

GREEN VALLEY PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agent of the Year
LIVERPOOL



**WINTER
2021**

community first
real estate

GREEN VALLEY PROPERTY MARKET UPDATE - WINTER 2021

Dear Homeowner,

Thank you for downloading our latest Green Valley Market Update.

The latest figures from realestate.com.au show that nationally, buyer demand has been significantly higher in 2021 than in the first half of 2020.

As a result, property prices across Sydney (and in our region), have substantially increased over the last 12 months.

The question now is whether the cooler weather will affect further property price growth.

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.

2021 is definitely going to be a year to remember!

At a rate of around 50-70 serious buyer enquiries on every property for sale, First Home Buyers (looking to get into the market) or existing owners (wanting to move home) are definitely driving the market activity.

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

GREEN VALLEY SALES JAN TO MAY 2021

NUMBER OF SALES

37

AVG TIME ON MARKET

28 DAYS

AVG PROPERTY PRICE

\$788K

MEDIAN PROPERTY PRICE

\$780K

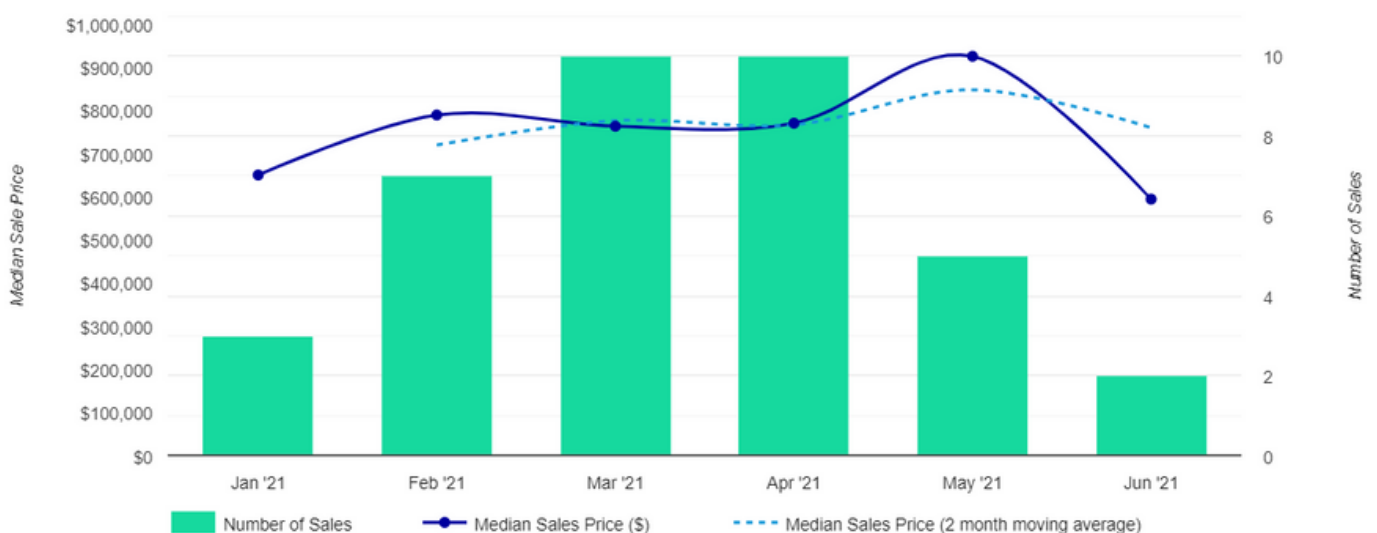
LOWEST SALE PRICE

\$600K

HIGHEST SALE PRICE

\$1.21M

Sales & Growth Chart



GREEN VALLEY RECENT SALES

Street Display	Sale Price	Sale Date	Beds	Baths	Car
274A GREEN VALLEY RD	-	08/06/2021	4	1	2
30 BENTINCK DR	\$1,188,000	06/06/2021	5	3	4
4/74 FALCON CCT	\$677,000	29/05/2021	4	1	1
11 WHITSUNDAY CCT	\$1,210,000	27/05/2021	6	3	2
3 CAPRICORN BVD	\$1,105,000	22/05/2021	5	3	2
6 KARINI CL	\$925,000	22/05/2021	4	1	2
7B CORDELIA CRES	\$860,000	06/05/2021	4	2	1
7 OSPREY AVE	\$760,000	22/04/2021	3	1	1
10B EVA AVE	\$780,000	21/04/2021	4	1	2
50 THISTLE CCT	\$1,050,000	17/04/2021	4	2	2
16A LORIKEET CRES	\$625,000	15/04/2021			
2/10 PEACOCK CL	\$670,000	15/04/2021	3	2	1
3 COQUET WAY	\$782,000	13/04/2021	3	1	1
1 BULBUL AVE	\$665,000	12/04/2021	3	1	1
6 MONTE BELLO CL	\$1,000,000	10/04/2021	4	2	3
65 SWAN CCT	\$732,000	10/04/2021	3	1	1
51A CURRAWONG ST	\$780,000	07/04/2021	3	2	1
38 SWAN CCT	\$815,000	29/03/2021	3	2	2
21 COQUET WAY	\$776,000	27/03/2021	3	1	1
221 WHITFORD RD	\$705,000	16/03/2021	3	2	2
159 SOUTH LIVERPOOL RD	\$810,000	15/03/2021	3	1	1
4/9 SEAEAGLE CRES	\$600,000	15/03/2021	3	1	2
22 STARLING ST	\$743,000	13/03/2021	4	1	2
7A CORDELIA CRES	\$780,000	09/03/2021	4	2	2
41 WHITSUNDAY CCT	\$815,000	09/03/2021	4	2	1
15 GREENFINCH ST	\$672,500	03/03/2021	3	1	1
13 SPARROW LANE	\$750,000	02/03/2021	5	2	1

RECENT SALES BY COMMUNITY FIRST REAL ESTATE



