

Market stats

August 2015

Source: APM & Locale Property Research

Average Inner West Auction Clearance Rates	84%
Properties sold from August 1st - August 31st	42
Sold by auction	31
Sold by private treaty	11

Recently Sold Properties

8/23 Walton Crescent, Abbotsford	2br U	A	\$715,000
24 Minnesota Ave, Five Dock	3br H	A	Not disclosed
4 Ingham Avenue, Five Dock	3br H	A	\$2,211,000
12/55 Parkview Road, Russell Lea	2br U	A	Not disclosed
37/7 Figtree Avenue, Abbotsford	3br U	A	Not disclosed
1/20 Kings Road, Five Dock	2br U	A	\$765,000
23 Preston Avenue, Five Dock	2br H	A	\$4,640,000
79 Bouvardia St, Russell Lea	5br H	A	\$2,250,000
7 Kings Road, Five Dock	3br H	A	\$1,500,000
20/3 Figtree Avenue, Abbotsford	3br U	A	\$1,300,000
13/2-6 Rokeby Road, Abbotsford	2br U	A	\$815,000
1/2 Teviot Avenue, Abbotsford	3br U	A	\$2,900,000
1 Riverview Street, Chiswick	3br H	A	\$1,669,000
14 Edenholve Road, Russell Lea	4br H	A	Not disclosed
12 Potter Street, Russell Lea	4br H	A	\$1,665,000
18 Great North Road, Five Dock	3br H	A	\$1,500,000
4/9 Bortfield Drive, Chiswick	2br U	A	\$835,000
27 Newcastle Street, Five Dock	3br H	A	\$1,535,000
2 Ingham Avenue, Five Dock	4br H	A	\$2,100,000
1/58 Kings Road, Five Dock	2br U	A	\$755,000
13 Barnstaple Road, Five Dock	2br H	A	\$1,410,000
44 Waterview Street, Five Dock	3br H	A	\$2,065,000
15 Corden Avenue, Five Dock	3br H	A	\$1,700,000
6/282 Lyons Road, Russell Lea	2br U	A	Not disclosed
28 Abbotsford Parade, Abbotsford	4br H	A	\$2,400,000
17 Barnstaple Road, Five Dock	4br H	A	\$2,412,000
14/102 William Street, Five Dock	3br U	A	\$950,000
7/275 Lyons Road, Russell Lea	1br U	A	\$327,500
31A Arthur Street, Rodd Point	4br H	A	\$2,045,000
11/2 Rowe Street, Five Dock	2br U	A	\$815,000
8 Robert Avenue, Russell Lea	2br H	A	Not Disclosed
43 Byrne Avenue, Russell Lea	3br H	PT	\$2,000,000
2/527 Lyons Road West, Five Dock	3br T/H	PT	Not disclosed
T05/4-12Garfield Street, Five Dock	2br T	PT	\$950,000
12/437-441 Lyons Road, Five Dock	2br U	PT	\$700,000
301/1 McKinnon Avenue, Five Dock	3br U	PT	Not disclosed
7/78 Hampden Road, Russell Lea	2br U	PT	\$650,000
13/9 Bortfield Drive, Chiswick	2br U	PT	\$995,000
241 Lyons Road, Russell Lea	2br H	PT	\$1,140,000
7/14 Bortfield Drive, Chiswick	1br U	PT	Not disclosed
2/3 Abbotsford Cove Drive, Abbotsford	2br U	PT	Not disclosed
3 Lancelot Street, Five Dock	2br H	PT	Not disclosed.

Market knowledge

Local Market's Momentum

As interest rates remain low and Sydney's weather warms up, property prices in the Inner West are exceeding vendor's expectations.

Momentum continues to build and the quality of properties on offer in Five Dock, Abbotsford, Wareemba, Rodd Point and Russell Lea are very impressive.

Auction clearance rates in our area are hovering around the 85% mark, and while interest rates remain at the same level we expect star performing results throughout October, November and into December.

Investors and first home buyers have had an impact on property this year.

