

# market stats

May 2016 Source APM & Locale Property Agents

Average Inner west Auction Clearance Rates	80%
Properties Sold	38
Sold by Auction	26
Sold by Private Treaty	12

## Recently Sold Properties

14 Trevanion Street Five Dock	2br H	A	\$1,370,000
15 Bouvardia Street Russell Lea	3br H	A	Not disclosed
1 Poolman Road Abbotsford	3br H	A	\$2,050,000
40 Harris Road Five Dock	3br H	A	\$1,441,000
41 Kings Road Five Dock	3br H	A	\$1,580,000
303 Great North Road Five Dock	3br H	A	Not disclosed
34 Howley Street Five Dock	3br H	A	\$1,800,000
88 Ingham Avenue Five Dock	3br H	A	\$1,541,000
28 Campbell Street Abbotsford	3br H	A	\$2,500,000
462 Lyons Road West Five Dock	3br H	A	\$1,317,000
31 Barnstaple Road Five Dock	3br H	A	\$1,465,000
1 Hill Street Five Dock	3br H	A	Not disclosed
4 Mitchell Street Five Dock	3br H	PT	Not disclosed
174 Queens Road Canada Bay	3br H	PT	\$1,185,000
90 Blackwall Point Road Chiswick	4br H	A	\$1,960,000
513 Lyons Road West Five Dock	4br H	A	Not disclosed
42 Clements Street Russell Lea	4br H	A	Not disclosed
26 Harrabrook Avenue Five Dock	5br H	A	\$2,575,000
26 Irene Street, Abbotsford	5br H	A	\$2,450,000
5/529-531 Great North Road Abbotsford	2br T/H	A	\$1,260,000
3/1A Henley Marine Drive Five Dock	2br T/H	PT	\$860,000
12/1 Bortfield Drive Chiswick	1br U	A	\$759,000
209/4-12 Garfield Street Five Dock	1br U	PT	\$565,000
83/54A Blackwall Point Road Chiswick	1br U	PT	\$690,000
17/26-30 Ramsay Road Five Dock	2br U	A	\$760,000
3/86 Hampden Road Russell Lea	2br U	A	\$783,000
20/31 Bay Road Russell Lea	2br U	A	\$950,000
23/1 Figtree Avenue Abbotsford	2br U	A	Not disclosed
13/7 Figtree Avenue Abbotsford	2br U	A	\$1,130,000
5/1 Rokeby Road Abbotsford	2br U	PT	\$840,000
15/134 Hampden Road Abbotsford	2br U	PT	\$750,000
9/279 Great North Road Five Dock	2br U	PT	\$765,000
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95/1 Dolphin Close Chiswick	2br U	PT	\$861,000
18/102 William Street Five Dock	3br U	A	\$925,000
1/3A Bortfield Drive Chiswick	3br U	A	\$825,000
93/57-63 Fairlight Street Five Dock	3br U	PT	\$939,000
41/100 William Street Five Dock	3br U	PT	Not disclosed

# market knowledge

The Sydney market soldiers on as indicated by the auction clearance rates over the last month. Although the market has slowed down slightly this year in terms of price growth the Saturday auction clearance rates have been consistently high - above 70% for most of the year. Clearance rates are an important indicator of what's going on in the market.

Buyer demand remains strong. There's still plenty of people out there who are searching for their next home or investment. More new buyers are entering the market every week particularly following the 0.25% interest cut in May and speculation of a further rate to come.

Our local area tends to perform well in pretty much any type of market. But at present buyer demand exceeds stock levels therefore prices continue to get driven upwards. During the months of June, July and August there is more competition for the homes that do go to market therefore winter 2016 presents a good opportunity to sell. If you are thinking of selling soon but not quite sure just when to go to market give us a call - it may pay to go sooner than later.

**Frances Rupolo**  
Director

**Shane Howley**  
Sales Director

## Our formula for **your real estate success**

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





**locale** PROPERTY AGENTS



**FORTHCOMING AUCTION**

427 Great North Road, Abbotsford

3  | 1  | 2 

Locale Monthly  
**PROPERTY**  
REPORT

locale PROPERTY  
AGENTS

9712 2022 | [localeproperty.com](http://localeproperty.com)



# principal's word



**The lack of supply of properties has placed sellers in the enviable position whereby we agents have more buyers than we do properties. This is always the case during the winter months but buyers are ignoring the weather and making hay while the interest rate market shines.**

Properties are selling above the expectations of vendors, provided they have been marketed correctly to maximise the level of buyer competition. A great benefit of selling in winter is you get to buy in Spring. Ideally, you always want to sell when there are fewer homes on the market and buy when there are lots of homes on the market to choose from. A winter sale and a spring purchase fits the ideal scenario.

