

# MIDDLETON GRANGE PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



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



**SPRING  
2021**

**community first**  
real estate

# MIDDLETON GRANGE

## PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Middleton Grange 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

## MIDDLETON GRANGE SALES JANUARY TO AUGUST 2021

SOLD

**74**

NUMBER OF SALES



**26** DAYS

MEDIAN TIME ON MARKET



**\$885K**

AVG PROPERTY PRICE



**\$900K**

MEDIAN PROPERTY PRICE



**\$515K**










LOWEST SALE PRICE



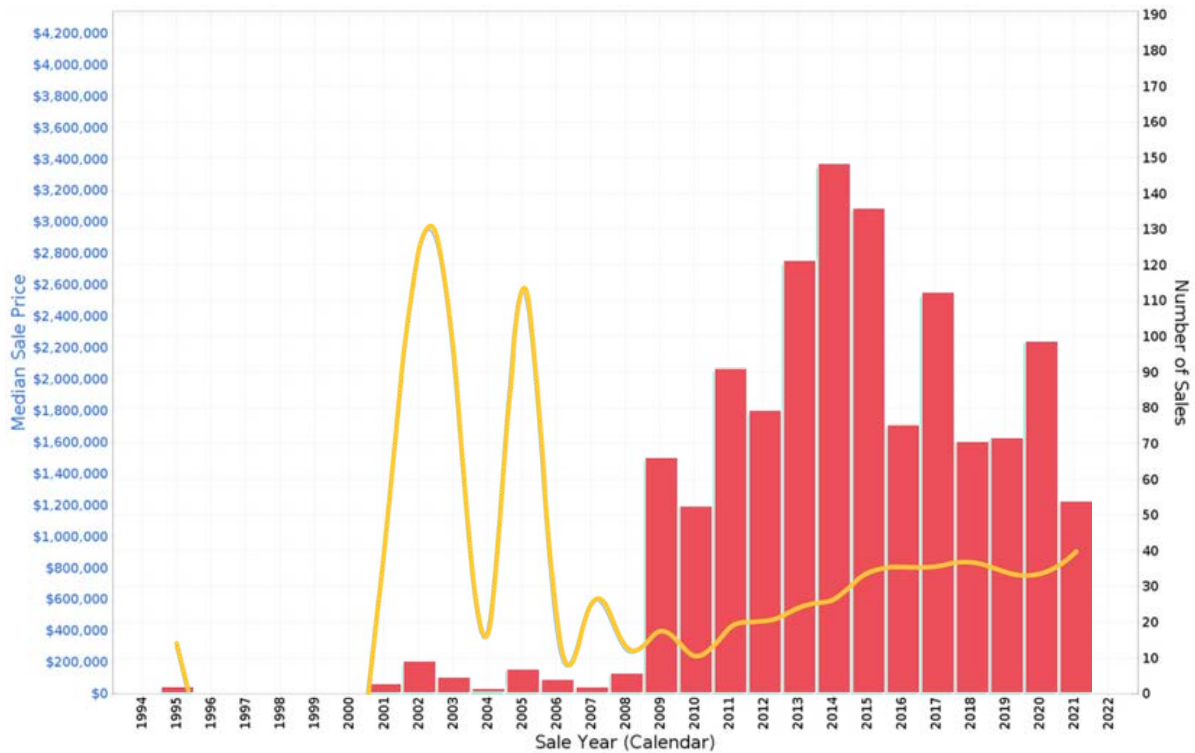
**\$1.43M**

HIGHEST SALE PRICE

## MIDDLETON GRANGE RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>32 ONSLOW GDNS</b> BED 3   BATH 2   CAR 1	HOUSE	\$760,000	23/08/2021
	<b>16 KELSEY ST,</b> BED 3   BATH 2   CAR 2	HOUSE	\$1,140,000	21/08/2021
	<b>52 MCGUINNESS AVE</b> BED 5   BATH 3   CAR 2	HOUSE	\$1,315,000	21/08/2021
	<b>18 DE GARIS CL</b> BED 4   BATH 2   CAR 2	HOUSE	\$900,000	18/08/2021
	<b>156 ROBESY AVE</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,178,000	07/08/2021
	<b>27 HUGH TCE</b> BED 3   BATH 2   CAR 1	UNIT	\$785,000	31/07/2021
	<b>24 AFFLECK GDNS</b> BED 4   BATH 2   CAR 1	HOUSE	\$800,000	28/07/2021
	<b>11 DE GARIS CL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,141,000	24/07/2021
	<b>10 PETRE CL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,115,000	18/07/2021
	<b>8 MCINTYRE CCT</b> BED 4   BATH 2   CAR 2	HOUSE	\$800,000	16/07/2021

# HISTORICAL MARKET ACTIVITY



**\$756K**

MEDIAN SALE PRICE  
2020

**\$892K**

MEDIAN SALE PRICE  
2021(YTD)

**+17.9%**

SUBURB GROWTH IN 2021



# FEATURED PROPERTY



21 FRELON AVENUE AUSTRAL  
5 Bed | 4 Bath | 2 Car | 326.60 m<sup>2</sup>

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*

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Need property advice?

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