

LURNEA PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**WINTER
2021**

community first
real estate

LURNEA

PROPERTY MARKET UPDATE - WINTER 2021

Dear Homeowner,

Thank you for downloading our latest Lurnea 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

LURNEA SALES MAY TO JULY 2021



43

NUMBER OF SALES



27 DAYS

MEDIAN TIME ON MARKET



\$685K

AVG PROPERTY PRICE



\$750K

MEDIAN PROPERTY PRICE



\$483K









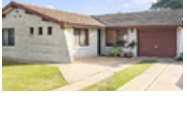

LOWEST SALE PRICE



\$1.30M

HIGHEST SALE PRICE

LURNEA RECENT SALES

			SOLD PRICE	SOLD DATE
	2 WYCH AVE BED 3 BATH 1 CAR 1	HOUSE	\$935,000	27/07/2021
	16/5 WILLIAM ST BED 2 BATH 1 CAR 1	UNIT	\$510,000	27/07/2021
	3/22 CHRYSANTHEMUM AVE BED 3 BATH 2 CAR 1	UNIT	\$650,000	24/07/2021
	4/19 WILLIAM ST BED 2 BATH 1 CAR 1	UNIT	WITHHELD	22/07/2021
	1/12 HILL RD BED 2 BATH 1 CAR 1	UNIT	\$585,000	16/07/2021
	20 MORISON DR BED 3 BATH 1 CAR 1	HOUSE	\$750,000	14/07/2021
	14 EDWARD ST BED 4 BATH 2 CAR 1	HOUSE	\$790,000	13/07/2021
	8 WYCH AVE BED 6 BATH 2 CAR 5	HOUSE	\$736,000	10/07/2021
	18 DARLING AVE BED 3 BATH 1 CAR 1	HOUSE	\$730,000	26/06/2021
	13 FACEY CRES BED 4 BATH 1 CAR 1	HOUSE	\$751,000	23/06/2021

LURNEA MARKET GROWTH



\$715K

HOUSE MEDIAN SALE PRICE
2020



\$800K

HOUSE MEDIAN SALE PRICE
2021



\$502K

UNIT MEDIAN SALE PRICE
2020



\$590K

UNIT MEDIAN SALE PRICE
2021



+11.8% | +17.4%

MEDIAN HOUSE / UNIT
PRICE GROWTH

FEATURED PROPERTY



13 CATHERINE AVENUE - LURNEA

3 Bed | 1 Bath | 1 Car

Surrounded by well-presented homes in the ever-growing suburb of Lurnea, this 3 bedroom 1 bathroom home with detached garage is a great opportunity to create your own masterpiece. The successful buyer can either renovate for their own enjoyment, knock down and rebuild, or build a granny flat for an increased rental yield (STCA).

SOLD FOR \$721,000 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



Need property advice?

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