



AUCTION

11/102 William Street, Five Dock

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Locale Monthly
PROPERTY
REPORT

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principal's word



It's hard to believe it's only six weeks to the start of the spring selling season. Traditionally the volume of properties for sale increases leading to the buying and selling frenzy before Christmas. If you want to be "done and dusted" with the sale of your property before the end of 2016, now is the time to put in the extra effort and polish to help make your property stand out from the competition.

If you are considering selling and would like to know how you can maximise the impact your home makes to potential buyers and more importantly what its value is in the current market contact us, we'd be happy to meet with you.

Joseph Rupolo
Principal



locale news

Make your move an easy move:

Whether you rent or buy moving is stressful. Here are 8 tips to make your move go more smoothly.

- 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.

SOLD AT AUCTION FOR \$1,690,000

427 Great North Road, Abbotsford

3 | 1 | 2



on the market

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.

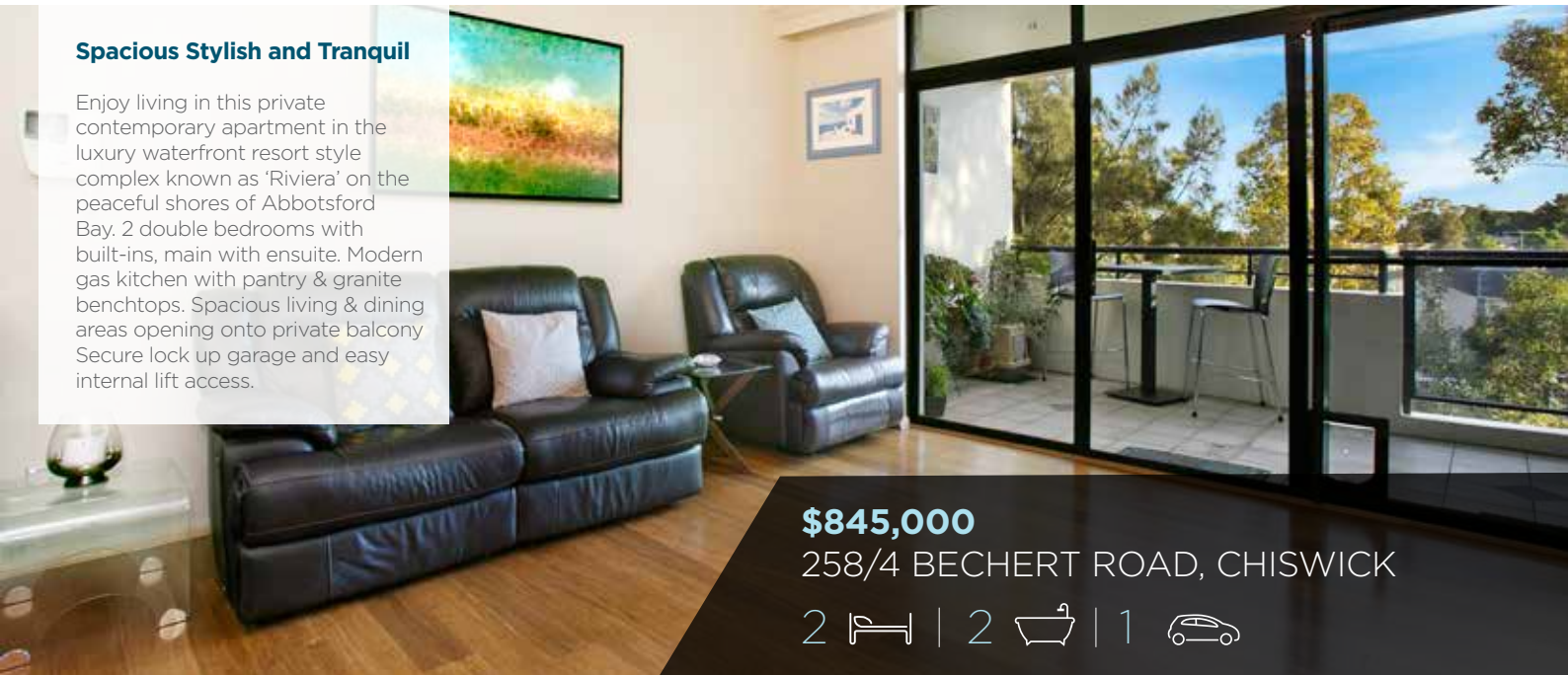
\$759,000

3/61 REGATTA ROAD CHISWICK

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.



