

MILLER PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SUMMER
2021**

community first
real estate

MILLER

PROPERTY MARKET UPDATE - SUMMER 2021

Dear Homeowner,

Thank you for downloading our latest Miller 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 and tougher loan serviceability requirements being imposed by APRA. This will allow first home buyers, up-sizers and down-sizers more opportunities to buy.
- The lack of new investment properties being purchased, existing investors selling long held properties to capitalise on the price growth and projected wages growth should lead to an increase in housing rental prices throughout 2022.

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

MILLER JUNE TO NOVEMBER 2021

SOLD

19

NUMBER OF SALES



30 DAYS

MEDIAN TIME ON MARKET



\$721K

AVG PROPERTY PRICE



\$763K

MEDIAN PROPERTY PRICE



\$570K











LOWEST SALE PRICE



\$917K

HIGHEST SALE PRICE

MILLER RECENT SALES

			SOLD PRICE	SOLD DATE
	102 BANKS RD BED 3 BATH 1 CAR 3	HOUSE	\$800,000	13/11/2021
	20 ELLIS CRES BED 2 BATH 1 CAR 1	HOUSE	\$570,000	08/11/2021
	5 WANGANELLA ST BED 4 BATH 1 CAR 1	HOUSE	\$810,000	01/11/2021
	3 LEICESTER PL BED 4 BATH 1 CAR 2	HOUSE	\$796,500	02/10/2021
	15 POLWARTH ST BED 3 BATH 1 CAR 3	HOUSE	\$688,000	09/09/2021
	1 BUNDEMAR ST BED 3 BATH 1 CAR 2	HOUSE	\$880,000	08/09/2021
	84 BANKS RD BED 3 BATH 1 CAR 3	HOUSE	\$740,000	28/08/2021
	20 ROMNEY CRES BED 3 BATH 1 CAR 1	HOUSE	\$740,000	28/08/2021
	20 MILLER RD BED 2 BATH 1 CAR 1	HOUSE	\$649,000	07/08/2021
	23 MILLER RD BED 3 BATH 1 CAR 1	HOUSE	\$649,000	07/08/2021

FEATURED SALE

SOLD \$947,000

26 North Liverpool Road
Heckenberg
5 Bed | 2 Bath | 2 Car



SOLD BY MICHAEL GALLUZZO

2022 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