As experts in the local area, we know how each change of season affects the marketplace. With more than 25 years' experience selling real estate in the local area we'd love to have a chat about your property, whether selling this winter or in the future.

Joseph Rupolo  
Principal

## just sold

**SOLD \$4,275,000 | NEW STREET RECORD**  
67 Llewellyn St, Rhodes  
4 🏠 | 3 🚗 | 4 🚗

**SOLD FOR RECORD PRICE OF \$1,120,000**  
1 Kings Park Walk, Five Dock  
2 🏠 | 2 🚗 | 2 🚗





# on the market

## Looking out at nature's splendour

An outstanding waterfront location, this sunny two bedroom apartment enjoys tranquil water views and a fabulous leafy outlook. Large open plan living areas open onto a sunny balcony with majestic water views of Drummoyne Bay. Offering a fabulous harbourfront lifestyle, low maintenance living and in a secure complex with spacious waterfront lawns, pool & BBQ area, only moments to ferry, city buses, shops, cafes & restaurants.

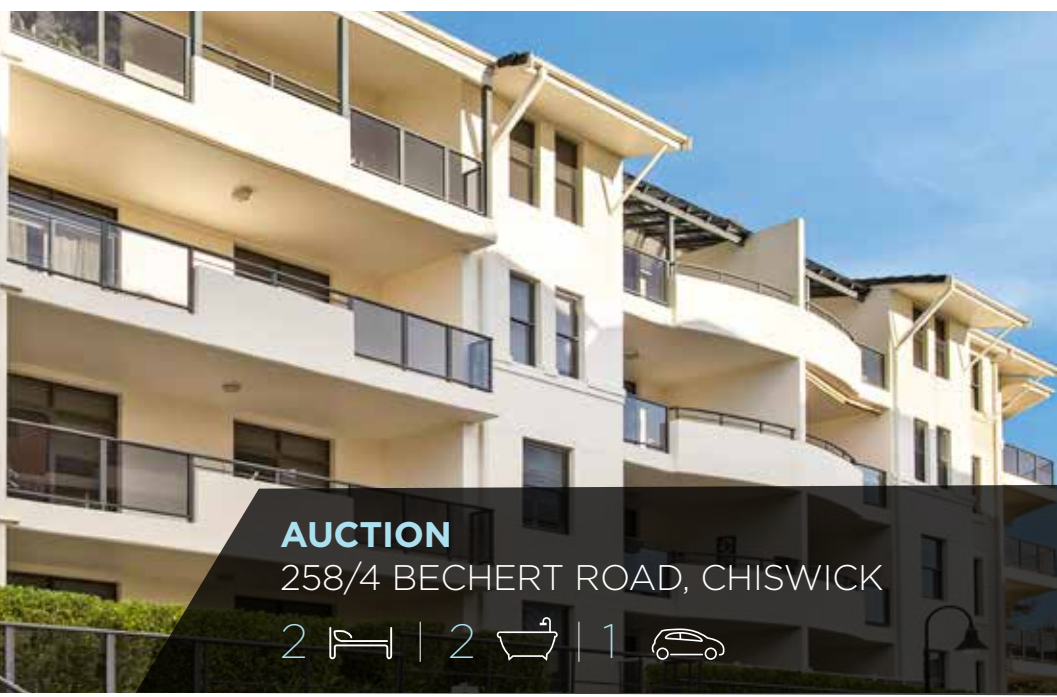
### AUCTION

42C/14 WOLSELEY STREET, DRUMMOYNE

2 | 1 | 1

### Spacious Stylish and Tranquil

Enjoy living in this private contemporary apartment in the luxury waterfront resort style complex known as 'Riviera' on the peaceful shores of Abbotsford Bay. 2 double bedrooms with built-ins, main with ensuite. Modern gas kitchen with pantry & granite benchtops. Spacious living & dining areas opening onto private balcony. Secure lock up garage and easy internal lift access



### AUCTION

258/4 BECHERT ROAD, CHISWICK

2 | 2 | 1



### LEASED

6/25 Charles Street, Five Dock  
2 | 1 | 1 Leased \$450 per week



### LEASED

58/18-20 Knocklayde St Ashfield  
2 | 2 | 2 Leased \$560 per week



### FOR LEASE

3/62 Burlington Rd, Homebush  
2 | 2 | 2 For Lease \$650 per week