

Market stats

July 2015

Source: APM & Locale Property Research

Average Inner West Auction Clearance Rates		89%
Properties sold from July 1st - July 31st	40	
Sold by auction		19
Sold by private treaty		21

Recently Sold Properties

42 Abbotsford Parade, Abbotsford	2br H	PT	\$1,690,000
106A Kings Road, Five Dock	2br H	PT	\$1,360,000
361 Great North Road, Wareemba	2br H	A	Not disclosed
83 Henley Marine Drive, Rodd Point	3br H	PT	\$2,300,000
43 Kings Road, Five Dock	3br H	PT	Not disclosed
52 Burns Crescent, Chiswick	3br H	A	\$4,450,000
7 Kings Road, Five Dock	3br H	A	\$1,500,000
47 Clements Street, Russell Lea	3br H	A	\$1,800,000
2 Mons Street, Russell Lea	3br H	A	\$1,335,000
46 Edenholme Road, Russell Lea	3br H	PT	\$1,680,000
27 Lancelot Street, Five Dock	3br H	A	\$1,800,000
18 Loudon Street, Canada Bay	3br H	A	\$1,395,000
8 Fairlight Street, Five Dock	3br H	A	\$1,377,000
65 Edenholme Road, Russell Lea	3br H	A	Not disclosed
7 Burns Crescent, Chiswick	3br H	PT	\$1,680,000
3 Newcastle Street, Five Dock	3br H	PT	Not disclosed
18 Great North Road, Five Dock	3br H	A	\$1,500,000
365 Lyons Road, Five Dock	4br H	A	\$1,465,000
14, 16A & 16b Spring Street, Abbotsford	4br H	A	\$6,267,000
39 East Street, Five Dock	4br H	PT	Not disclosed.
77 Bayview Road, Canada Bay	4br H	A	\$1,564,000
152A Queens Road, Canada Bay	4br H	PT	\$1,470,000
29 Courland Street, Five Dock	4br H	PT	\$1,380,000
15 Lancelot Street, Five Dock	5br H	PT	\$2,370,000
50 & 52 East Street, Five Dock	6br H	A	\$4,350,000
1/527 Lyons Road West, Five Dock	3br T/H	PT	Not disclosed
1/81 Garfield Street, Five Dock	3br T/H	PT	\$1,156,000
373/3 Bechert Road, Chiswick	1br U	PT	\$610,000
15/54A Blackwell Point Road, Chiswick	1br U	A	\$659,000
27/104 William Street, Five Dock	2br U	PT	Not disclosed
4/76 Kings Road, Five Dock	2br U	PT	\$700,000
438/1 Searay Close, Chiswick	2br U	A	\$921,000
9/227 Great North Road, Five Dock	2br U	PT	Not disclosed
2/61 Garfield Street, Five Dock	2br U	PT	\$820,000
314/4-12 Garfield Street, Five Dock	2br U	PT	\$790,000
17/12 Bortfield Drive, Chiswick	2br U	A	Not disclosed
5/3a Blackwell Point Road, Abbotsford	3br U	A	Not disclosed
10/4 Harbourview Crescent, Abbotsford	3br U	PT	\$1.95-2M
129/54A Blackwell Point Road, Chiswick	3br U	PT	Not disclosed
1/1 Abbotsford Cove Drive, Chiswick	3br U	A	\$1,470,000

Market knowledge

The season for selling is here

Market demand in the 2046 postcode is continuing to boom this winter. Over the next three months we are expecting even more properties on the market and strong results from ready, eager buyers.

Auction clearance rates are still very high in our area. These rates are a clear indication of buyer sentiment remaining positive.

If you are considering selling, you can do so with confidence right now. Buyers are waiting for new properties to hit the market after the usual lack of stock in the colder months, so competition amongst buyers will be intense. In addition over the last 18 months we have seen excellent growth, with properties achieving exceptional sale prices.

While the weather is warming up and so too is the market, now is the time to review the value of your home. If you would like our perspective on how to achieve an exceptional selling price and a real estate experience of the highest standard, contact us. We'll help you make the move.

Frances Rupolo
Director



Locale Monthly Property Report

Our formula for your real estate success

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



Frances Rupolo

Shane Howley

280 Lyons Road, Russell Lea

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Auction On Site September 19

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Principals word

Real Estate is again proving itself a powerful investment.

In the last 12 months we have seen excellent gains for many people who simply had not realised how much their homes had increased in value.

Equity is being used by people to help their children gain a foothold in the property market. Others are using it to buy an investment property.

There's yet another segment - those selling up, and downsizing as well as buying another unit or house to rent out, increasing their retirement income.

Right now, with record low interest rates, the lowest in over 60 years! Feel free to contact us for market updates.

Joseph Rupolo
Principal



Locale properties

18 Louden St Canada Bay

**SOLD \$1,395,000
ON AUCTION DAY**



Locale News

Minimise your property's vacancy rate

One of the best ways to save money on your rental property is to keep it tenanted and avoid expensive vacant periods. Here are some of the ways you can help to minimise your vacancy rate, attract quality tenants and keep tenants long term:

- Keep your property in top condition and good repair. This may include giving it a fresh coat of paint, ensuring the all fittings & fixtures such as hot water system and oven are in good working order, making sure all cupboards open & close properly, no bowing shelving and there are no

costly water leaks. Modernise frequently used fixtures such blinds, kitchen cabinetry, oven & stovetop, bathroom fittings and flooring.

- Offer a competitive rental rate. Look at what is currently on the market that is similar to your property, and what has rented recently. Be objective rather than ambitious.
- Don't rush your property onto the market if the property isn't ready to hold inspections and move into. The longer a rental is on the market the harder it is to rent, so make sure your property has all the necessary repairs & updates completed.
- Look after good tenants. Reducing tenant turnover is key to minimising periods of vacancy. Be quick to respond to repair requests, and only increase the rent annually to a reasonable market rate.

Understand the current market. When there are many more properties than prospective tenants, it will inevitably affect overall vacancy rates.

If you need advice about your property contact Local Property Agents. Our experienced staff will be able to advise you regarding the current market, rents, updates and repairs.



5 Atkins Avenue, Russell Lea
SOLD \$1,620,000
Sold \$245,000 above other comparable sales



35 Llewellyn St Rhodes
SOLD \$3,670,000
New street record



25/10 Kings Park Circuit Five Dock
SOLD \$955,000
Sold \$140,000 above other comparable sales



6/27 Walton Crescent, Abbotsford
LEASED \$450 per week
2 bedroom unit with expansive views



42 Wymston Parade, Abbotsford
LEASED \$800 per week
3 bedroom home with stunning views



19/5 Woodlands Drive, Breakfast Point
LEASED \$700 per week
2 bedroom modern townhouse