

HECKENBERG PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



AUTUMN
2022

community first
real estate

HECKENBERG - AUTUMN 2022

Thank you for downloading our latest Heckenberg 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:

1. Rising interest rates off the back of high inflation
2. The federal election
3. 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

HECKENBERG SALES NOVEMBER 2021 TO APRIL 2022

SOLD

17

NUMBER OF SALES



26 DAYS

MEDIAN TIME ON MARKET



\$847K

AVG HOUSE PRICE



\$855K

MEDIAN HOUSE PRICE



\$568K

LOWEST SALE PRICE



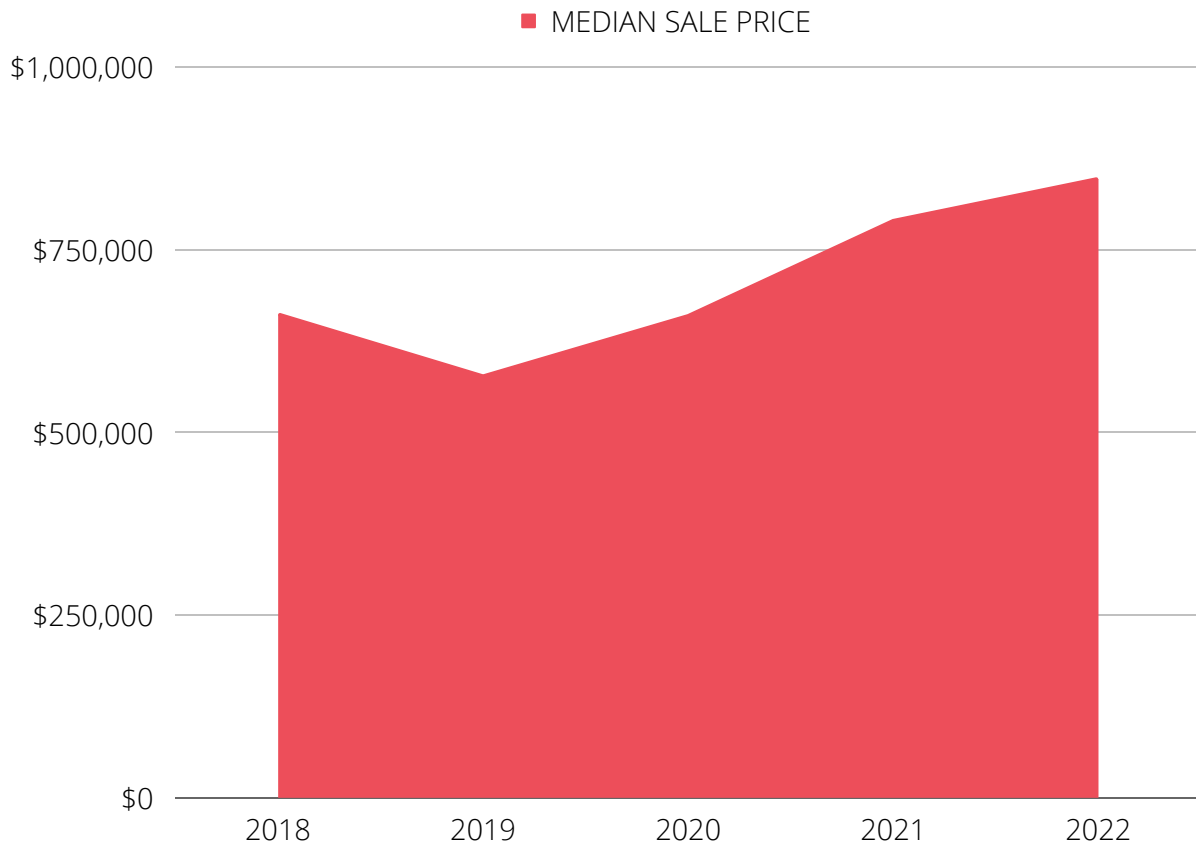
\$1.03M

HIGHEST SALE PRICE

HECKENBERG RECENT SALES

			SOLD PRICE	SOLD DATE
	53 MATTHEW AVE BED 4 BATH 2 CAR 2 569sqm	HOUSE	\$877,000	29/03/2022
	10B CABRAMURRA ST BED 5 BATH 3 CAR 3 321sqm	HOUSE	\$1,030,000	18/03/2022
	7 EUCUMBENE CRES BED 4 BATH 1 CAR 1 670sqm	HOUSE	\$855,000	12/03/2022
	26 ST JOHNS RD BED 3 BATH 1 CAR 3 632sqm	HOUSE	\$835,000	24/02/2022
	1 MUNYANG ST BED 3 BATH 1 CAR 2 582sqm	HOUSE	\$792,000	16/02/2022
	26 TUMBARUMBA CRES BED 4 BATH 2 CAR 2 594sqm	HOUSE	\$792,000	12/02/2022
	47 JINDABYNE ST BED 3 BATH 1 CAR 1 664sqm	HOUSE	\$915,000	08/02/2022
	8 BARHAM ST BED 3 BATH 1 CAR 4 601sqm	HOUSE	\$854,000	05/02/2022
	139 SADLEIR AVE BED 3 BATH 1 CAR 1 575sqm	HOUSE	\$800,000	09/12/2021
	20 CABRAMURRA ST BED 4 BATH 1 CAR 3 569sqm	HOUSE	\$807,000	01/12/2021

HISTORICAL MARKET ACTIVITY



\$790K

MEDIAN SALE PRICE
2021

\$847K

MEDIAN SALE PRICE
2022

+24.0%

SUBURB GROWTH IN LAST 12 MONTHS
(ROLLING)

FEATURED SALE

SOLD \$1,170,000

17 Rose Avenue,
Mount Pritchard
4 Bed | 1 Bath | 4 Car | 809 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