

GREEN VALLEY PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SPRING
2021**

community first
real estate

GREEN VALLEY

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Green Valley Market Update.

What an amazing past few months in real estate! Record clearance rates, incredibly high buyer demand and a continued lack of properties for sale have all lead to one thing - record selling prices across our region.

While there are some restrictions upon open homes and in-person auctions, virtual inspections and online auctions have not turned buyers off.

Here are our top predictions for the local market over the next few months:

- Buyer FOMO (fear of missing out) will increase leading into Summer.
- Investor demand will increase while first-home buyers will pull back slightly.
- The market will remain a strong sellers' market, making it extremely competitive for buyers in the market.

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

GREEN VALLEY SALES APRIL TO SEPTEMBER 2021



56

NUMBER OF SALES



33 DAYS

MEDIAN TIME ON MARKET



\$870K

AVG PROPERTY PRICE



\$825K

MEDIAN PROPERTY PRICE



\$600K

LOWEST SALE PRICE



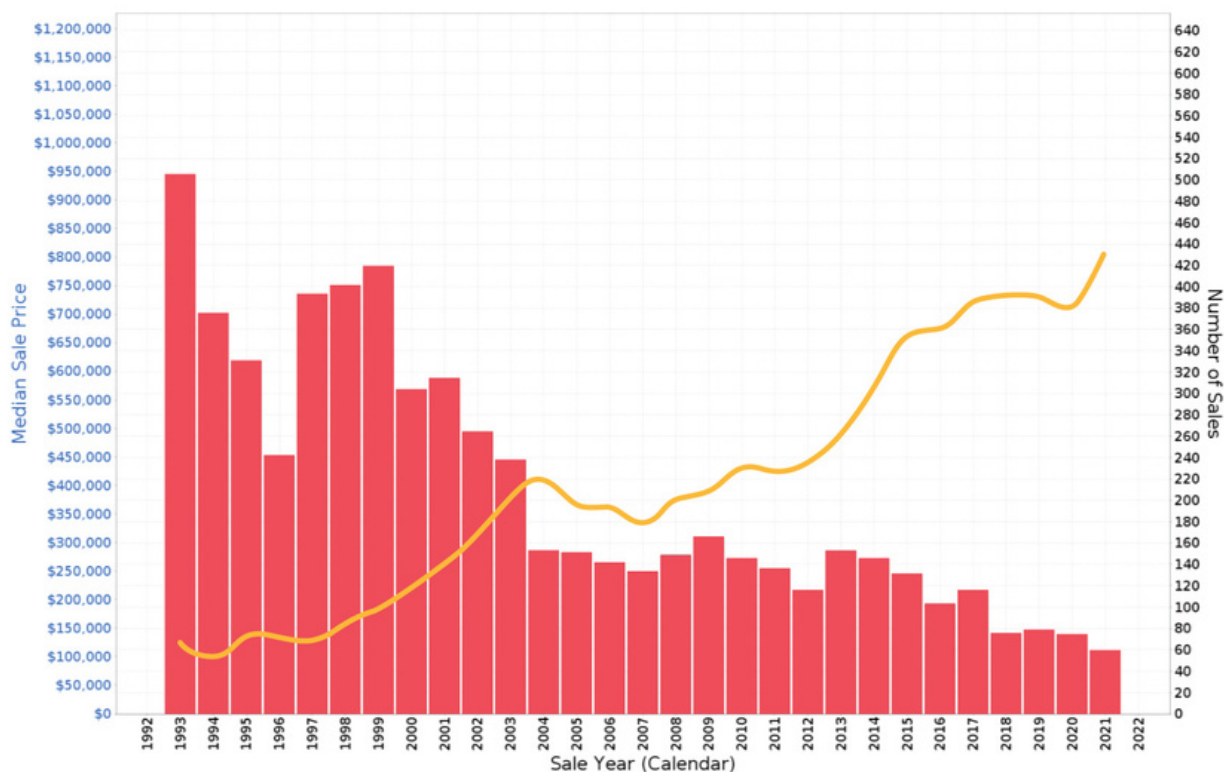
\$1.52M

HIGHEST SALE PRICE

GREEN VALLEY RECENT SALES

			SOLD PRICE	SOLD DATE
	1 BRIBIE CL BED 6 BATH 2 CAR 2	HOUSE	\$1,200,000	18/09/2021
	1 BADGER PL BED 4 BATH 2 CAR 2	HOUSE	\$780,000	18/09/2021
	14 BRIBIE CL BED 5 BATH 3 CAR 3	HOUSE	\$1,525,000	18/09/2021
	5/10 STROUTHION CRT BED 4 BATH 2 CAR 1	UNIT	\$633,000	13/09/2021
	19 SPARROW LANE BED 3 BATH 1 CAR 1	HOUSE	\$770,000	10/09/2021
	69 STARLING ST BED 5 BATH 3 CAR 4	HOUSE	\$925,000	04/09/2021
	3 PARROT RD BED 3 BATH 1 CAR 1	HOUSE	\$600,000	03/09/2021
	182 WILSON RD BED 3 BATH 2 CAR 2	UNIT	\$950,000	31/08/2021
	54 LINDEMAN CRES BED 4 BATH 2 CAR 2	HOUSE	\$1,250,000	13/08/2021
	202 GREEN VALLEY RD BED 4 BATH 2 CAR 2	HOUSE	\$950,000	10/08/2021

HISTORICAL MARKET ACTIVITY



\$715K

MEDIAN SALE PRICE
2020

\$805K

MEDIAN SALE PRICE
2021(YTD)

+12.6%

SUBURB GROWTH IN 2021

FEATURED PROPERTY



5 PICTON CLOSE, BONNYRIGG HEIGHTS

5 Bed | 2 Bath | 2 Car | 568.8 m²

Offered on the market for the first time since being built, this recently updated and well-kept home is ready for the large and growing family to move into. Accommodating the entire family with an abundance of living space and a flowing floorplan that will be sure to please any buyer.

SOLD FOR \$1,275,000 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