

PRESTONS PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



SPRING
2021

community first
real estate

PRESTONS

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Prestons 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

PRESTONS SALES JANUARY TO AUGUST 2021

SOLD

96

NUMBER OF SALES



30 DAYS

MEDIAN TIME ON MARKET



\$875K

AVG PROPERTY PRICE



\$865K

MEDIAN PROPERTY PRICE



\$565K

LOWEST SALE PRICE



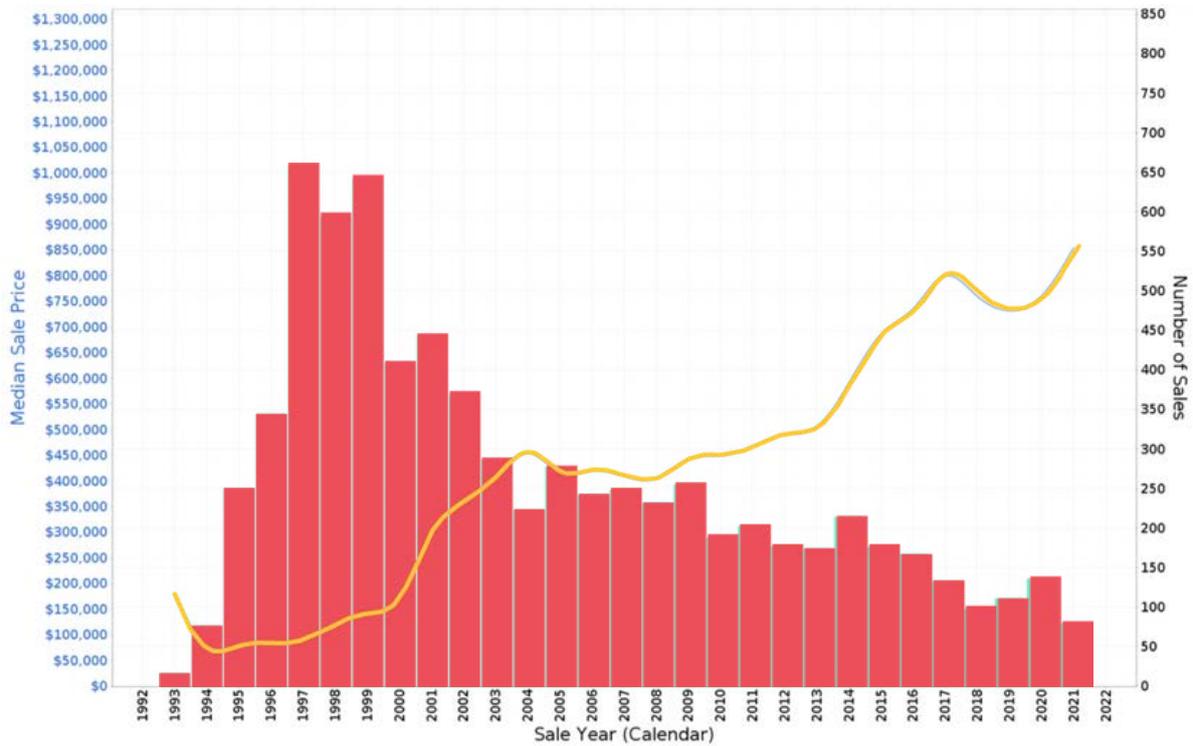
\$1.3M

HIGHEST SALE PRICE

PRESTONS RECENT SALES

			SOLD PRICE	SOLD DATE
	1 LATINA CCT BED 4 BATH 2 CAR 2	HOUSE	\$1,150,000	27/08/2021
	20 ULLADULLA ST BED 3 BATH 2 CAR 2	HOUSE	\$925,000	27/08/2021
	53 GREVILLEA CRES BED 5 BATH 2 CAR 2	HOUSE	\$990,000	06/08/2021
	86 BUGONG ST BED 4 BATH 1 CAR 2	HOUSE	\$825,000	02/08/2021
	86 STANSMORE AVE BED 4 BATH 2 CAR 2	HOUSE	\$986,000	31/07/2021
	119 BRAIDWOOD DR BED 8 BATH 5 CAR 2	HOUSE	\$1,300,000	19/07/2021
	6 MOY CL BED 4 BATH 2 CAR 2	HOUSE	\$850,000	30/07/2021
	3 SICILIA ST BED 4 BATH 2 CAR 1	HOUSE	\$890,000	30/07/2021
	7 PLANE ST BED 4 BATH 2 CAR 1	HOUSE	\$850,500	17/07/2021
	29 BURRAGATE CRES BED 4 BATH 2 CAR 2	HOUSE	\$900,000	15/07/2021

HISTORICAL MARKET ACTIVITY



\$760K

MEDIAN SALE PRICE
2020

\$862K

MEDIAN SALE PRICE
2021(YTD)

+13.5%

SUBURB GROWTH IN 2021

FEATURED PROPERTY



13 ASPEN CLOSE, PRESTONS

4 Bed | 2 Bath | 2 Car

Located in a quiet cul-de-sac, surrounded by popular private and public schools, this spacious family home has everything you could dream of.

As soon as you enter you feel at home.

SOLD FOR \$965,000

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