

CECIL HILLS PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



AUTUMN
2022

community first
real estate

CECIL HILLS - AUTUMN 2022

Thank you for downloading our latest Cecil Hills Market Update.

As we approach the end of the financial year, there is plenty of media, political and community interest in where the Sydney property market is heading.

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

- Rising interest rates off the back of high inflation
- The federal election
- Global conflict shifting local economic growth

As we progress into 2022, 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 the market seems to be returning to 'normal' market conditions if you are selling it is important to ensure your property is positioned and marketed correctly by your selling agent to ensure you get the best result.

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
0423 463 683

CECIL HILLS SALES JANAURY TO APRIL 2022

SOLD

29

NUMBER OF SALES



28 DAYS

MEDIAN TIME ON MARKET



\$1.35M

AVG HOUSE PRICE



\$1.23M

MEDIAN HOUSE PRICE



\$700K









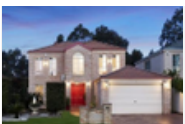

LOWEST SALE PRICE



\$3.1M

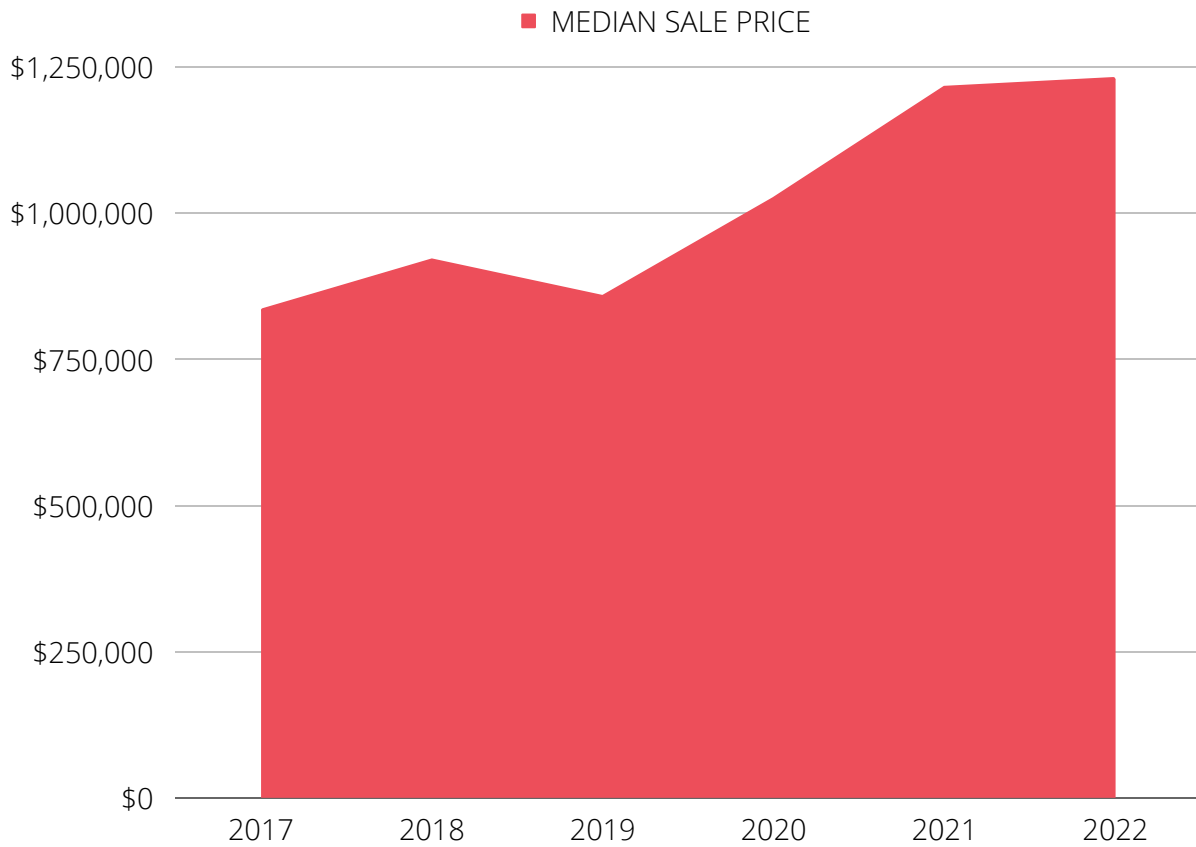
HIGHEST SALE PRICE

CECIL HILLS RECENT SALES

| | | | SOLD PRICE | SOLD DATE |
|---|--|-------|-------------|------------|
|  | 31 LANCASTER AVE BED 4 BATH 2 CAR 2 324sqm | HOUSE | \$1,000,000 | 23/04/2022 |
|  | 81 BALMORAL CCT BED 3 BATH 2 CAR 2 432sqm | HOUSE | \$975,000 | 11/04/2022 |
|  | 18 AIRLIE CRES BED 4 BATH 2 CAR 2 421sqm | HOUSE | \$1,100,000 | 01/04/2022 |
|  | 13 LEOPOLD PL BED 4 BATH 2 CAR 2 349sqm | HOUSE | \$700,000 | 31/03/2022 |
|  | 20 PALACE CRT BED 4 BATH 2 CAR 2 459sqm | HOUSE | \$1,300,000 | 26/03/2022 |
|  | 53 ATHLONE ST BED 4 BATH 2 CAR 4 829sqm | HOUSE | \$1,700,000 | 19/03/2022 |
|  | 6 LASCELLES ST BED 5 BATH 3 CAR 2 670sqm | HOUSE | \$1,400,000 | 15/03/2022 |
|  | 42 ATHLONE ST BED 3 BATH 1 CAR 1 304sqm | HOUSE | \$900,000 | 14/03/2022 |
|  | 19 DOWDING CL BED 4 BATH 2 CAR 2 601sqm | HOUSE | \$1,235,000 | 12/03/2022 |
|  | 4 KINTYRE ST BED 5 BATH 4 CAR 6 1,084sqm | HOUSE | \$3,100,000 | 23/02/2022 |

Information sourced from Pricfinder.com.au as of May 2022. While the above information is from a source we believe to be reliable, we have not verified its accuracy ourselves and cannot guarantee its accuracy.

HISTORICAL MARKET ACTIVITY



\$1.21M

MEDIAN SALE PRICE
2021

\$1.23M

MEDIAN SALE PRICE
2022

+28.3%

SUBURB GROWTH IN LAST 12 MONTHS
(ROLLING)

FEATURED SALE

SOLD \$1,080,000

8 Prairie Vale Road,
Bossley Park
- Bed | - Bath | - Car | 550.4 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."

Khalida Mohammed



Need property advice?

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