






AUCTION

345 Lyons Road, Russell Lea

4  | 2  | 2 

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Will I stay or will I go now?

Singing it in your head or aloud. It is the perfect question for this time of year, so if you are considering selling in the New Year, NOW is the time to start getting organised so while other vendors are playing catch up towards the end of March you are well ahead of the game. When it comes to selling Supply and Demand is one of the key factors and historically we usually see a low supply in January and February yet demand continues as buyers remain in the market until they buy.

The old adage of always buy and sell in the same market hasn't changed and we understand you need to live somewhere so which comes first... sell - buy or buy - sell? The million dollar question. Our advice either way is, be prepared. Spend time now preparing your home with a buyer's critical eye in mind, first impression matter. Contact your solicitor to have Contract of Sale organised, plus your professional photos and all your marketing materials nearly finalised so when you are ready to sell you do not lose time, which can be critical. Also remember solicitors and photographers go on holidays too.

Talk to us to ensure your timing is right for 2017.

Best wishes for the season and we look forward to being of service in 2017.

Joseph Rupolo

Principal

Locale News

Buying at auction

Even for the most seasoned purchaser it can be daunting so here are a few tips to help you:

- Get your finances ready. Know your budget. The cost of your new home plus the stamp duty.
- Research. Educate yourself on auction rules and research the sold price of similar properties so you can make an informed decision on the true worth of the property.
- Inspections. As well as inspecting the property thoroughly yourself, organise pest & building inspections so you get no nasty surprises.
- Contract. Ask for a copy of the contract and make sure you have it checked by your solicitor. At an auction there is no cooling off period so if you're the successful bidder you'll need to be fully prepared to sign.
- On Auction day, arrive early at the auction and register to bid. Don't forget your photo ID and some form of deposit. Most auctions have a last inspection before the auction so have a last check of the property.
- Bidding. Stand where you can be clearly seen, call your bids out clearly. Know your limit and don't get carried away.
- And congratulations if you are the successful bidder, and if not then you've had a good practice run.... there are many more properties out there.



**Bosco
Apartment**

Construction has now started! Expected to be completed towards the end of 2017, this two bedroom elevated security apartment will have the latest in design and finishes. Consisting of 2 bedrooms both with built-ins, main bedroom with ensuite, open plan living dining & kitchen and office area, and large balcony with plenty of entertaining room overlooking the planned landscaped gardens and water views. Designed by leading architects Bates Smart.

OFF THE PLAN

FOR SALE \$930,000
105/186 Great North Road, Five Dock

2 | 2 | 2 | 1 | 1 | 1

Arlington Grove

Selection of brand new 1, 2 & 3 bedroom apartments architecturally and interior design by renowned Smart Design Studio. Built around landscaped public open spaces, these apartments are beautifully appointed and thoughtfully laid out, capturing leafy district and city skyline views.



OFF THE PLAN

FOR SALE \$961,000-\$1,200,000
24 Grove Street, Arlington Grove DULWICH HILL

1-3 | 1-2 | 1 | 1 | 1

Alexia

Only 2 left in this sought after location 2km from Sydney's CBD with shops, cafes/restaurants and transport all close by. This ontemporary boutique development consists of just 20 units thoughtfully designed to maximise space, light and privacy. Modern design with exceptional finishes complete these apartments. Magnificent city views from the rooftop garden.



OFF THE PLAN

FOR SALE \$675,000
11 Henderson Road, Alexandria

1 | 1 | 1 | 1 | 1 | 1



Development Site Inner West

DA Approved Development Site

- Approval for 29 Lots
- 27 Residential Units plus 2 Retail Shops
- Highly sought after Inner West location
- Elevated position with views to Sydney CBD
- Rare development opportunity in a superb location with high demand for re-sale

market stats

October Sales 2016 Source APM & Locale Property Agents Research

Average Inner West Auction Clearance Rates	89%
Properties Sold	41
Sold by Auction	30
Sold by Private Treaty	11

