

HECKENBERG PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



SPRING
2021

community first
real estate

HECKENBERG

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Heckenberg 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

HECKENBERG SALES MAY TO OCTOBER 2021



12

NUMBER OF SALES



45 DAYS

MEDIAN TIME ON MARKET



\$864K

AVG PROPERTY PRICE



\$918K

MEDIAN PROPERTY PRICE



\$690K











LOWEST SALE PRICE



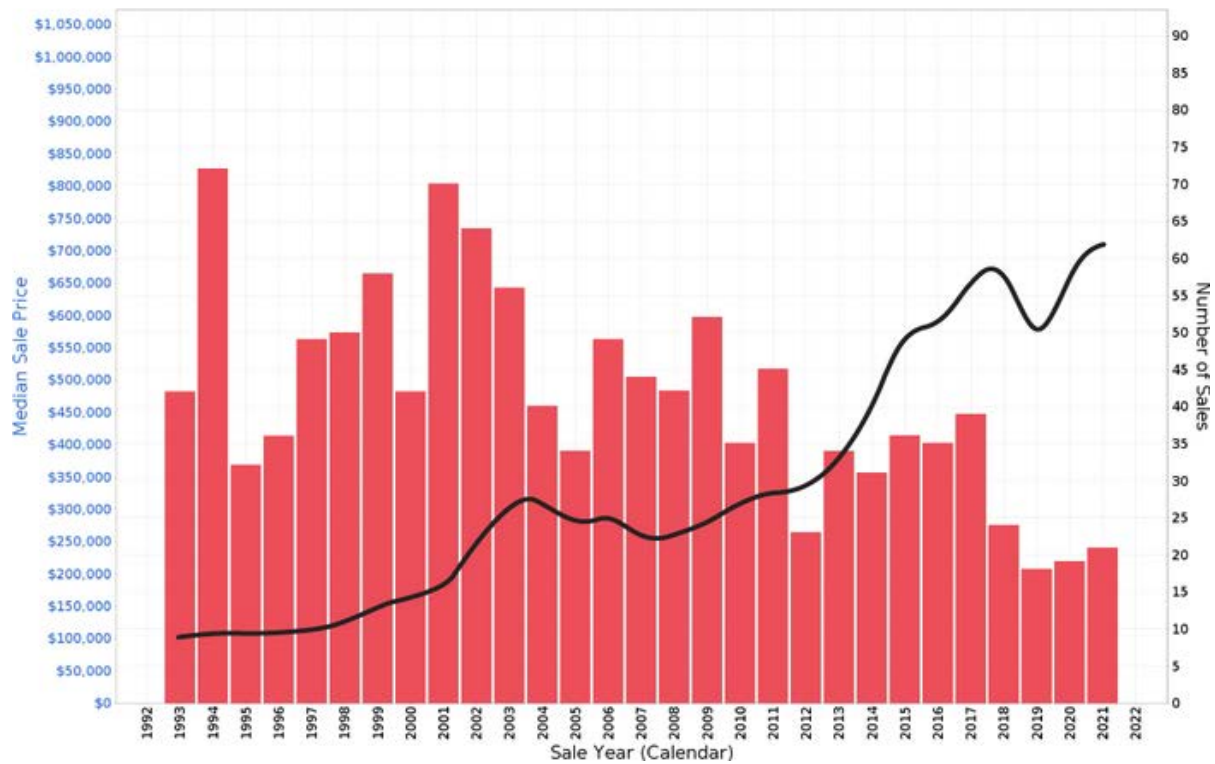
\$1M

HIGHEST SALE PRICE

HECKENBERG RECENT SALES

			SOLD PRICE	SOLD DATE
	3 ADAMINABY ST BED 5 BATH 2 CAR -	HOUSE	\$980,000	16/10/2021
	12 TUMBARUMBA CRES BED 5 BATH 2 CAR 1	HOUSE	\$915,000	15/10/2021
	62 NORTH LIVERPOOL RD BED 3 BATH 1 CAR 2	HOUSE	\$921,000	09/10/2021
	6 JAGUNGAL PL BED 5 BATH 3 CAR 2	HOUSE	\$935,000	06/10/2021
	57 MATTHEW AVE BED 3 BATH 1 CAR 4	HOUSE	\$1,000,000	15/09/2021
	28 MUNYANG ST BED 6 BATH 2 CAR 2	HOUSE	\$700,000	29/07/2021
	13 BARHAM ST BED 5 BATH 3 CAR 1	HOUSE	\$930,000	19/07/2021
	12 TUMBARUMBA CRES BED 2 BATH 1 CAR 1	HOUSE	\$815,000	10/07/2021
	38 MUNYANG ST BED 3 BATH 1 CAR 2	HOUSE	\$690,000	05/07/2021
	44 SOUTH LIVERPOOL RD BED 3 BATH 1 CAR 1	HOUSE	\$710,000	21/06/2021

HISTORICAL MARKET ACTIVITY



\$660K

MEDIAN SALE PRICE
2020

\$710K

MEDIAN SALE PRICE
2021(YTD)

+7.6%

SUBURB GROWTH IN 2021

FEATURED RECENT SALES



FEATURED RECENT SALES



74 Maxwells Avenue
ASHCROFT
3 Bed | 1 Bath | 1 Car

SOLD \$755,000



3 Leicester Place
MILLER
4 Bed | 1 Bath | 2 Car

SOLD \$796,500

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