\$845,000

258/4 BECHERT ROAD, CHISWICK

2 | 2 | 1



FOR LEASE

130/18-20 Knocklayde St Ashfield

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



LEASED

3/62 Burlington Rd, Homebush

2 | 2 | 2 Leased \$650 per week



LEASED

17 Knocklayde St, Ashfield

3 | 1 | 1 Leased \$650 per week

market stats

May 2016 Source APM & Locale Property Agents

Average Inner west Auction Clearance Rates	81%
Properties Sold	31
Sold by Auction	17
Sold by Private Treaty	14

Recently Sold Properties

26 Liege Street Russell Lea	2br H	A	\$1,425,000
22 Edenholme Road Russell Lea	2br H	A	\$1,390,000
12a Rickard Road Rodd Point	2br H	PT	\$1,470,000
43 Howley Street Five Dock	3br H	A	\$2,260,000
1 Mons Street Russell Lea	3br H	A	\$1,870,000
8 Fortescue Street Chiswick	3br H	A	\$3,250,000
214 Great North Road Five Dock	3br H	A	\$1,410,000
122 First Avenue Five Dock	3br H	A	Not disclosed
262 Lyons Road Russell Lea	3br H	PT	\$1,100,000
36 Burns Crescent Chiswick	4br H	A	\$2,320,000
37 The Parade Russell Lea	4br H	PT	\$2,310,000
2A Fortescue Street Chiswick	5br H	A	\$4,900,000
98 Blackwall Point Road Chiswick	5br H	A	Not disclosed
9 Mons Street Russell Lea	5br H	PT	\$1,845,000
16/275-283 Lyons Road Russell Lea	1br U	A	\$469,000
157/4 Dolphin Close Chiswick	1br U	PT	\$600,000
11/54A Blackwall Point Road Chiswick	1br U	PT	\$640,000
186 Great North Road Five Dock	1br U	PT	\$748,000
344/1 The Promenade Chiswick	2br U	A	\$1,090,000
5/6-8 Montrose Road Abbotsford	2br U	A	\$836,000
14/27 Walton Crescent Abbotsford	2br U	A	\$720,000
339/1 The Promenade Chiswick	2br U	PT	\$1,250,000
143/3 Manta Place Chiswick	2br U	PT	\$1,210,000
7/20 The Parade Russell Lea	2br U	PT	Not disclosed
1/8 Bortfield Drive Chiswick	2br U	PT	Not disclosed
116/1 Manta Place Chiswick	2br U	PT	\$860,000
52/1 Harbourview Crescent Abbotsford	3br U	A	\$1,580,000
219/4 Garfield Street Five Dock	3br U	A	\$1,532,500
44/1 Harbourview Crescent Abbotsford	3br U	PT	Not disclosed
93/57-63 Fairlight Street Five Dock	3br U	PT	\$939,000
1 Kings Park Walk Five Dock	2br V	A	\$1,120,000

market knowledge

The Sydney market has recorded remarkably consistent results over the past month, with the mid winter selling season clearly remaining positive for sellers in the inner west. We anticipate the buyer haste to purchase will continue throughout winter, as there are significantly fewer properties on the market to choose from.

Now the election is over, it seems that things have gotten "back to normal". Interestingly, enough, we have seen increased investor activity, with Sydney house prices surging 3.6 per cent in May due to increased investor buying activity. Low and falling interest rates continue to support buyer and seller confidence with strong competition amongst banks for mortgage customers. This is also a major factor driving housing demand.

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.

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