MACQUARIE LINKS PROPERTY MARKET UPDATE

LATEST PROPERTY SALES AND DATA





WINTER 2022

community first

MACQUARIE LINKS - WINTER 2022

Dear Property Owner,

Thank you for downloading our latest Macquarie Links 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

MACQUARIE LINKS SALES JAN TO MAY 2022



8

NUMBER OF SALES



33 DAYS

MEDIAN TIME ON MARKET

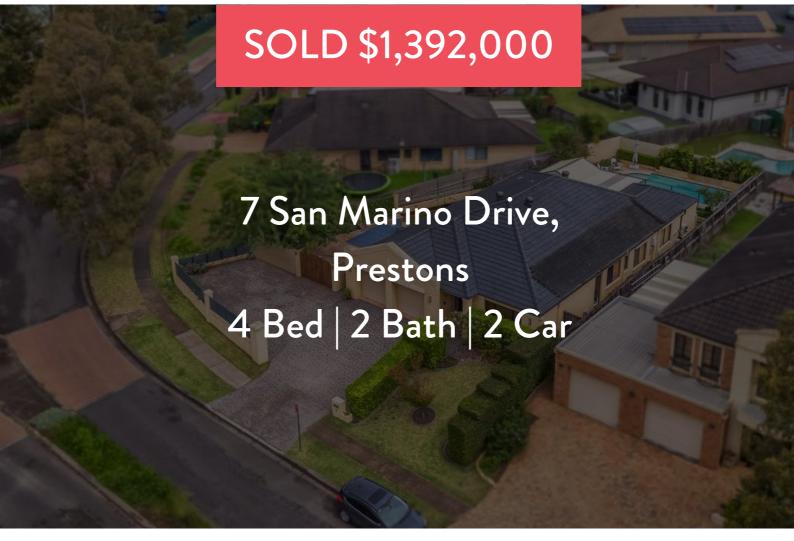




MACQUARIE LINKS RECENT SALES

		SOLD PRICE	SOLD DATE
36 GOVERNORS WAY BED 5 BATH 3 CAR 3 800sqm	HOUSE	\$1,390,000	06/05/2022
3 REBELLION PLACE BED 5 BATH 3 CAR 3 14sqm	HOUSE	\$1,525,000	30/04/2022
31 HIGHLAND CL BED 3 BATH 2 CAR 1 148sqm	HOUSE	\$758,000	14/04/2022
5 MACQUARIE LINKS DR BED 3 BATH 2 CAR 1 800sqm	HOUSE	\$930,000	28/03/2022
33 HIGHLAND CL BED 43 BATH 2 CAR 1 148sqm	HOUSE	\$750,000	11/03/2022
13 HIGHLAND CL BED 4 BATH 2 CAR 1 215sqm	HOUSE	\$800,000	25/02/2022
18/112-114 GOVERNORS WAY BED 3 BATH 2 CAR 2 -sqm	UNIT	\$770,000	19/02/2022
25 HIGHLAND CL BED 3 BATH 2 CAR 1 148sqm	HOUSE	\$750,000	02/02/2022

FEATURED SALE









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