

# ABBOTSBURY PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



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



**SPRING  
2021**

**community first**  
real estate

# ABBOTSBURY

## PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Abbotsbury Market Update.

What an amazing past few months in real estate! Record clearance rates, incredibly high buyer demand and a continued shortage of properties for sale have all led to one thing – record selling prices across our region. One thing is for sure, virtual inspections and online auctions did not deter buyers!

While almost all restrictions have now been wound back and we are able to resume a more “normal” approach to selling real estate, including open homes and online auctions, it looks as though the addition of virtual inspections and auctions will remain, forming a new modern hybrid approach to selling.

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

- Lower enquiries and inspection numbers as the more serious buyers remain in the market while the lockdown shoppers exit.
- An increase of properties hitting the market to capitalise on the astronomical price rises shifting the supply and demand balance towards a more even level.
- Investor demand pulling back due to lower yields will allow First home buyers, up-sizers and down-sizers more opportunities to buy.

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

## ABBOTSBURY SALES MAY TO OCTOBER 2021

SOLD

**25**

NUMBER OF SALES



**61** DAYS

MEDIAN TIME ON MARKET



**\$1.19M**

AVG PROPERTY PRICE



**\$1.23M**

MEDIAN PROPERTY PRICE



**\$400K**

LOWEST SALE PRICE



**\$2.6M**

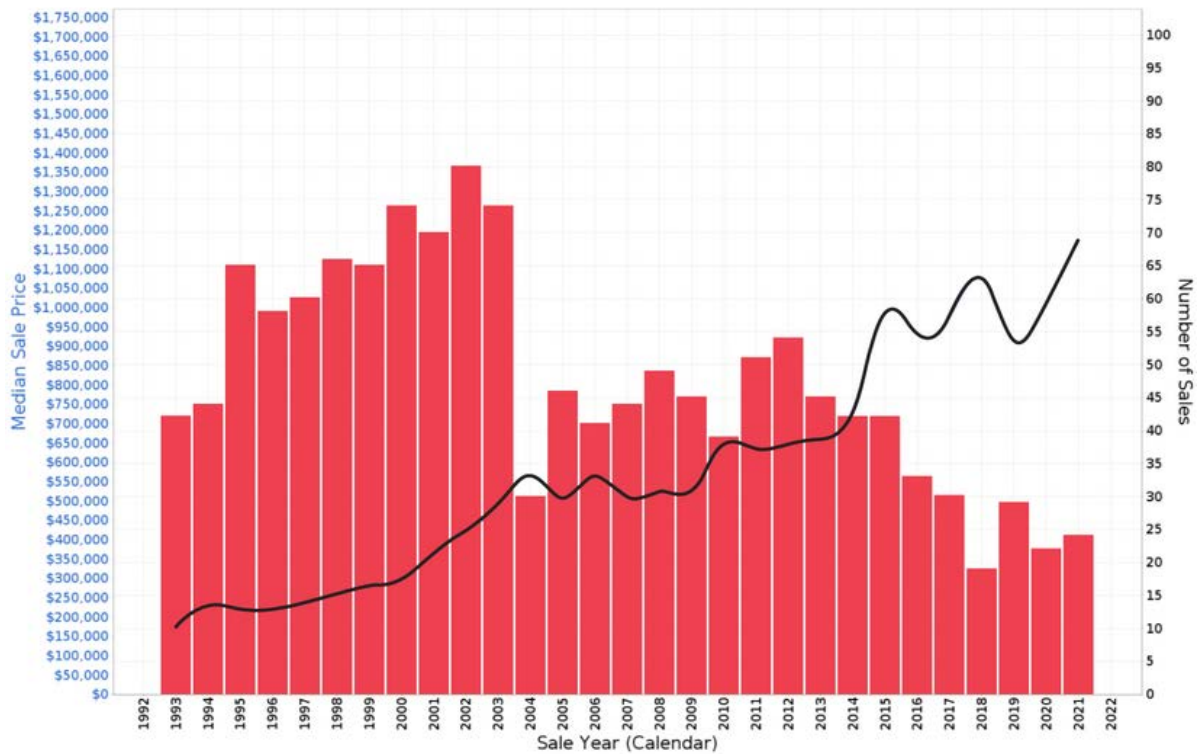
HIGHEST SALE PRICE

## ABBOTSBURY RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>15 MAXWELL PL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,600,000	16/10/2021
	<b>7 RUTAR PL</b> BED 6   BATH 4   CAR 3	HOUSE	\$2,600,000	11/10/2021
	<b>3 HEATLEY CL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,240,000	09/10/2021
	<b>35 STOCKDALE CRES</b> BED 7   BATH 3   CAR 2	HOUSE	\$1,240,000	24/09/2021
	<b>10 STOCKDALE CRES</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,360,000	24/09/2021
	<b>7 GOUDA CL</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,430,000	18/09/2021
	<b>13 KINGSTON PL</b> BED 5   BATH 3   CAR 2	HOUSE	\$1,085,000	10/09/2021
	<b>25 MARINER CRES</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,225,000	09/09/2021
	<b>5 UNSWORTH ST</b> BED 4   BATH 2   CAR 2	HOUSE	\$400,000	30/08/2021
	<b>24 PROVINCE ST</b> BED 3   BATH 1   CAR 2	HOUSE	\$830,000	17/08/2021

Information sourced from Pricerfinder.com.au as of November 2021. Every precaution has been taken to establish the accuracy of the above information, which we believe to be reliable; however, we cannot guarantee its accuracy.

# HISTORICAL MARKET ACTIVITY



**\$1.01M**

MEDIAN SALE PRICE  
2020

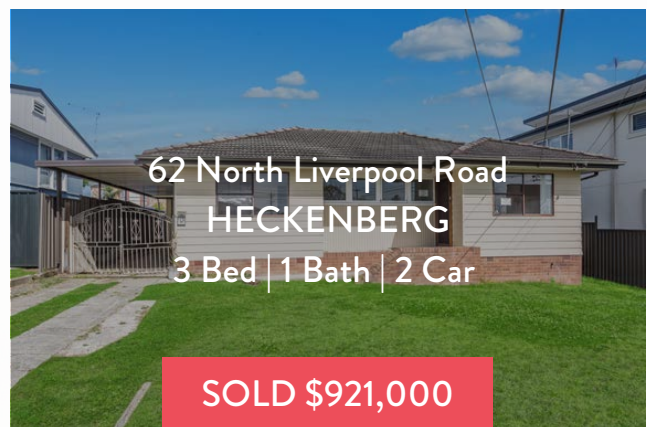
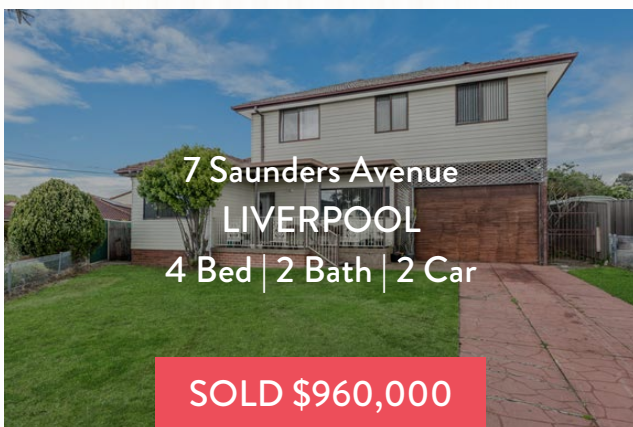
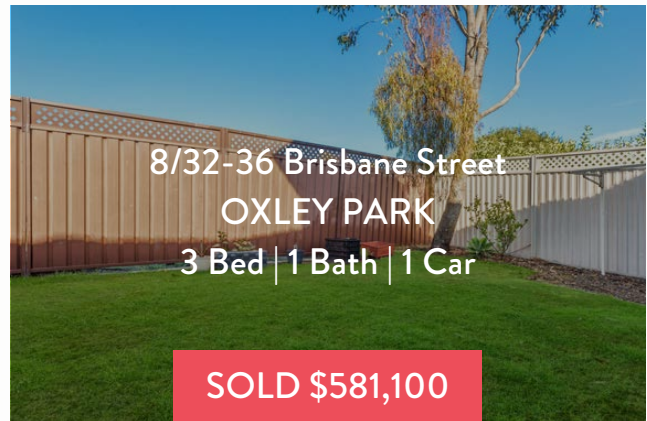
**\$1.17M**

MEDIAN SALE PRICE  
2021(YTD)

**+20.6%**

SUBURB GROWTH IN 2021

# FEATURED RECENT SALES



# 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