SOLD

\$1,275,000

5 Picton Close Bonnyrigg He...

Sold on 26 Jun 2021

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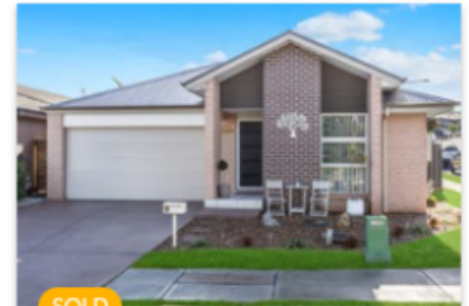
SOLD

\$965,000

13 Aspen Close Prestons

Sold on 26 Jun 2021

🚗 4 🏠 2 🚗 2



SOLD

\$826,000

24 Jackson Crescent Elderslie

Sold on 23 Jun 2021

🚗 4 🏠 2 🚗 2



SOLD

\$1,100,000

508 Cabramatta Road West ...

Sold on 29 May 2021

🚗 6 🏠 2 🚗 4



SOLD

\$721,000

13 Catherine Avenue Lurnea

Sold on 29 May 2021

🚗 3 🏠 1 🚗 1



SOLD

\$795,000

8A Woodlands Road Liverpool

Sold on 26 May 2021

🚗 4 🏠 2 🚗 4



SOLD

\$1,305,000

10 Laurel Street Carramar

Sold on 22 May 2021

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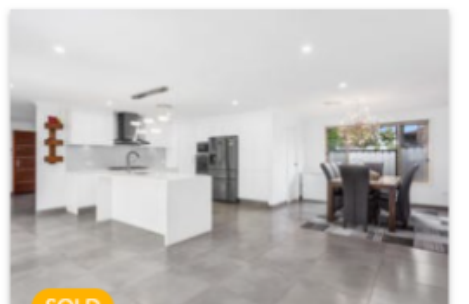
SOLD

\$800,000

35 Devlin Street Ashcroft

Sold on 08 May 2021

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SOLD

\$1,050,000

4 Sanderling Street Hinchinbr...

Sold on 05 May 2021

🚗 5 🏠 3 🚗 2

2021 Housing Market: 4 Indicators To Watch

Our first prediction for the property market in 2021 is that the 2021 housing market will be somewhat unpredictable!

Had someone told you that 2020 would see historically low mortgage rates, a mass exodus from inner to outer suburbs, and a lack of housing supply, you might have asked if they had their coffee that morning!

Nevertheless, here are 4 indicators to watch in the South-west Sydney property market in 2021.

No. 1: Interest Rates, Specifically Mortgage Rates.

While interest rates are at historic lows, the RBA has predicted rate increases in 2024 - although some Banks have said increases could happen as early as 2022. Now might be the time to lock-in a fixed interest rate on your mortgage.

No. 2: Buyer Demand

Buyer demand is hot! This has been seen in the recent record Auction clearance rates, as well as the number of competing buyers found at most open homes.

No. 3: House Prices

As reported by Corelogic, the Australian housing market has risen at its fastest rate in 17 years during February 2021.

This increase in prices will continue to make it more difficult for first home buyers to enter the Sydney marketplace.

No. 4: Investor Confidence

While Sydney available rentals were at an all-time high at the peak of the covid pandemic in 2020, we have since seen then a significant lowering of vacant rentals.

This has been good news for property investors who have held on, who are now enjoying great capital growth as well as stabilising weekly returns.

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