



AUCTION

36 Lenore Street, Russell Lea

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principal's word



Real Estate is again proving itself a powerful investment. In the last few years it has created excellent gains for many people who simply had not realised how much their homes had increased in value.

Some are using their equity to help their children gain a foothold in the property market. Others are using it to buy an investment property.

There's yet another segment - those selling up, and downsizing as well as buying another unit or house to rent out, readying their retirement income.

Right now, with record low interest rates, the lowest in over 60 years, your alternatives are many. If you can't decide which is the best option for you, feel free to contact us for obligation-free advice.

Joseph Rupolo
Principal

JUST SOLD



SOLD FOR \$850,000

11/102 William Street, Five Dock

2 | 2 | 2

locale news

Budgeting for Investors

Property investors have two main focuses:

1. Maximising return
2. Minimising risk

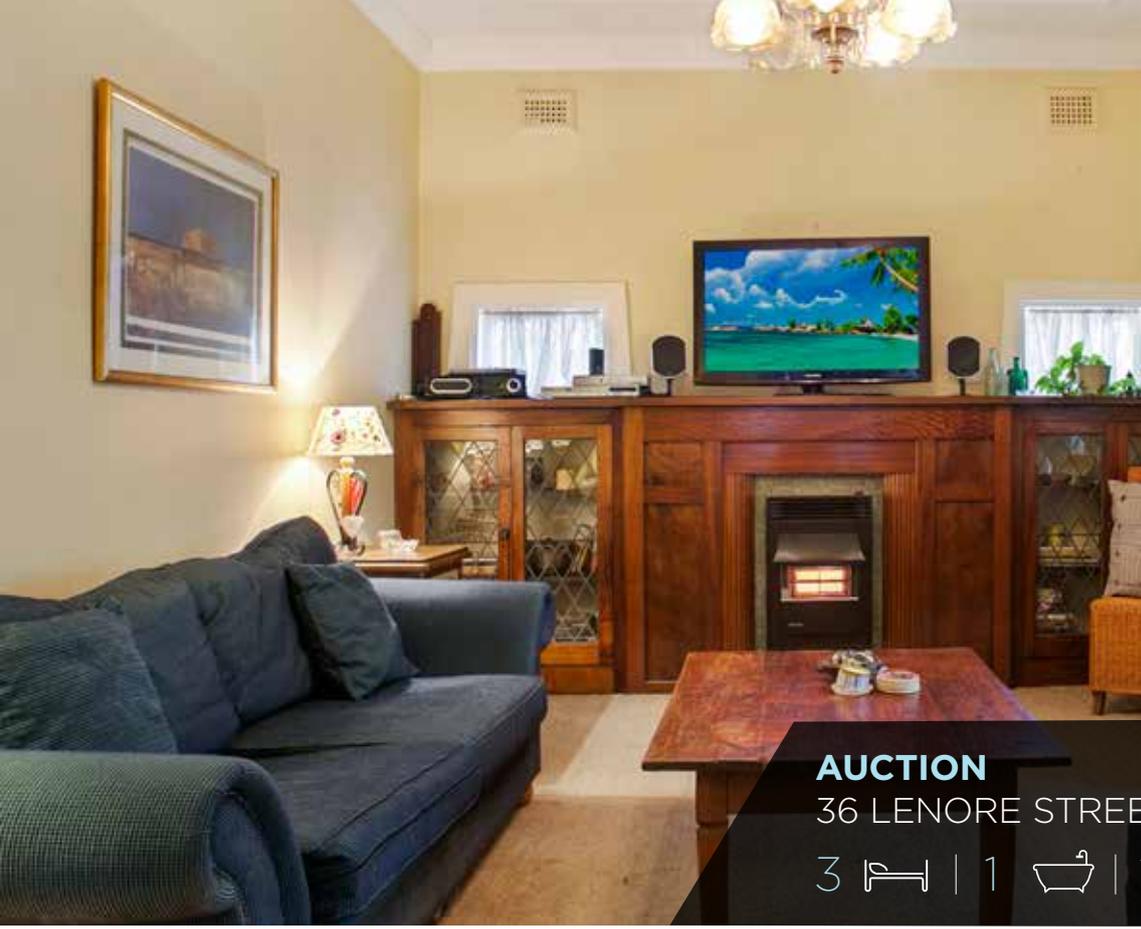
When searching for a new tenant, your focus is usually on getting the highest rent in the least possible time to the best possible tenant. Your best chance of achieving this is to ask yourself - "Would I live here?" Look through your property thoroughly and make sure kitchens, bathrooms & bedrooms all have enough storage, the property is free of mould, thoroughly cleaned (including windows, fans, exhausts, blinds, walls and carpets), well maintained and presents well.