This has kept the bottom of the market (\$750,000 to \$850,000) pumping with strong demand from private investors particularly. We have also seen quite a few self-managed super fund investors.

First home buyers are also in the market mix and they are holding up the low to medium end of the market with regards to supply and demand factors, albeit with the help of mum and dad to get their foot in the door.

Currently this is favouring the vendors on the market and may continue but, as always, the pendulum will eventually swing back, either to centre or in the buyer's favour.

Choosing the time to sell is a significant decision and the same can be said about buying a new home.

However, regardless of market sentiment, there will always be a need for people to buy and sell. The difference comes down to market conditions when it's time to make that call.

One trend that is emerging strongly is the growth of auctions as the preferred selling method.

Frances Rupolo
Director

With a strong property market, record low interest rates and the traditional Spring busy period about to kick off,

There has never been a better time in the history of the Sydney property market, to capitalise on your property.

Locale Property Agents are a boutique agency with a difference to the other real estate brands. Our personal approach and our advanced technical systems give our clients the edge they require to make the most from their property transactions.

If you would like to know the value of your home in this record market, contact us today for an evaluation.

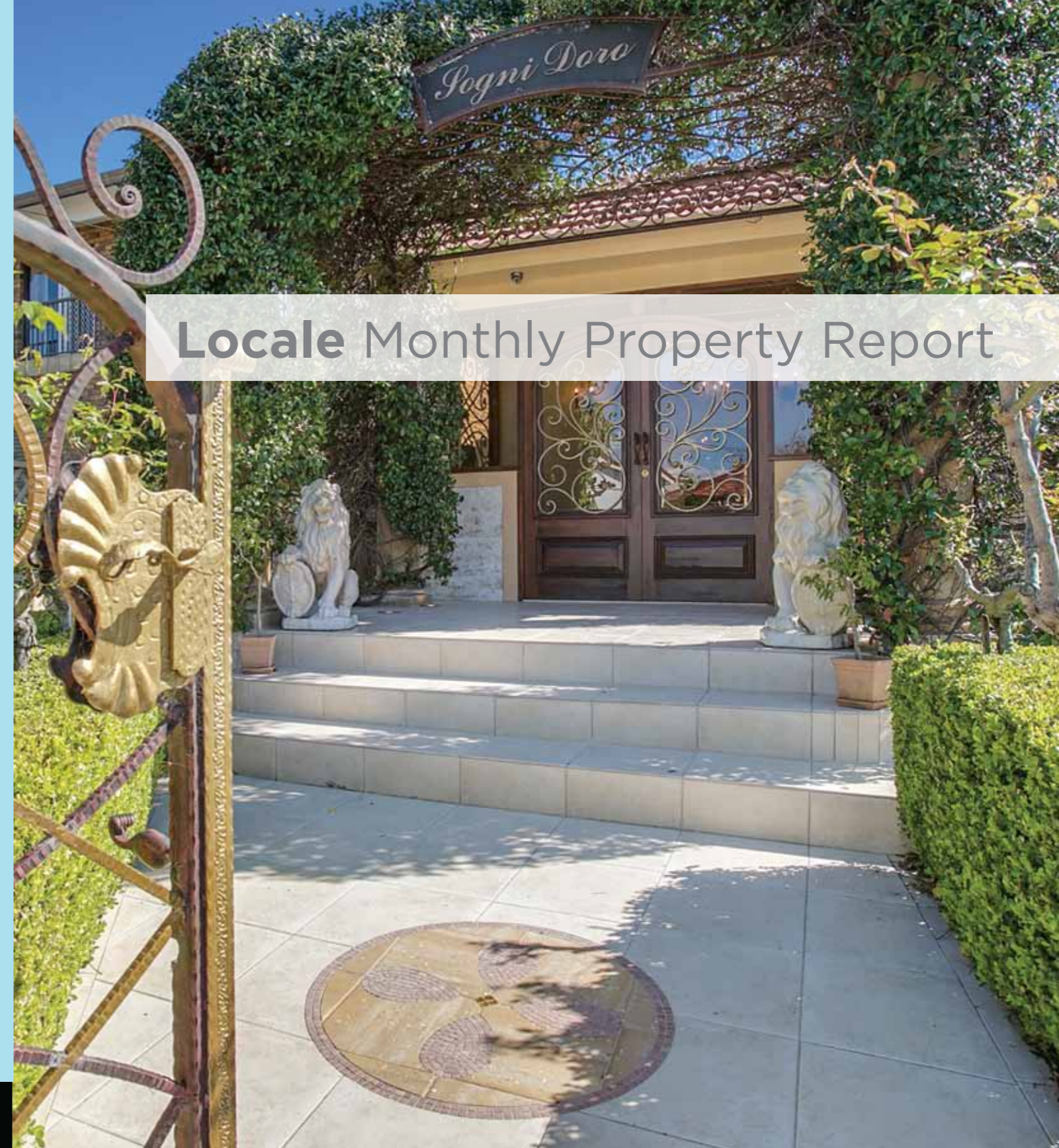


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Locale Monthly Property Report

4 Wareemba Street, Wareemba

4 2 4

Auction October 24 at 1.30pm On Site

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Principals word

Sydney's sellers market has created many opportunities for first time investors with many people selling their family home to downsize and using the remaining proceeds from the sale to buy an investment property.

While there are all manner of gurus and so-called experts providing advice on the theory of benefitting from property investment, when it comes to the nuts and bolts you should speak with our property experts.

We are only too happy to sit down with you, look at what is available in the market at your budget and go through estimates of potential rental returns, depreciation benefits and any hidden costs or ongoing costs and charges you should allow for.

Only then will you have a clear picture.

