

# ABBOTSBURY PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



**Agent of the Year**  
**LIVERPOOL**



**WINTER  
2021**

**community first**  
real estate

# ABBOTSBURY PROPERTY MARKET UPDATE - WINTER 2021

Dear Homeowner,

Thank you for downloading our latest Abbotsbury Market Update.

The question on every property owner's mind at the moment is whether lockdowns will slow the current property market growth we have witnessed over the last 6 months.

While there are some restrictions upon open house viewing and in-person auctions, it seems to be that the property sector is thankfully not significantly affected.

In fact, property guru Tom Panos even believes that "lockdown has sped up the real estate market... I am convinced bidders stretch themselves when they see another bidder about to take the house off them in front of their eyes."

Depending on how the government responds to further COVID outbreaks, we believe that while winter may see slower price rises across the market, Buyer FOMO (fear of missing out) may increase leading into the Spring selling season.

Whether you are looking to buy or sell or are simply just after some property advice, my team and I are always here for our community.

Regards,

Michael Galluzzo  
Licensee, Community First Real Estate

## ABBOTSBURY SALES JAN TO JUNE 2021

SOLD

**16**

NUMBER OF SALES



**25** DAYS

MEDIAN TIME ON MARKET



**\$982K**

AVG PROPERTY PRICE



**\$1.06M**

MEDIAN PROPERTY PRICE



**\$905K**

LOWEST SALE PRICE













**\$1.82M**

HIGHEST SALE PRICE



## ABBOTSBURY RECENT SALES

			SOLD PRICE	SOLD DATE
	23 Stockdale Cres BED 4   BATH 2   CAR 2	HOUSE	\$1.19M	19/06/2021
	19 Cochran Pl BED 4   BATH 2   CAR 2	HOUSE	\$965,000	19/06/2021
	9 Nerli Street BED 6   BATH 2   CAR 4	HOUSE	\$1.5M	08/06/2021
	2/1 Kingston Pl BED 4   BATH 1   CAR 1	UNIT	WITHHELD	07/06/2021
	13 Ogden Cl BED 4   BATH 1   CAR 3	HOUSE	\$950,000	20/05/2021
	10 Rafter Cres BED 5   BATH 4   CAR 3	HOUSE	\$1.82M	15/05/2021
	9 Province Street BED 3   BATH 1   CAR 1	HOUSE	\$940,000	24/04/2021
	9 Lenceley Pl BED 4   BATH 2   CAR 2	HOUSE	\$1.15M	21/04/2021
	3 Stockdale Cres BED 5   BATH 3   CAR 2	HOUSE	\$1.2M	13/04/2021
	10 Nowland Pl BED 5   BATH 3   CAR 3	HOUSE	\$1.36M	11/03/2021

# FEATURED SOLD



**SOLD FOR \$965,000 - 13 ASPEN CLOSE**

**4 Bed | 2 Bath | 2 Car**

Located in a quiet cul-de-sac, surrounded by popular private and public schools, this spacious family home has everything you could dream of. As soon as you enter you feel at home.

**SOLD BY COMMUNITY FIRST REAL ESTATE**

# 2021 IS A NEW MARKET!

WHAT'S THE NEW VALUE  
OF YOUR PROPERTY?

SMS your:  
Name & Address to  
0423 463 683

FREE Market Appraisal:

- Get a quick and easy market estimate for your property straight to your mobile.
- Learn how to sell for the best price in 2021.



"After doing some research and speaking to other agents in the area, Michael's knowledge and expertise far exceeded the rest.

His advice was spot on and my property sold after the first open house at a price well over the expectation set by other agents.

I am grateful for his professionalism and ability to articulate each stage of the process in a way we can understand."

*Mel*

---



Need property advice?

Book a no obligation appointment by calling  
Michael on 0423 463 683