Every 5-10 years, depending upon wear and tear of tenancy, landlords should also consider new carpet and repainting. Every 10-15 years consider replacing or updating kitchens, bathrooms, built-in wardrobes and appliances. And cleaning well, including steam-cleaning carpets between tenancies presents your property in the best possible light to relet. When your tenant gives notice, inspect the property so you can schedule any major works minimising vacancy periods.

Keep aside an emergency fund for unexpected repairs such as hot-water systems as you cannot always predict when this is needed. Landlord insurance is another essential, protecting yourself against tenant damage & arrears.

If you need advice, contact the property management team at Local Property Agents. Their friendly experts will be only too pleased to guide you what is suitable for your property.

ON THE MARKET



Classic Chарmer

This classic home sits on 630sqm of land and located in the heart of Russell Lea on a street that is adorned by established camphor laurel trees & box eucalyptus. This wide fronted home is a grand residence with a wide side driveway leading to a lock up garage & consists of three bedrooms, study, formal lounge with classic vaulted ceiling & gas fireplace, separate dining room through to a timber kitchen & large sunroom/retreat overlooking the front garden and streetscape. Located only moments to all amenities including the popular Bay Run.

AUCTION

36 LENORE STREET, RUSSELL LEA

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Resort Style Living

This well presented top floor apartment is set in the "Green Trees" low-rise residential complex with landscaped grounds & onsite caretaker enroute to the Sydney CBD. The apartment is complete with two bedrooms both with built ins, main bedroom with ensuite & private balcony, modern kitchen, open plan living & dining leading onto balcony. Other features include an internal laundry, exceptional sized lock up garage, security entrance and resort style facilities.



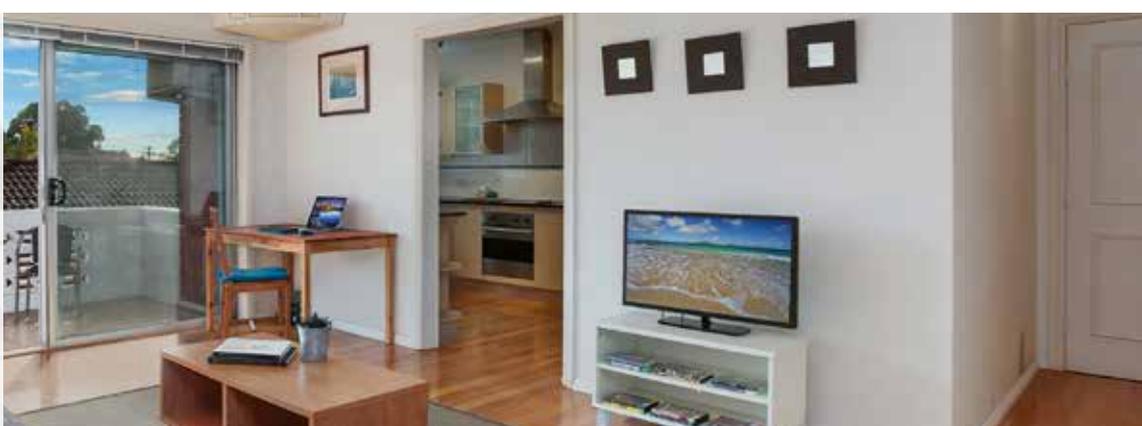
AUCTION

130/18-20 KNOCKLAYDE STREET, ASHFIELD

2 | 2 | 1

Spacious, Bright & Perfectly Positioned

Within walking distance to Barnwell Park Golf Course and the beautiful Canada Bay foreshore, this elevated first floor two bedroom apartment will suit young couples, downsizers and investors looking for low maintenance living and contemporary lifestyle choices nearby. Featuring two generous bedrooms both with mirrored built-ins, open plan living & dining opening onto balcony, modern kitchen & bathroom, timber floorboards, air-conditioning, garage & storeroom.



