



AUCTION

1 KINGS PARK WALK, FIVE DOCK

2 🛏 | 2 🚿 | 2 🚗

Locale Monthly
PROPERTY
REPORT

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principal's word



Welcome to this month's newsletter. The first quarter of the year has passed and we have seen continued solid results in our local property market due to strong demand from purchasers struggling in a market with low supply.

Locale Property Agents have invested heavily in computer software, marketing programs and contact management systems which ensures we are constantly increasing our reach and keeping our clients informed about relevant property information with text alerts, emails and other internet technologies on a regular basis. Clients that work with us have the best choice in auctioneers, photographers and we also offer interior styling advice from qualified staff.

Our team are available to give you an up to the minute market analysis and an indication of where your property value sits within the current market so you can make informed decisions *Making informed decisions ... make a significant difference to the potential growth of a property's performance.*

Joseph Rupolo
Principal

just sold

46/1 Kings Bay Avenue, Five Dock sold \$861,000

This is what our satisfied client said "My wife and I have just successfully sold our home through Shane Howley and Frances Rupolo. The house was sold only after one and a half weeks of formal marketing for a price above our reserve. A differential factor in the success of our sale was the personalities and fastidious diligence of Shane and Frances. We would gladly recommend Shane and Frances, and should we ever need the services of a selling agent would not hesitate to engage them again." Anthony & Christy Ko.



46/1 Kings Bay Avenue, Five Dock

locale news



THE 10 THINGS BUYERS HATE AT OPEN HOMES

A recent survey has revealed the following:-

1. Mould
2. Structural Decay
3. Damp odour
4. Signs of smoking
5. Dirty bathroom
6. Peeling paint
7. Out of date kitchen
8. Sign of a pet
9. Worn carpets
10. Messy interior

Half of all home buyers judge whether a property impresses them as soon as they walk through the door. A further quarter will have made a decision by the time they have left the open home.



AUCTION

18/102 WILLIAM STREET, FIVE DOCK

3 | 2 | 2



LEASED

3/20 Gipps Street, Concord

2 | 1 | 1 Leased \$510 per week



LEASED

315/208 Jones Street, Pyrmont

2 | 2 | 2 Leased \$750 per week



FOR LEASE

8/61 Garfield St, Five Dock

2 | 1 | 1 For Lease \$550 per week

top tips for renters

Top ideas for injecting some love and life into your rental home

1. Rugs – add warmth to a home – choose colours that complement the tones and textures of existing fittings.
2. Accessories – make all the difference – adds interest and colour to your world.
3. Greenery – homes come to life with the magic of plants and also help purify the air. (Make sure you use plant stands to protect flooring).



market stats

April 2016 Source APM & Locale Property Agents

Average Inner west Auction Clearance Rates	81.5%
Properties Sold	25
Sold by Auction	11
Sold by Private Treaty	14

Recently Sold Properties

20 Hill Street Wareemba	2br H	A	\$1,500,000
6 Dalmeny Avenue Russell Lea	2br H	A	\$1,500,000
2 Werona Avenue Abbotsford	3br H	A	\$1,530,000
29 Tait Street Russell Lea	3br H	A	\$1,540,000
18 Mons Street Russell Lea	3br H	A	\$1,930,000
236 Lyons Road Russell Lea	3br H	A	Not disclosed
13 Curtin Avenue Abbotsford	3br H	PT	\$1,715,000
9 Bickleigh Street Abbotsford	4br H	PT	\$2,300,000
7 Bibby Street Chiswick	5br H	PT	\$2,260,000
63 Wareemba Street Wareemba	5br H	PT	Not disclosed
10 Heath Street Five Dock	5br H	PT	\$1,900,000
42 Lancelot Street Five Dock	6br H	PT	Not disclosed
4/3 Park Road Five Dock	2br T/H	A	\$950,000
5/11-13 Abbotsford Parade Abbotsford	1br U	PT	\$630,000
11/275 Lyons Road Russell Lea	1br U	PT	\$330,000
46/1 Kings Bay Avenue Five Dock	2br U	A	\$861,000
6/23 Charles Street Five Dock	2br U	A	\$840,000
34/57-63 Fairlight Street Five Dock	2br U	A	\$855,000
2/64 Kings Road Five Dock	2br U	PT	\$749,000
1/29 Walton Crescent Abbotsford	2br U	PT	\$850,000
5/13 Bortfield Drive Chiswick	2br U	PT	\$778,000
G.06/4-12 Garfield Street Five Dock	2br U	PT	\$825,000
31/1 Kings Bay Avenue Five Dock	2br U	PT	Not disclosed
8/6 Bortfield Drive Chiswick	2br U	PT	\$750,000
42/102 William Street Five Dock	3br U	A	\$905,000

market knowledge

The Sydney Auction market has returned in the same healthy form as it was before Easter with significantly consistent results still being achieved so far this year. Sydney recorded a 71% clearance rate over Easter from 54 auctions and continued in the mid 70% range in the following weeks. And, if we were to isolate our local area from those Sydney wide percentages, the Inner West has maintained its 80% plus threshold. A clear indication that the property market has not dulled.

This month we still see a steady flow of internet enquiry and buyers at our open for inspections that are seriously looking to secure a home. There is no end to demand from home buyers who want to live in our local area.

From our experience so far we feel the Sydney market is still growing, contrary to what the media has been saying, but while in the past it was speeding at fifth gear, it has now slowed down to fourth or third gear. But it's not in reverse! If you would like to be sold and settled by June 30, **now** is the time to start getting organised, informed and ready to go.

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.

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For more information please call Shane Howley 0410 600 022

THE LOCALE DIFFERENCE

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

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