

EDENSOR PARK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**AUTUMN
2022**

community first
real estate

EDENSOR PARK - AUTUMN 2022

Thank you for downloading our latest Edensor Park 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

EDENSOR PARK SALES JANAURY TO APRIL 2022



31

NUMBER OF SALES



25 DAYS

MEDIAN TIME ON MARKET



\$1.31M

AVG HOUSE PRICE



\$1.18M

MEDIAN HOUSE PRICE



\$405K







LOWEST SALE PRICE



\$3.3M

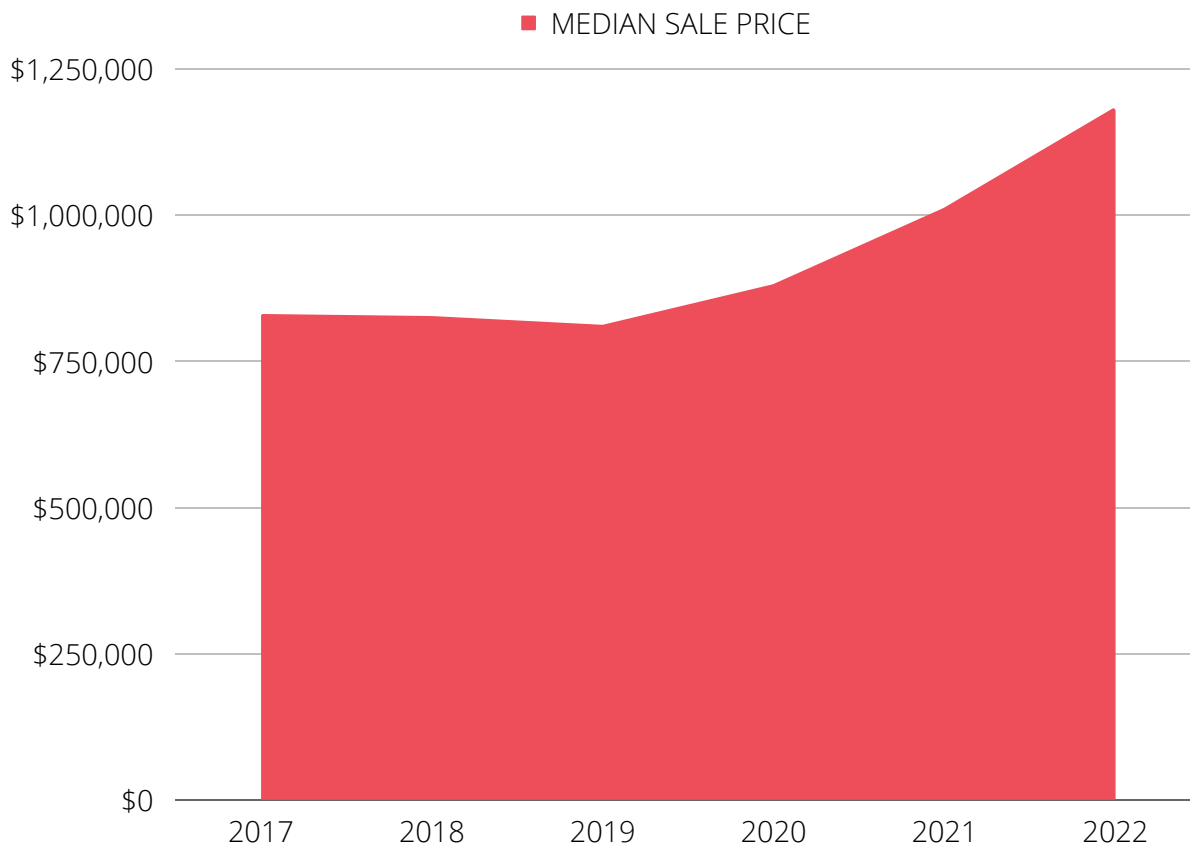
HIGHEST SALE PRICE

EDENSOR PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	27 ZAPPIA PL BED 3 BATH 2 CAR 1 374sqm	UNIT	\$820,000	26/04/2022
	4 MORANT ST BED 6 BATH 3 CAR 2 607sqm	HOUSE	\$1,380,000	23/04/2022
	37 GLEN ELGIN CRES BED 4 BATH 2 CAR 1 600sqm	HOUSE	\$1,070,000	23/04/2022
	12 LANSBURY ST BED 3 BATH 2 CAR 1 559sqm	HOUSE	\$1,185,000	16/04/2022
	9 WAGSTAFF ST BED 7 BATH 4 CAR 2 569sqm	HOUSE	\$1,465,000	02/04/2022
	2 MILANO PL BED 3 BATH 2 CAR 1 555sqm	HOUSE	\$1,141,000	29/03/2022
	10 CONDELLO CRES BED 3 BATH 1 CAR 2 556sqm	HOUSE	\$1,070,000	29/03/2022
	38 BUSBY AVE BED 4 BATH 1 CAR 4 686sqm	HOUSE	\$1,500,000	28/03/2022
	7 CATO CL BED 3 BATH 1 CAR 5 566sqm	HOUSE	\$1,100,000	26/03/2022
	22 YALUMBA PL BED 6 BATH 3 CAR 2 616sqm	HOUSE	\$3,300,000	24/02/2022

Information sourced from Pricefinder.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



\$1M

MEDIAN SALE PRICE
2021

\$1.18M

MEDIAN SALE PRICE
2022

+19.1%

SUBURB GROWTH IN LAST 12 MONTHS
(ROLLING)

Information sourced from Pricerfinder.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.

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