

LOCALE

MONTHLY PROPERTY NEWS | AUGUST 2017

Lifestyle
awaits you

Drummoyne waterfront
apartment

Fire safety in the home

With the cold weather still upon us and as you switch on your heaters and put another log on your open fireplace to keep warm, it becomes even more important to make sure you understand what the fire risks are in your home and what to do to minimise and prevent them. Here's a few recommendations to maintain your safety.

Electricals

- Don't overload power points and power boards
- Regularly check electrical leads for damage and faults
- Never use faulty electrical leads or appliances
- Store your electric blanket safely – roll don't fold
- Turn off electric blankets and heaters when not at home

Heaters and open fires

- Keep everything one metre away from your heater
- Install and use as per manufacturer's instructions
- Supervise young children in rooms with open fires or working heaters
- Ensure flues and chimneys are regularly cleaned
- Never use wheat bags in bed

Clothes Dryer

- Clean lint filters before or after each use
- Ensure there is adequate air flow around your dryer
- Don't leave dryer operating when you're not home.

Candles

- Keep candles well away from curtains with open windows
- Put candles out when you leave the room
- Keep matches and lighters out of reach of children
- Do not burn candles for more than four hours



16./345 Victoria Place
Drummoyne

Auction

2  1  1 

Price Guide \$750,000-\$800,000

Set in a peaceful peninsula cul-de-sac this middle floor apartment enjoys a sunny and leafy aspect with sparkling water glimpses from the balcony, promising an exceptional lifestyle with direct access to the waterfront, pool, pontoon and boat ramp.



1/69a Station St
Petersham

Auction

3  1  1 

Arguably one of the most sought after locations in Petersham, for those in the know and one of the Inner West's best kept secrets, Station Street is all about lifestyle with your own park and swimming pool on your doorstep. Convenient living at its best with shops and public transport all close by to this hidden oasis.





principal's word

Welcome to our August newsletter.

Sydney's home auction market is remaining steady this month despite the usual mid-winter distractions and school holidays impacting buyer activity.

At present, supply and demand are the key elements that are dictating the steady maintenance of prices in our local area. Strong price results have been achieved throughout the month.

The overall sentiment of buyers is still positive and most are gearing themselves up for the spring market, which traditionally fires up from mid August right through to Christmas. So, if you are thinking of selling or would like an idea of what your property is worth, we'd be happy to meet with you and give you an insight of your property's value and where it sits in this property market.

Joseph Rupolo | Principal

sold by LOCALE

58/1 Maher Close Chiswick \$970,000

48/186 Great North Road Five Dock \$785,000

market stats

July Sales 2017 Source APM & Locale Property Agents Research

Auction clearance rate	75.7%
Properties Sold	32
Sold at auction	13
Sold by Private Treaty	19

50 Tyler Cres Abbotsford	H	3	A	Undisclosed
15 Blackadder Cl Chiswick	U	2	A	Undisclosed
26 Murralong Ave Five Dock	H	3	A	\$1,970,000
10/26 Charles St Five Dock	U	2	P/T	\$ 755,000
26/26 Charles St Five Dock	U	2	P/T	\$768,000
1/1 Gow St Abbotsford	T/H	2	P/T	Undisclosed
8/34 East St Five Dock	U	3	A	\$950,000
45/3 Harbourview Cr Abbotsford	U	2	A	Undisclosed
26/4-12 Garfield St Five Dock	T/H	2	P/T	\$925,000
506 Lyons Road Five Dock	H	3	A	\$1,995,000
13 Roberts Avenue Russell Lea	H	3	A	\$2,159,000
5/257 Lyons Road Russell Lea	U	2	A	\$801,000
15/164 Hampden Rd Abbotsford	U	2	A	\$842,000
19/134 Great North Road Five Dock	U	2	P/T	\$890,000
2/80 Hampden Road Russell Lea	U	2	P/T	\$850,000
1/25 Park Road Five Dock	U	2	A	\$950,000
9 The Terrace Abbotsford	H	2	P/T	\$2,290,000
133 Kings Road Five Dock	H	3	A	\$2,400,000
48 Blackwall Point Road Abbotsford	H	3	A	\$2,110,000
3/20 Bay Road Russell Lea	U	2	A	\$860,000
3 Battersea Street Abbotsford	H	6	A	\$2,560,000
3/46 St Albans Street Abbotsford	T/H	2	A	\$1,090,000
3/102 Hampden Road Russell Lea	U	2	A	Undisclosed
1 Bayview Road Canada Bay	H	2	A	\$1,385,000
86/54A Blackwall Point Rd Chiswick	U	2	P/T	\$950,000
404/3 Bechert Road Chiswick	U	2	P/T	Undisclosed
48/186 Great North Road Five Dock	U	1	P/T	\$785,000
25/10 Kings Park Circuit Five Dock	U	3	A	\$1,140,000
78 Henley Marine Drive Rodd Point	H	3	A	\$2,656,000
25 Atkins Avenue Russell Lea	H	4	A	\$3,000,000
12 Russell Street Russell Lea	H	3	P/T	Undisclosed
58/1 Maher Close Chiswick	U	2	P/T	\$970,000
15/186 Great North Road Five Dock	U	2	P/T	\$950,000

our formula for your real estate success

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



locale

Frances Rupolo

Shane Howley

