

# WEST HOXTON PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



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



**SPRING  
2021**

**community first**  
real estate

# WEST HOXTON

## PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest West Hoxton 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

## WEST HOXTON SALES APRIL TO SEPTEMBER 2021



**50**

NUMBER OF SALES



**21** DAYS

MEDIAN TIME ON MARKET



**\$905K**

AVG PROPERTY PRICE



**\$927K**

MEDIAN PROPERTY PRICE



**\$560K**






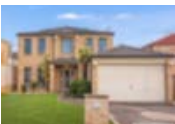




LOWEST SALE PRICE



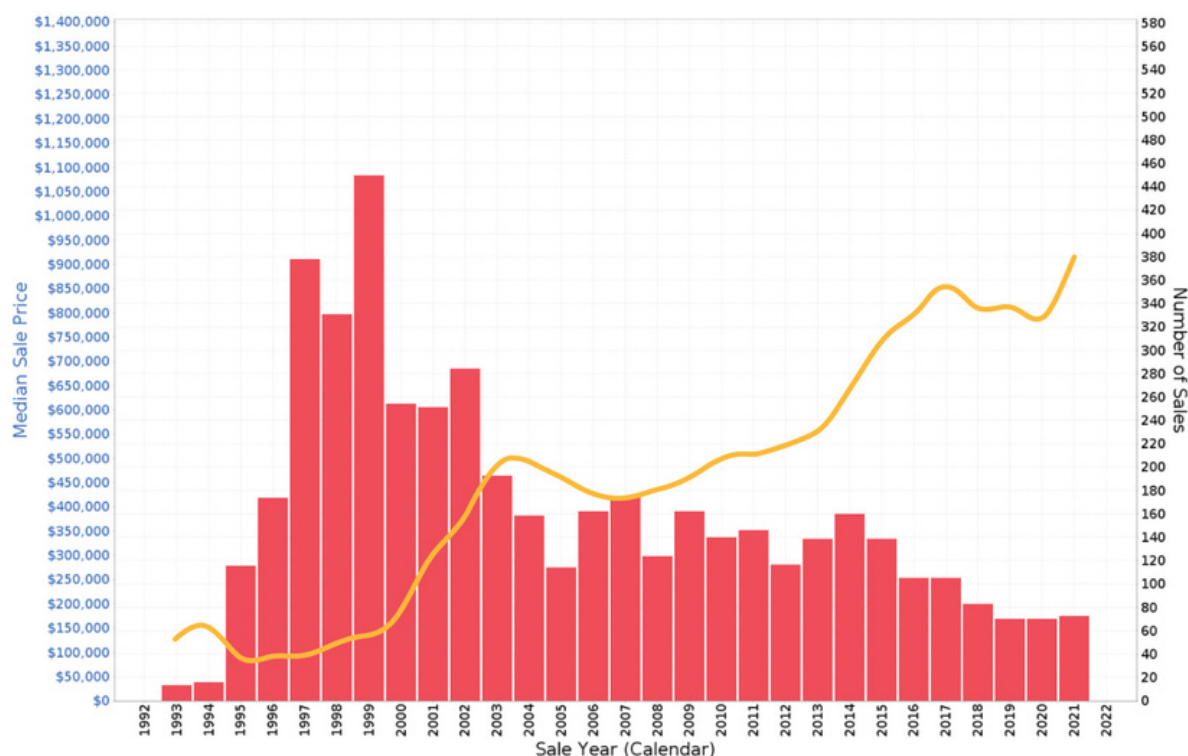
**\$1.67M**

HIGHEST SALE PRICE

## WEST HOXTON RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>67 MITCHELL DR</b> BED 5   BATH 3   CAR 2	HOUSE	\$1,250,000	23/08/2021
	<b>3 ST HELENS CL</b> BED 5   BATH 2   CAR 2	HOUSE	\$1,125,000	21/08/2021
	<b>34 TRIABUNNA AVE</b> BED 4   BATH 3   CAR 4	HOUSE	\$1,370,000	21/08/2021
	<b>12 TRIABUNNA AVE</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,047,000	07/08/2021
	<b>19 TWENTY SECOND AVE</b> BED 3   BATH 1   CAR 11	HOUSE	\$730,000	03/08/2021
	<b>69 CARMICHAEL DR</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,022,000	24/07/2021
	<b>5 OUSE CL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,200,000	22/07/2021
	<b>26 MITCHELL DR</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,200,000	09/07/2021
	<b>16 HALLEN PL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,218,000	08/07/2021
	<b>5 HAMBLEDON WAY</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,005,000	07/07/2021

# HISTORICAL MARKET ACTIVITY



## \$792K

MEDIAN SALE PRICE  
2020

## \$912K

MEDIAN SALE PRICE  
2021(YTD)

# +15.2%

SUBURB GROWTH IN 2021



# FEATURED PROPERTY



21 FRELON AVENUE, AUSTRAL  
5 Bed | 4 Bath | 2 Car

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