Joseph Rupolo
Principal



Locale properties

4 Wareemba Street



Locale News On The Q.T.

Make your move an easy move:

1. Start early. Packing always takes longer than you expected. Pack items that are not in daily use.
2. Clear out the clutter. There's no sense packing items you will probably throw out after you move.
3. Dispose of hazardous materials. Motor oil, paint, solvents, fireworks, insecticides, household chemicals etc.
4. Mark your boxes. Label each box with the Room Name, and basic list of items.
5. Tie your cords. Wrap each cord around your hand or forearm, then use rubber bands or baggie twist-ties to secure the wrapped cords. Don't forget to label what they are!
6. Pack a moving day kit. Disposable plates, cutlery & cups, garbage bags, toilet paper, paper towels, soap, basic first-aid kit, a torch, prescription medicines, snacks, pet food, cleaning equipment, and other must-have comforts.
7. Pack a suitcase. Pack a suitcase of a few days essential clothes and toiletries for each member of the family.
8. Notify & connect. Your utilities. Don't forget to connect & disconnect all utilities at each property. Redirect your mail for 6 months.

If you would like to sell your home "on the quiet" we offer an On The Q.T. selling method achieving a successful sales result without going to the open market. It's a hassle free approach.

On The Q.T. this month is a property in

Llewellyn Street Rhodes.
Potential development site.

If you would like any further information call us on 02 9712 2022



Under the Tuscan Sun

Bespoke hand crafted wrought iron gates, elegant Pazzoti paving and a fragrant jasmine covered arched pergola welcome you into this impressive family residence. This expansive two-storey four bedroom home ticks all the boxes for the growing family or for the quintessential entertainer.

Walk through the formal garden to the elegant front door and into a foyer entry opening onto a formal lounge, separate dining room, rustic European kitchen with stone benchtops. Adjoining is an open plan informal dining and living area with fold back doors that open onto a vast outdoor alfresco dining area with massive barbecue and outdoor oven. Four bedrooms, huge stone tiled bathroom with travertine basins and Alicante marble benchtops. To the rear of the property is a studio/home office and double lock up garage with more room for storage.

Situated close to local parks, schools, public transport, popular restaurants and the best of the local areas café culture.

Talk to Shane 0410 600 022 or Frances 0422 065 159