

HINCHINBROOK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**WINTER
2022**

community first
real estate

HINCHINBROOK - WINTER 2022

Dear Property Owner,

Thank you for downloading our latest Hinchinbrook 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

HINCHINBROOK SALES JAN TO MAY 2022



50

NUMBER OF SALES



27 DAYS

MEDIAN TIME ON MARKET



\$884K

AVG HOUSE PRICE



\$914K

MEDIAN HOUSE PRICE



\$485K











LOWEST SALE PRICE



\$1.75M

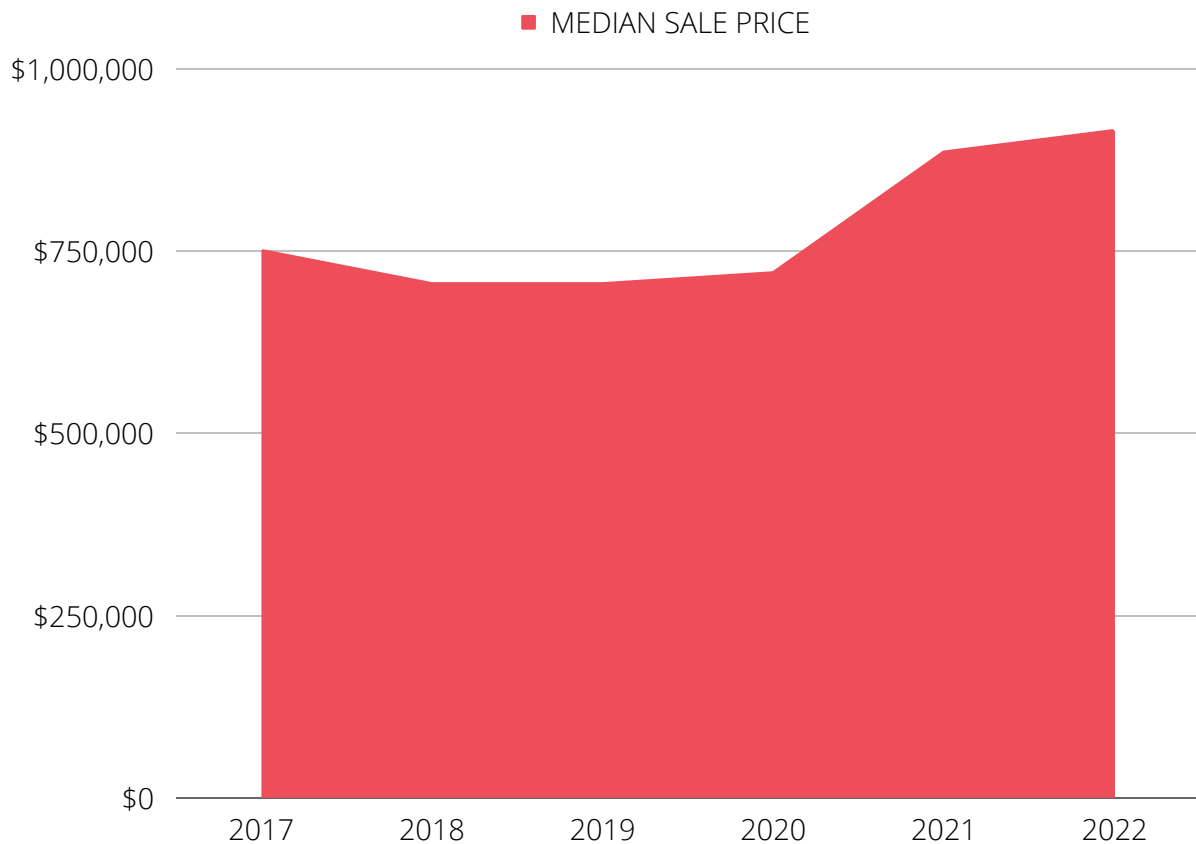
HIGHEST SALE PRICE

HINCHINBROOK RECENT SALES

			SOLD PRICE	SOLD DATE
	26A TROPIC-BIRD CRES BED 3 BATH 1 CAR 2 266sqm	HOUSE	\$817,000	28/05/2022
	17 KINGFISHER AVE BED 5 BATH 3 CAR 2 913sqm	HOUSE	\$1,130,000	28/05/2022
	26 BOWER-BIRD ST BED 4 BATH 1 CAR 3 458sqm	HOUSE	\$920,000	20/05/2022
	57 SANDERLING ST BED 4 BATH 2 CAR 2 580sqm	HOUSE	\$1,150,000	17/05/2022
	10 ARA PL BED 4 BATH 2 CAR 2 577sqm	HOUSE	\$785,000	07/05/2022
	4 QUAIL PL BED 4 BATH 3 CAR 2 1,110sqm	HOUSE	\$1,525,000	23/04/2022
	37 ROSSINI DR BED 4 BATH 2 CAR 2 575sqm	HOUSE	\$1,080,000	19/04/2022
	30 CORVUS RD BED 3 BATH 2 CAR 1 479sqm	HOUSE	\$870,000	12/04/2022
	2 A EGRET PL PL BED - BATH - CAR - 304sqm	HOUSE	\$485,000	19/03/2022
	20 LIGHTNING RIDGE RD BED 7 BATH 5 CAR 2 1,007sqm	HOUSE	\$1,755,000	15/03/2022

Information sourced from Pricfinder.com.au as of June 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



\$885K

MEDIAN SALE PRICE
2021

\$914K

MEDIAN SALE PRICE
2022

+3.2%

SUBURB GROWTH IN 2022

Information sourced from Pricerfinder.com.au as of June 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 \$1,350,000

183b Whitford Road,
Hinchinbrook
5 Bed | 3 Bath | 2 Car



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