\$748,000

3/61 REGATTA ROAD, CANADA BAY

2 | 1 | 1

market stats

July 2016 Source APM & Locale Property Agents

Average Inner West Auction Clearance Rates	86%
Properties Sold	30
Sold by Auction	18
Sold by Private Treaty	12

Recently Sold Properties

4 McKinnon Avenue Five Dock	3br H	A	\$1,700,000
15B Renown Street Canada Bay	3br H	A	\$1,500,000
427 Great North Road Abbotsford	3br H	A	\$1,690,000
15 Dalmeny Avenue Russell Lea	3br H	A	\$1,751,000
112 Ingham Avenue Five Dock	3br H	A	\$1,715,000
73 Harris Road Five Dock	3br H	A	\$1,700,000
12 Campbell Street Abbotsford	3br H	PT	\$1,700,000
14 McCulloch Street Russell Lea	4br H	A	\$2,020,000
136 Ingham Avenue Five Dock	4br H	A	\$1,750,000
1 First Avenue Rodd Point	5br H	A	\$3,110,000
4/515 Great North Road Abbotsford	2br T/H	A	Not disclosed
1/529 Great North Road Abbotsford	3br T/H	A	\$1,640,000
1/46 Regatta Road Canada Bay	3br T/H	PT	Not disclosed
214/4 Bechert Rd Chiswick	1br U	PT	Not disclosed
21/275-283 Lyons Road Russell Lea	1br U	PT	\$340,000
64/1 Janoa Place Chiswick	2br U	A	\$890,000
40/57-63 Fairlight Street Five Dock	2br U	A	\$870,000
15/55-59 Parkview Road Russell Lea	2br U	A	\$1,012,000
5/6 Bortfield Drive Chiswick	2br U	A	\$796,000
3/3A Bortfield Drive Chiswick	2br U	A	\$799,000
69/2 Shore Road Chiswick	2br U	A	\$871,000
4/27 Wilton Crescent Abbotsford	2br U	PT	\$775,000
6/56 St Albans Street Abbotsford	2br U	PT	\$920,000
8/50 Kings Road Five Dock	2br U	PT	\$705,000
9/8 Rokeby Road Abbotsford	2br U	PT	\$848,000
14/78 Hampden Road Russell Lea	2br U	PT	Not disclosed
10/3 Figtree Avenue Abbotsford	3br U	A	\$1,240,000
31/1 Janoa Place Chiswick	3br U	PT	\$930,000
11/1 Harbourview Crescent Abbotsford	3br U	PT	Not disclosed
6/25A Tait Street Russell Lea	2br V	PT	\$965,000

market knowledge

How Much Is Your Home Really Worth?

One of the hardest things for any vendor to do is to correctly price the property. Yet, price is the single most important factor in finding a buyer.

Today's savvy buyers are very price sensitive. Ask just 1 or 2 percent above market and not only won't you get any offers, you won't even get any lookers. And an overpriced house is on the market for far longer, and usually ends up selling for less than it's worth.

Yet, pricing remains very hard for most vendors. After all, you remember every improvement you put into your home. There was the time you renovated the kitchen and spent an entire week repainting the house. Then there's the mortgage that has to be paid off. And there's the money you need to get out of the sale to buy your next home.

Though difficult to accept, the truth is that it doesn't make any difference how much sweat, tears, money and mortgage you put in your property. It doesn't even matter what you think it should be worth. Your home is only worth what a buyer will pay for it, in other words, what the market will bear. After all, why should a buyer pay more for your home than for one down the road of similar size and condition?

Getting to the right price is critical, not only to finding a buyer, but to satisfying yourself that you're not getting cheated by asking too little.

Speak with the local property experts at Locale Property Agents. Our experienced team can help you sell for more.

Frances Rupolo
Director

Shane Howley
Sales 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.

