

# MILLER PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



**Agency of the Year**  
**LIVERPOOL**



**WINTER  
2022**

**community first**  
real estate

# MILLER - WINTER 2022

Dear Property Owner,

Thank you for downloading our latest Miller 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

## MILLER SALES JAN TO MAY 2022

SOLD

16

NUMBER OF SALES



22 DAYS

MEDIAN TIME ON MARKET



\$801K

AVG HOUSE PRICE



\$790K

MEDIAN HOUSE PRICE



\$680K











LOWEST SALE PRICE



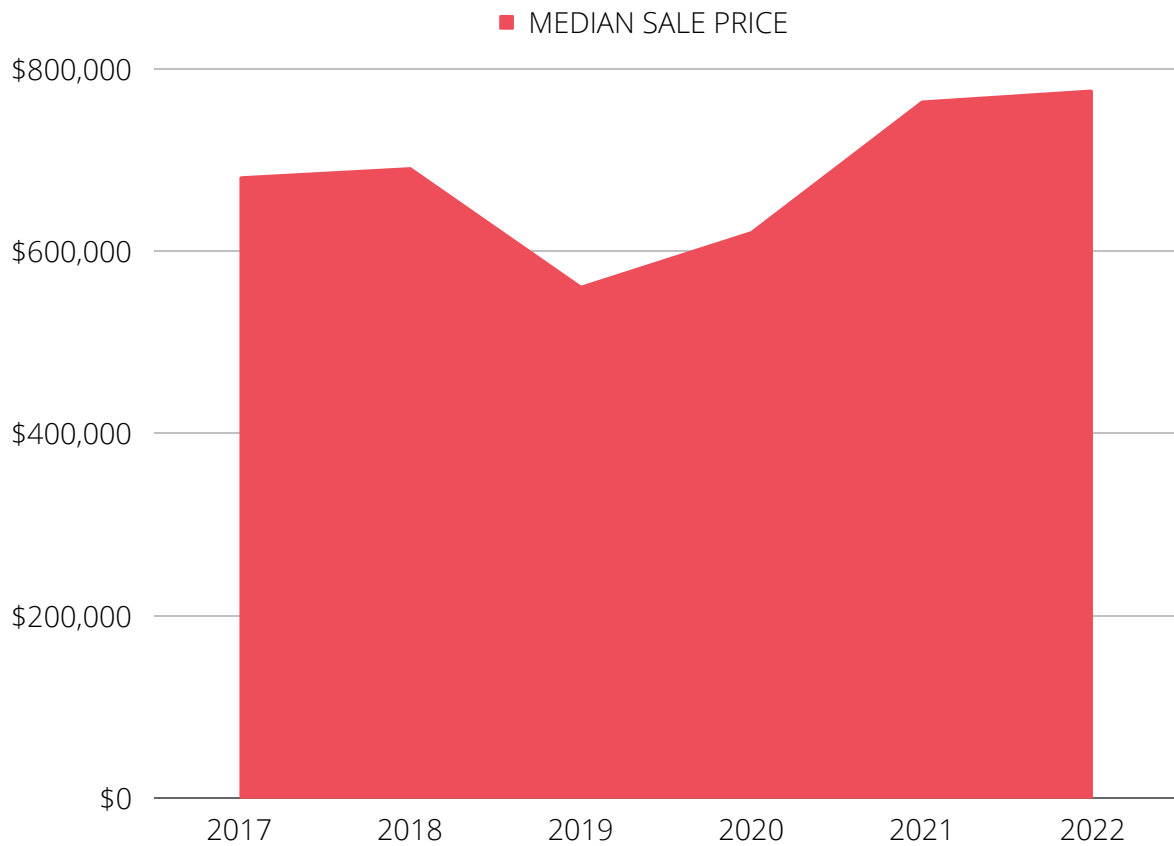
\$900K

HIGHEST SALE PRICE

## MILLER RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>46 MILLER RD</b> BED 3   BATH 1   CAR 2   563sqm	HOUSE	\$801,000	29/04/2022
	<b>7 STRATHDARR ST</b> BED 3   BATH 1   CAR 1   594sqm	HOUSE	\$865,000	12/04/2022
	<b>11 WILLANDRA ST</b> BED 3   BATH 1   CAR 2   575sqm	HOUSE	\$680,000	12/04/2022
	<b>16 WILTSHIRE ST</b> BED 6   BATH 3   CAR 3   607sqm	HOUSE	\$900,000	11/04/2022
	<b>19 WILLANDRA ST</b> BED 5   BATH 3   CAR 4   601sqm	HOUSE	\$825,000	19/03/2022
	<b>50 ELLIS CRES</b> BED 3   BATH 1   CAR 1   620sqm	HOUSE	\$730,000	19/03/2022
	<b>103 MILLER RD</b> BED 3   BATH 1   CAR 2   582sqm	HOUSE	\$720,000	12/03/2022
	<b>65 CABRAMATTA AVE</b> BED 3   BATH 1   CAR 1   594sqm	HOUSE	\$755,000	12/03/2022
	<b>4 STRATHDARR ST</b> BED 3   BATH 1   CAR 4   582sqm	HOUSE	\$770,000	04/03/2022
	<b>25 MORGAN ST</b> BED 5   BATH 2   CAR 1   651sqm	HOUSE	\$900,000	19/02/2022

## HISTORICAL MARKET ACTIVITY



**\$763K**

MEDIAN SALE PRICE  
2021

**\$790K**

MEDIAN SALE PRICE  
2022

**+3.5%**

SUBURB GROWTH IN 2022

# FEATURED SALE

SOLD \$900,000

Liverpool CBD

16 & 16a Wiltshire Street,  
Miller

6 Bed | 3 Bath | 3 Car & Granny Flat  
R4 Zoning - 607sqm



# 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*

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Need property advice?

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