

# Market stats

December 2014 Source: APM & Locale Property Research

Average Inner West Auction Clearance Rates	77%
Properties sold during December	35
Sold by auction	21
Sold by private treaty	14

**Houses/Townhouses**

3 Renown St, Canada Bay	4br H	Auction	\$1,740,000
7 Corden Av, Five Dock	3br H	Auction	\$1,225,000
100 First Av, Five Dock	4br H	Auction	Undisclosed
494 Lyons Rd W, Five Dock	4br H	Auction	\$1,281,000
17 Murralong Av, Five Dock	3br H	Auction	\$1,676,000
19 Howley St, Rodd Point	3br H	Auction	\$1,800,000
18 Rickard St, Rodd Point	2br H	Auction	\$1,470,000
38 Russell St, Russell Lea	4br H	Auction	\$1,648,000
19 Speed Av, Russell Lea	3br H	Auction	\$1,350,000
15 Gildea Av, Five Dock	3br H	Private Treaty	\$1,355,000
4 Brent St, Russell Lea	3br H	Private Treaty	\$1,000,000
88 Clements St, Russell Lea	3br H	Auction	\$1,660,000
88 Regatta Rd, Canada Bay	4br H	Private Treaty	Undisclosed
555 Lyons Rd W, Canada Bay	3br H	Private Treaty	Undisclosed
16 Great North Rd, Five Dock	4br H	Private Treaty	Undisclosed
49 Burnell St, Russell Lea	3br H	Private Treaty	Undisclosed
9 Claire Cres, Russell Lea	3br H	Auction	\$1,415,000
100 First Av, Russell Lea	4br H	Auction	Undisclosed
36 Bay Rd, Russell Lea	5br H	Auction	\$1,830,000
1/25 Bayview Rd, Canada Bay	3br T/H	Auction	\$1,350,000
11 Undine St, Russell Lea	3br H	Private Treaty	Undisclosed
2/114-116 Kings Rd, Five Dock	3br T/H	Private Treaty	\$1,005,000
1/157-159 Hampden Rd, Wareemba	2br T/H	Auction	\$782,500
32 Sibbick St, Russell Lea	3br H	Private Treaty	Undisclosed
3 Warwillah rd, Russell Lea	4br H	Auction	Undisclosed
43 St Albans St, Abbotsford	Land	Auction	\$1,530,000
51 Henley Marine Dr, Rodd Point	5br H	Private Treaty	\$1,680,000
11 Arthur St, Rodd Point	3br H	Auction	\$1,400,000

**Units**

11/57-63 Fairlight St, Five Dock	2br U	Auction	\$820,000
5/26 Charles St, Five Dock	2br U	Auction	\$650,000
90/57-63 Fairlight St, Five Dock	2br U	Private Treaty	Undisclosed
1/113-117 Regatta Rd, Canada Bay	2br U	Auction	\$672,000
5/10 Kings Park Cirt, Five Dock	3br U	Auction	Undisclosed
44/57-63 Fairlight St, Five Dock	2br U	Private Treaty	Undisclosed
59/57-63 Fairlight St, Five Dock	2br U	Private Treaty	Undisclosed
406/4-12 Garfield St, Five Dock	3br U	Private Treaty	\$855,000

## February is the new Spring!

List your property now to take advantage of the new years' extended busy period. **Contact us today to find out more.**

# Market knowledge

2015 may be the year we see prices plateau but not go backwards. Sydney home values have experienced the greatest increase in 2014 of any other capital city. The lift in home values has been supported by a reduced in the average days on the market, a lower level of vendor discounting and a reduction in the number of properties available for sale.

Vendor discounting was at -5.5% (data to Sept 14). The lower level of discounting by vendors is reflective of the improvement in housing market conditions. A lower level of discounting results in a quicker sale. With less negotiation on price, buyers and sellers are able to agree on a price faster.

Added to all this, there is the question of interest rates. With interest rates low and tipped to remain on hold for some time, with even some speculation that rates will go down, we would anticipate that home values are likely to continue to increase in 2015.

So forget about the "bubble talk". Here's what happened to house prices in 2014. House prices up 13.4% and apartment prices up 8.2%. It was an incredible year for real estate in 2014 and more excitement to come in 2015. If you are considering selling in 2015, it's time to get moving. The selling season kicks off in February and the cycle continues for another year. Stay tuned with Locale Property Agents.

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# Locale Property Report

Jan 2015



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# Principals word

## Welcome to 2015!

It's the start of another year and where to from here for the property market you may ask. Property sales values have risen over the last year and you may not realise just how much your asset is worth.

It is important to have a clear handle on the current value of your home. If the property has increased in value then it could be time to sell or you may be able to borrow to build your portfolio.

As we embark on another year, consider now to find out what your property is worth. We can provide a detailed report to help you track the value of your property so you can make an informed decision for 2015.

**Joseph Rupolo - Director**



# Locale results



**345 Lyons Rd, Five Dock 4 bed 2 bath 2 car Auction Sold \$1,280,000**

Front Cover; 2 Harris Court, Five Dock 3 bed 2 bath 2 car Auction Sold \$1,085,000

Sold Properties by the Locale Property Agents team.

# Locale News

Sometimes it's hard to see the wood for the trees when you are house hunting.

Rather than looking at everything, however, it's a good idea to narrow down your search before you start, by deciding what's important to you.

## Location

For example, will your life be easier if you are within walking distance of work, schools, shops, transport or other amenities? If these are crucial factors, you can narrow down your search.

If your purpose in buying is to have an asset that you can sell at a profit in a few years, location is also a vital factor in your purchase. The old saying about the advantages of buying "the worst house in the best street rather than the best house in the worst street" has been tried and proved true over time.

## List

Making a list about what you really want in a home can save lots of time when you're looking. It also helps to note down what you like and don't like about living in your current home and location. This assists in focusing on what you really want from your new home. Then, when you're looking, check your list against the

features of the homes you inspect and see if they tick all or most of the required boxes.

## Loan

The best way to break your heart when house hunting is to find the house you want, only to learn you can't secure the required finance. Find out first how much you will be able to borrow, and don't be tempted to look at properties outside that range. This saves time and disappointment when you're on the house hunting trail.



**27 Fitzroy St, Abbotsford**  
Auction Sold \$1,410,000

2 1 2



**3 Kings Park Walk, Five Dock**  
Auction Sold \$1,085,000

3 2 2



**5/18 Rokeby Rd, Abbotsford**  
Auction Sold \$880,000

2 2 2



**5 Kings Park Walk, Five Dock**  
Auction Sold \$1,050,000

3 2 2



**17/17 Orchards Av Breakfast Point**  
Auction Sold \$1,080,000

3 2 2



**4/7 Bortfield Dr, Chiswick**  
Auction Sold \$605,000

2 1 1