PT	\$849,000
8/20-24 The Parade Russell Lea	2br U	PT	\$756,000
69/57-63 Fairlight Street Five Dock	2br U	PT	\$865,000
4/102 William Street Five Dock	2br U	PT	Not disclosed
26/1 Kings Bay Avenue Five Dock	2br U	PT	Not disclosed
10/10 Kings Park Circuit Five Dock	2br U	PT	\$900,000
M04/4-12 Garfield Street Five Dock	2br U	PT	\$850,000
L2, 1/1 Shore Road Chiswick	2br U	PT	Not disclosed
3/26-30 Ramsay Road Five Dock	2br U	PT	Not disclosed
6/134 Great North Road Five Dock	2br U	PT	\$670,000
255/4 Bechert Road Chiswick	2br U	PT	\$941,000
3/30 Bay Road Russell Lea	3br U	A	\$1,025,000
18/134 Great North Road Five Dock	3br U	PT	Not disclosed
1/4 Harbourview Crescent Abbotsford	3br U	PT	Not disclosed
22/3A Blackwall Point Road Abbotsford	3br U	PT	\$1,375,000

# market knowledge

During April we have seen a more subdued market with varying results being achieved in our local area. Media reports that the Sydney market has dropped a little, and that is true in some cases. The market is very unpredictable with a shortage of good properties available at a time when there is still strong demand from buyers. Low interest rates are a continued motivator for most buyers. Buyers are also acting more carefully now but their decisions are still being driven by lifestyle with many trading backyards for balconies, in order to secure a piece of real estate.

Our auction clearance is still hovering around the 80% mark which indicates properties are still achieving a good result. As the winter months approach, generally fewer properties go on the market providing more competition amongst buyers to secure property. This competition is what drives the market and continues to set the benchmark prices in our area.

The market continues to deliver good results for vendors. It seems many potential vendors remain nervous about the state of the market but in reality right now consistently great results are being achieved because of a lack of sufficient stock to meet buyer demand.

**Frances Rupolo**  
Director

**Shane Howley**  
Sales Director



Quietly selling your home while protecting your privacy. If you would like to sell your home "On the Quiet" we offer a hassle free approach to achieving a successful sale without going to the open market.

This month's On The QT property is a solid brick 3 bedroom home on approximately 420 sqm with rear lane access close to shops, schools & transport in Abbotsford.

Abbotsford

3 🏠 | 1.5 🚗 | 2 🚗

For more information please call  
Shane Howley 0410 600 022

## Our formula for your real estate success

Intelligent market analysis coupled with experience, local knowledge and the drive for outstanding results.



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