4 Feilberg Place Abbotsford	3br H	A	\$2,366,000
380 Great North Road Abbotsford	5br H	PT	\$3,900,000
68 St Albans Street Abbotsford	land	A	\$3,100,000
2/46 Abbotsford Parade Abbotsford	3br T/H	A	\$1,975,000
4/9 Walton Crescent Abbotsford	2br U	A	\$1,035,000
9/14-16 Montrose Road Abbotsford	2br U	A	\$798,000
8/17 Rokeby Road Abbotsford	2br U	A	\$921,650
30/7 Figtree Avenue Abbotsford	3br U	A	\$1,210,000
5/3 Harbourview Crescent Abbotsford	4br U	A	\$3,120,000
7 Burns Crescent Chiswick	3br H	A	\$2,091,000
1 Riverview Street Chiswick	3br H	PT	\$1,700,000
4 Eaton Place Chiswick	4br H	A	\$2,850,000
43 Blackwall Point Road Chiswick	5br H	A	\$2,170,000
258/4 Bechert Road Chiswick	2br U	PT	Not disclosed
148/2 Dolphin Crescent Chiswick	2br U	PT	\$835,000
256/4 Bechert Road Chiswick	2br U	PT	\$1,005,000
15/9 Bortfield Drive Chiswick	3br U	PT	\$1,152,500
142/3 Manta Place Chiswick	3br U	PT	\$1,650,000
16 Sutton Street Five Dock	2br H	A	\$1,535,000
15 First Avenue Five Dock	2br H	PT	\$1,875,000
43 Barnstaple Road Five Dock	3br H	A	\$2,400,000
7 Coronation Avenue Five Dock	4br H	A	\$1,930,000
1 Rodd Road Five Dock	4br H	A	\$2,430,000
39/1 Kings Bay Avenue Five Dock	2br U	A	\$835,500
96/63A Barnstaple Road Five Dock	2br U	A	\$906,000
4/63 Garfield Street Five Dock	2br U	PT	\$740,000
47/57-63 Fairlight Street Five Dock	2br U	PT	Not disclosed
4/237 Great North Road Five Dock	3br U	PT	\$850,000
4/47 Barnstaple Road Five Dock	3br V	A	\$1,160,000
77 Barnstaple Road Rodd Point	4br H	A	\$3,860,000
67 Henley Marine Drive Rodd Point	5br H	A	\$3,375,000
22 Murray Street Russell Lea	3br H	A	\$2,320,000
58 Bouvardia Street Russell Lea	3br H	A	\$1,890,000
21 Russell Street Russell Lea	3br H	A	\$2,300,000
1 Robert Avenue Russell Lea	4br H	A	\$1,906,000
8 Myalora Street Russell Lea	4br H	A	\$2,610,000
63 Burnell Street Russell Lea	5br H	A	\$2,600,000
400 Lyons Road Russell Lea	7br H	A	\$1,800,000
8/23-25 Bay Road Russell Lea	2br U	A	\$730,000
5/5-9 Bay Road Russell Lea	3br U	A	\$1,200,000
79 Edenholve Road Wareemba	3br H	A	\$2,406,000

market knowledge

Buying off the plan.

Purchasing off the plan can have some real advantages, offering flexibility and is an affordable option for many. 'Off the plan' simply means buying a property that hasn't been built yet.

Benefits include:

- Paying a deposit (usually 10%) with a settlement delayed until completion - sometimes this can take up to 18 months.
- First home buyers can enjoy exemptions and concessions of stamp duty for properties purchased off-the-plan, and may be eligible for a grant.
- If your property increases in value as it's being built you have locked in the purchase price and have attracted capital growth.
- If you're buying as an investor, you can claim depreciation, fixtures, fittings and may be eligible for Stamp Duty exemptions.
- Choice of finishes, choice of floor plans and in some instances customisation.
- Builders' guarantee, where structural or interior building faults that occur in the first seven years must be repaired by the builder.

However, as with all property purchases you must do your research on the builder & the area, examine the contract carefully and consult with your solicitor.

Frances Rupolo
Director

Shane Howley
Sales Director

The Holiday Season is just ahead

And we would like to wish you a merry Christmas and happy new year!

locale PROPERTY AGENTS