

SADLEIR PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



AUTUMN
2022

community first
real estate

SADLEIR - AUTUMN 2022

Thank you for downloading our latest Sadleir Market Update.

With 2021 now in the history (and record) books, the focus is well and truly on where the property market is heading throughout 2022. Ask 10 different people and you'll get 10 different answers.

With so much conflicting information coming to us from every direction it's hard to know, and it can change in an instant.

Some of the most frequently mentioned factors that are expected to have an impact on the market this year include:

1. Rising interest rates off the back of high inflation
2. The federal election
3. Unforeseen consequences from COVID
4. Soaring rent prices potentially reactivating investors and first home buyers
5. Strong economic growth

While trying to forecast where the market will go is speculative, let's talk about what we are finding is already occurring in the property market to start the year.

The return to a "normal" market instead of a red hot seller's market

Pricing, method of sale and good agents are integral parts of a successful campaign again.

A tale of 2 markets

Well-presented properties that appeal to owner-occupiers are achieving huge amounts of enquiries, inspections and great sales results, while run down and dilapidated properties are no longer appealing to large sections of the market. This might mean that if you're thinking of selling, a renovation or freshening up of the property is crucial.

Rising stock levels

We have already seen, and are continuing to see an increase in the number of properties coming to market. More properties on the market coupled with waning demand means that the average number of inspections and offers on properties has dropped back to a more regular level. This was to be expected.

As always, I am happy to have a discussion with you about anything property related at any time. If you would like to know more about anything I've spoken about above, or if you are interested to know the value of your property in this constantly evolving market, simply get in touch by either email, text or phone call and I'd be glad to help.

Regards,

Michael Galluzzo
Community First Real Estate

SADLEIR SALES OCTOBER 2021 TO MARCH 2022

SOLD

21

NUMBER OF SALES



24 DAYS

MEDIAN TIME ON MARKET



\$864K

AVG HOUSE PRICE



\$835K

MEDIAN HOUSE PRICE



\$720K





LOWEST SALE PRICE



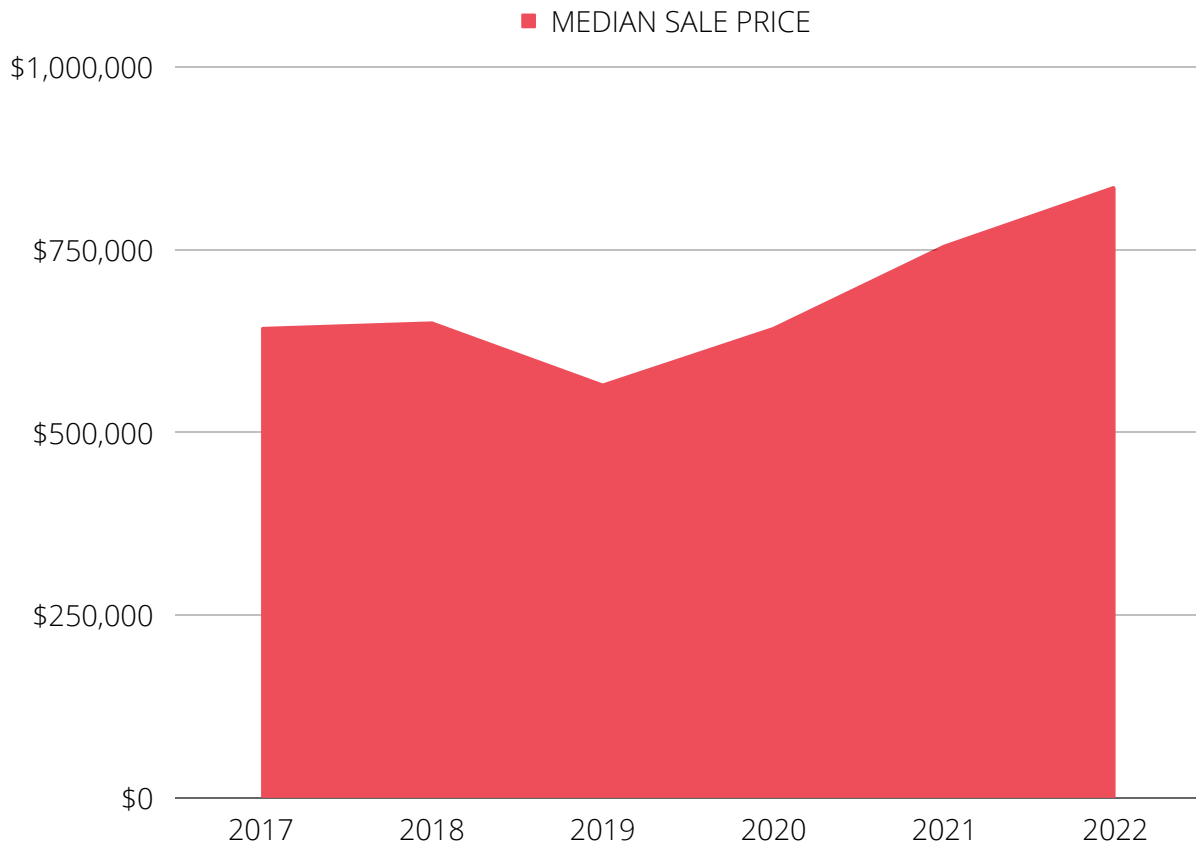
\$1.11M

HIGHEST SALE PRICE

SADLEIR RECENT SALES

			SOLD PRICE	SOLD DATE
	1 CHARTER ST BED 3 BATH 1 CAR 2 613sqm	HOUSE	\$835,000	26/03/2022
	114 SADLEIR AVE BED 5 BATH 2 CAR 2 550sqm	HOUSE	\$1,032,000	12/03/2022
	146 GABO CRES BED 4 BATH 2 CAR 7 664sqm	HOUSE	\$820,000	10/03/2022
	45 GLENWARI ST BED 5 BATH 2 CAR 3 569sqm	HOUSE	\$1,080,000	09/03/2022
	5 DUNDEE ST BED 6 BATH 2 CAR 2 569sqm	HOUSE	\$830,000	16/02/2022
	31 GABO CRES BED 3 BATH 2 CAR 1 670sqm	HOUSE	\$840,000	11/02/2022
	32 GABO CRES BED 4 BATH 1 CAR 4 613sqm	HOUSE	\$725,000	21/01/2022
	4 GLENWARI ST BED 3 BATH 1 CAR 1 873sqm	HOUSE	\$1,080,000	10/01/2022
	4 GHURKA ST BED 4 BATH 1 CAR 2 575sqm	HOUSE	\$835,000	10/01/2022
	60 GABO CRES BED 3 BATH 1 CAR 1 683sqm	HOUSE	\$835,000	16/12/2021

HISTORICAL MARKET ACTIVITY



\$755K

MEDIAN SALE PRICE
2021

\$835K

MEDIAN SALE PRICE
2022

+19.4%

SUBURB GROWTH IN LAST 12 MONTHS
(ROLLING)

FEATURED SALE

SOLD \$835,000

166 Elizabeth Drive,
Ashcroft
3 Bed | 1 Bath | 0 Car | 682 m²



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 2022.

"Michael was a pleasure to deal with, very well informed and facilitated communication quickly and in a very friendly way between buyer and seller.

We are delighted with Michael's work ethic, honesty, and drive to find buyers the houses that they are looking for and ensure that the purchasing experience is smooth and hassle free.

Would recommend to everyone if they are looking for a capable, trusted, and honest real estate agent."

Khalda Mohammed



Need property advice?

Book a no obligation appointment by calling
Michael on 0423 463 683