

MOUNT PRITCHARD PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SUMMER
2022**

communityfirst
real estate

MOUNT PRITCHARD - SUMMER 2022

Dear Property Owner,

Thank you for downloading our latest Mount Pritchard 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

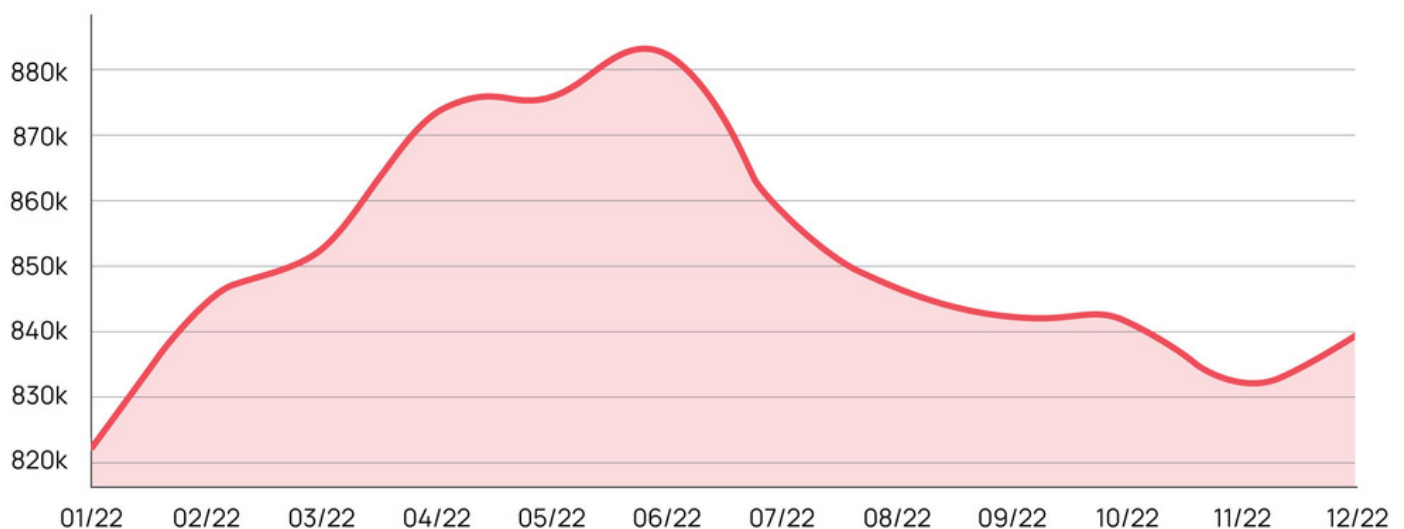
\$839.3K

December 2022

Past 12 month growth

Up 2.1% ↑

Median price trend for the last 12 months



Property market insights for houses

Supply, demand and performance data for houses in Mount Pritchard.

29 houses

available in the past month

98 sold

in the past 12 months

917 buyers

interested

\$1.37M

Highest Sale Price (Last 6 months)

MOUNT PRITCHARD RECENT SALES

			SOLD PRICE	SOLD DATE
	9 THORN PL BED 5 BATH 3 CAR 3 556sqm	HOUSE	\$900,000	16/12/2022
	10 CONDER AVE BED 3 BATH 1 CAR 1 639sqm	HOUSE	\$842,000	25/11/2022
	7 MILLER PL BED 4 BATH 2 CAR 1 575sqm	HOUSE	\$800,000	10/11/2022
	4/9 JOY ST BED 2 BATH 1 CAR 1 2,191sqm	HOUSE	\$605,000	21/10/2022
	13 DARTFORD ST BED 3 BATH 1 CAR 3 556sqm	HOUSE	\$850,000	19/10/2022
	8 WALLACE PL BED 3 BATH 1 CAR 1 550sqm	HOUSE	\$715,000	19/10/2022
	33 SOUTH PACIFIC AVE BED 3 BATH 1 CAR 3 664sqm	HOUSE	\$815,000	15/10/2022
	9 MILLER PL BED 4 BATH 2 CAR 2 620sqm	HOUSE	\$870,000	11/10/2022
	1 EDNA AVE BED 4 BATH 1 CAR 1 1,013sqm	HOUSE	\$1,100,000	30/09/2022
	90 PRITCHARD ST BED 5 BATH 2 CAR 1 1,012sqm	HOUSE	\$1,370,000	26/08/2022

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 \$755,000

15 Tobys Boulevard, Mount Pritchard

3 Bed | 1 Bath | 1 Car
Land 613.40sqm



Sitting on a generous 613sqm block, this potential filled residence with a highly workable floorplan offers a great opportunity to create a dual income investment with the addition of a granny flat (STCA) or the ability to extend and update the existing house to make it your forever home.

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