

# GLENFIELD PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



**Agency of the Year**  
**LIVERPOOL**



**WINTER  
2021**

**community first**  
real estate

# GLENFIELD

## PROPERTY MARKET UPDATE - WINTER 2021

Dear Homeowner,

Thank you for downloading our latest Glenfield 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 since the start of 2021.

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 buyers stretch themselves when they see another buyer about to take the house off them in front of their eyes (digitally speaking)."

Depending on how the government responds to further COVID outbreaks, we believe that Buyer FOMO (fear of missing out) will increase leading into the Spring selling season, particularly given the low number of properties for sale.

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

## GLENFIELD SALES MAY TO JULY 2021

SOLD

49

NUMBER OF SALES



25 DAYS

MEDIAN TIME ON MARKET



\$623K

AVG PROPERTY PRICE



\$710K

MEDIAN PROPERTY PRICE



\$280K











LOWEST SALE PRICE



\$1.19M

HIGHEST SALE PRICE

## GLENFIELD RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>100 ATLANTIC BVD</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,199,000	30/07/2021
	<b>5/25 TRAFALGAR ST</b> BED 1   BATH 1   CAR 1	UNIT	\$280,000	29/07/2021
	<b>12 BELLONA TCE</b> BED 3   BATH 2   CAR 1	UNIT	\$710,000	29/07/2021
	<b>4/19 WILLIAM ST</b> BED 2   BATH 1   CAR 1	UNIT	WITHHELD	22/07/2021
	<b>4 HADLOW AVE</b> BED 4   BATH 2   CAR 2	HOUSE	\$955,000	19/07/2021
	<b>5/96 FAWCETT ST</b> BED 2   BATH 1   CAR 2	HOUSE	\$550,000	16/07/2021
	<b>56 ATLANTIC BVD</b> BED 3   BATH 2   CAR 1	HOUSE	\$790,000	16/07/2021
	<b>19 SOVEREIGN CCT</b> BED 3   BATH 2   CAR 1	HOUSE	\$860,000	07/07/2021
	<b>5 GLENFIELD RD</b> BED 3   BATH 2   CAR -	UNIT	\$650,000	07/07/2021
	<b>73 FAWCETT ST</b> BED 4   BATH 2   CAR 1	HOUSE	\$931,500	06/07/2021

## GLENFIELD MARKET GROWTH



**\$720K**

HOUSE MEDIAN SALE PRICE  
2020



**\$822K**

HOUSE MEDIAN SALE PRICE  
2021



**\$480K**

UNIT MEDIAN SALE PRICE  
2020



**\$611K**

UNIT MEDIAN SALE PRICE  
2021



**+14.2% | +27.3%**

MEDIAN HOUSE / UNIT  
PRICE GROWTH

# FEATURED PROPERTY



**12 BELLONA TERRACE - GLENFIELD**

**3 Bed | 2 Bath | 1 Car**

Nestled away in a lovely private complex in the Panorama Estate in Glenfield, this lovely home offers a serene lifestyle with beautiful surroundings and bushland views. Offering a neat and tidy presentation, this one is ready to move straight into, or to keep as an investment with it being currently leased to fantastic long term tenants.

**SOLD FOR \$710,000 BY MICHAEL GALLUZZO**

# 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*

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Need property advice?

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