

EDMONDSON PARK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



SPRING
2021

community first
real estate

EDMONDSON PARK

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Edmondson Park 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

EDMONDSON PARK SALES JANUARY TO AUGUST 2021

SOLD

250

NUMBER OF SALES



24 DAYS

MEDIAN TIME ON MARKET



\$801K

AVG PROPERTY PRICE



\$768K

MEDIAN PROPERTY PRICE



\$530K











LOWEST SALE PRICE



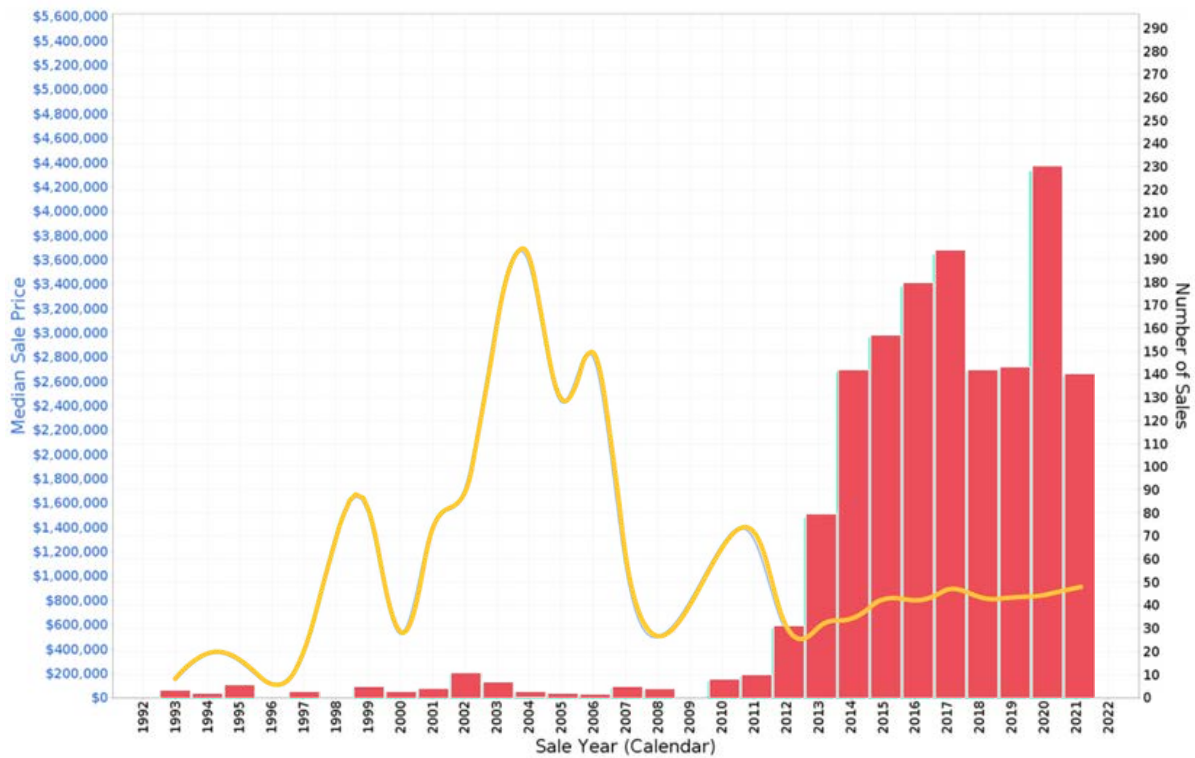
\$1.58M

HIGHEST SALE PRICE

EDMONDSON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	44/1 DRINKWATER LANE BED 2 BATH 2 CAR 1	UNIT	\$532,000	27/08/2021
	20 VINNY RD BED 4 BATH 2 CAR 2	HOUSE	\$1,065,000	23/08/2021
	23 KINGSBURY RD BED 4 BATH 3 CAR 2	HOUSE	\$1,310,000	09/08/2021
	7 PERSHING RD BED 5 BATH 3 CAR 2	HOUSE	\$1,060,000	09/08/2021
	51 HUTTON RD BED 2 BATH 2 CAR 1	UNIT	\$621,000	05/08/2021
	26 POZIERS RD BED 6 BATH 3 CAR 2	HOUSE	\$1,200,000	02/08/2021
	49 HARTLEPOOL RD BED 4 BATH 2 CAR 2	HOUSE	\$1,108,000	02/08/2021
	43 HOLLIDAY AVE BED 4 BATH 2 CAR 1	HOUSE	\$890,000	27/07/2021
	302/54 SOLDIERS PDE BED 2 BATH 2 CAR 1	UNIT	\$640,000	23/07/2021
	5 WINBURG DR BED 4 BATH 2 CAR 4	HOUSE	\$1,005,000	20/07/2021

HISTORICAL MARKET ACTIVITY



\$842K

MEDIAN SALE PRICE
2020

\$902K

MEDIAN SALE PRICE
2021(YTD)

+7.2%

SUBURB GROWTH IN 2021

FEATURED PROPERTY



21 FRELON AVENUE AUSTRAL
5 Bed | 4 Bath | 2 Car | 326.60 m²

Upon entering this elegant, modern & sophisticated residence, the spectacularly grand foyer raises the bar set by the initial first impression of the striking façade & manicured gardens.

SOLD FOR \$1,190,000 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