

# HINCHINBROOK PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



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



**WINTER  
2021**

**community first**  
real estate

# HINCHINBROOK

## PROPERTY MARKET UPDATE - WINTER 2021

Dear Homeowner,

Thank you for downloading our latest Hinchinbrook 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

## HINCHINBROOK SALES MAY TO JULY 2021



**35**

NUMBER OF SALES



**24** DAYS

MEDIAN TIME ON MARKET



**\$1.05M**

AVG PROPERTY PRICE



**\$888K**

MEDIAN PROPERTY PRICE



**\$650K**











LOWEST SALE PRICE



**\$9.75M**

HIGHEST SALE PRICE

## HINCHINBROOK RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>335 HOXTONPARK RD</b> BED 1   BATH 1   CAR -	HOUSE	\$2,211,000	17/07/2021
	<b>7 BALDINI PL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,075,000	17/07/2021
	<b>3 KEPPEL CCT</b> BED 4   BATH 2   CAR 2	HOUSE	\$350,000	17/07/2021
	<b>83 SANDERLING ST</b> BED 3   BATH 2   CAR 1	HOUSE	\$721,000	13/07/2021
	<b>116 LORD HOWE DR</b> BED 3   BATH 2   CAR 1	HOUSE	WITHHELD	07/07/2021
	<b>14 BENNISON RD</b> BED 6   BATH 3   CAR 2	HOUSE	\$895,000	19/06/2021
	<b>18 BOWERBIRD ST</b> BED 3   BATH 2   CAR 1	HOUSE	WITHHELD	02/07/2021
	<b>7 ENDERBY CL</b> BED 5   BATH 2   CAR 2	HOUSE	WITHHELD	29/05/2021
	<b>13 HINCHINBROOK DR</b> BED 5   BATH 2   CAR 2	HOUSE	\$950,000	27/06/2021
	<b>9 PIPET PL</b> BED 3   BATH 1   CAR 1	HOUSE	\$680,000	21/06/2021

# HINCHINBROOK MARKET GROWTH



**\$720K**

HOUSE MEDIAN SALE PRICE  
2020



**\$884K**

HOUSE MEDIAN SALE PRICE  
2021

SOLD

**90**

PROPERTIES SOLD  
IN 2020

SOLD

**50**

PROPERTIES SOLD  
YEAR TO DATE IN 2021



**+22.8%**

MEDIAN HOUSE  
PRICE GROWTH



# FEATURED PROPERTY



**4 SANDERLING STREET - HINCHINBROOK**

**5 Bed | 3 Bath | 2 Car**

**Stunning 5 bedroom home in the heart of Hinchinbrook, oozing class and style with spacious living areas, modern kitchen surrounded by open plan family, dining and rumpus looking out to covered entertainment area.**

**SOLD FOR \$1,050,000 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