

MOOREBANK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SUMMER
2022**

communityfirst
real estate

MOOREBANK - SUMMER 2022

Dear Property Owner,

Thank you for downloading our latest Moorebank Market Update.

With the new year comes new expectations about where property prices will move over the next few months. Although the media spin has been largely negative throughout 2022, the doomsday predictions of a property price crash have not come true.

So as we look to 2023, here are some other factors we have identified that may affect pricing:

- An increased supply of more properties expected to come to market after low stock levels through the back end of 2022
- Higher inflation leading to buyers wanting the essentials and not necessarily upgraded properties.
- Decreased market sentiment has buyers fearing overpaying rather than fearing missing out
- Continuing media doom and gloom around property prices

We are still seeing healthy buyer enquiry levels on properties that are marketed in line with current market values which just goes to show that people are still buying, as long as the price is right.

The most active group of buyers at the moment are those selling and buying simultaneously with investors and first home buyers mostly sitting on the sidelines for the time being.

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

HISTORICAL MARKET ACTIVITY (HOUSES)

Median price snapshot for houses

Median value

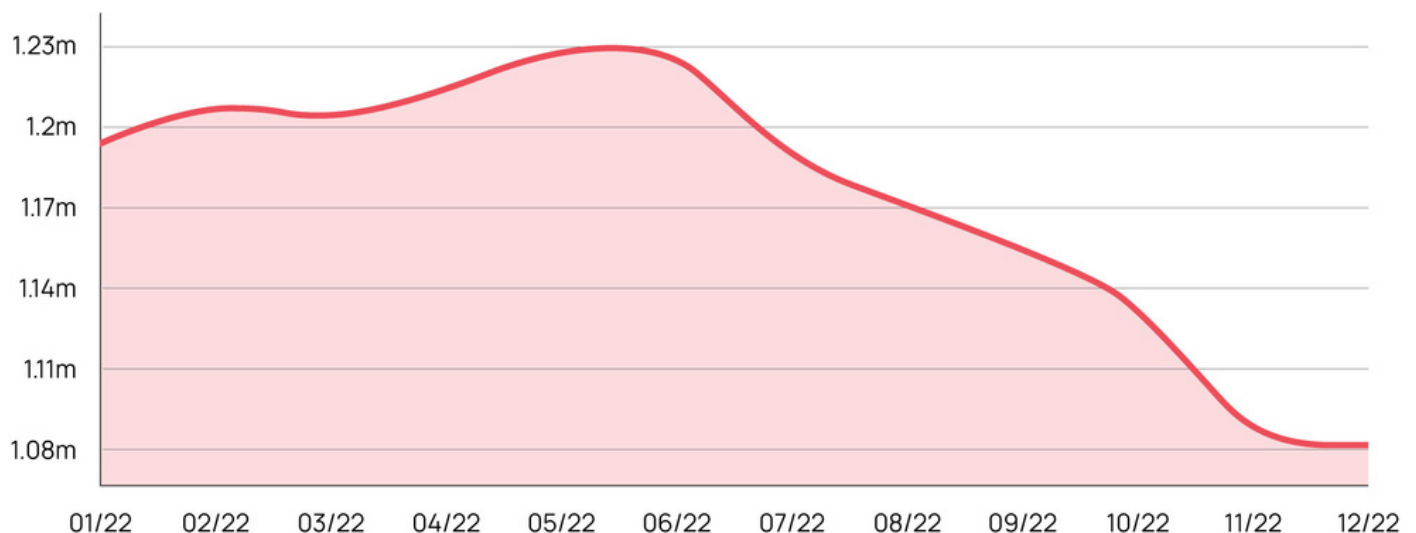
\$1.08M

December 2022

Past 12 month growth

Down -9.5% ↓

Median price trend for the last 12 months



Property market insights for houses

Supply, demand and performance data for houses in Moorebank.

31 houses

available in the past month

129 sold

in the past 12 months











1582 buyers

interested

\$2.85M

Highest Sale Price (Last 6 months)

MOOREBANK RECENT SALES

			SOLD PRICE	SOLD DATE
	16 HILLCREST AVE BED 4 BATH 3 CAR 3 708sqm	HOUSE	\$1,075,000	16/12/2022
	19 METCALFE AVE BED 4 BATH 1 CAR 2 860sqm	HOUSE	\$1,200,000	09/12/2022
	89 HENNESSY AVE BED 3 BATH 2 CAR 1 227sqm	HOUSE	\$905,000	08/12/2022
	30 JACK O'SULLIVAN RD BED 4 BATH 2 CAR 1 708sqm	HOUSE	\$1,351,000	08/12/2022
	95 RENTON AVE BED 5 BATH 4 CAR 1 664sqm	HOUSE	\$1,310,000	02/12/2022
	33 GREENVIEW DR BED 3 BATH 2 CAR 2 271sqm	HOUSE	\$1,050,000	24/11/2022
	61 SELWAY AVE BED 3 BATH 2 CAR 2 765sqm	HOUSE	\$1,160,000	22/11/2022
	50 CHRISTIANSEN BVD BED 4 BATH 2 CAR 2 543sqm	HOUSE	\$1,526,000	19/11/2022
	177 NUWARRA RD BED 3 BATH 2 CAR 5 607sqm	HOUSE	\$890,000	17/11/2022
	401 NEWBRIDGE RD BED - BATH - CAR - 968sqm	HOUSE	\$2,850,000	29/08/2022

Information sourced from Pricfinder.com.au as of January 2023. 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 \$1,160,000

**82 Hennessy Avenue,
Moorebank**

4 Bed | 2 Bath | 1 Car
Land 300.80sqm



This thoughtfully designed, Mirvac built home is only 4 years old and boasts modern fixtures and fittings and a neutral colour scheme. Exceptionally well presented, the home is located on a quiet, elevated street in the highly sought after community of Brighton Lakes and offers a light filled interior, manicured and established gardens, with a well considered design perfect for couples, families or investors.

SOLD BY COMMUNITY FIRST REAL ESTATE

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.

"Very happy with Michael and his team.
Were very helpful and professional from start to
finish through out the whole process of selling
my house.

Very knowledgeable , trustworthy and realistic
throughout.

No pressure and excellent communication for
both sellers and buyers .

I thoroughly recommend Michael and his team
whether you are selling or buying a property."

John Abela



Need property advice?

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