

MOOREBANK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SPRING
2021**

community first
real estate

MOOREBANK

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Moorebank 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

MOOREBANK SALES APRIL TO SEPTEMBER 2021



105

NUMBER OF SALES



32 DAYS

MEDIAN TIME ON MARKET



\$1.08M

AVG HOUSE PRICE



\$1.12M

MEDIAN HOUSE PRICE



\$715K











AVG UNIT PRICE



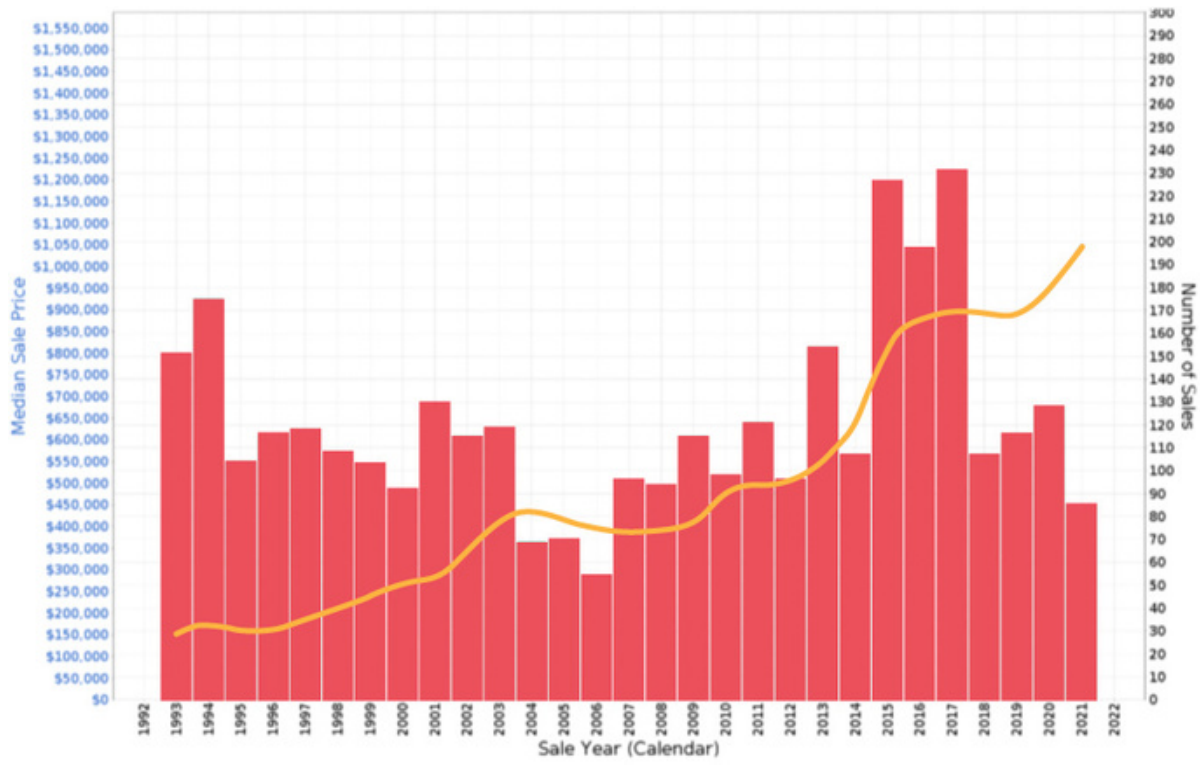
\$670K

MEDIAN UNIT PRICE

MOOREBANK RECENT SALES

			SOLD PRICE	SOLD DATE
	68 THOMPSON AVE BED 4 BATH 2 CAR 2	HOUSE	\$1,250,000	29/09/2021
	1/29 IKARA CRES BED 3 BATH 2 CAR 2	HOUSE	\$800,000	27/09/2021
	12 BURTON AVE BED 4 BATH 2 CAR 1	HOUSE	\$1,300,000	24/09/2021
	3 EVANS AVE BED 3 BATH 1 CAR 2	HOUSE	\$1,170,000	24/09/2021
	20 CRAIG AVE, BED 3 BATH 1 CAR 2	HOUSE	\$1,350,000	22/09/2021
	5 DESMOND AVE BED 4 BATH 2 CAR 2	HOUSE	\$1,100,000	20/09/2021
	33 EDGECOMBE AVE BED 4 BATH 2 CAR 3	HOUSE	1,285,000	18/09/2021
	3/5 CRAIG AVE BED 4 BATH 2 CAR 2	UNIT	\$900,000	18/09/2021
	35 CLYDE AVE BED 3 BATH 2 CAR 4	HOUSE	\$1,257,500	18/09/2021
	3 KALANA CL BED 4 BATH 2 CAR 2	HOUSE	\$1,205,000	11/09/2021

HISTORICAL MARKET ACTIVITY



\$945K

MEDIAN SALE PRICE
2020

\$1.08M

MEDIAN SALE PRICE
2021(YTD)

+15.0%

SUBURB GROWTH IN 2021

FEATURED PROPERTY



7 GLOUCESTER STREET, BONNYRIGG HEIGHTS

4 Bed | 3 Bath | 2 Car

Proudly sitting on a 703sqm block of flat land in the sought-out location of Bonnyrigg Heights, this split-level home offers an impressive vast interior with functional layout, exposed brick walls, a unique under-house storage and detached workshop area catering to the entire family.

SOLD FOR \$1,302,000 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