

# PRESTONS PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



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



**SUMMER  
2022**

**communityfirst**  
real estate

# PRESTONS - SUMMER 2022

Dear Property Owner,

Thank you for downloading our latest Prestons 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

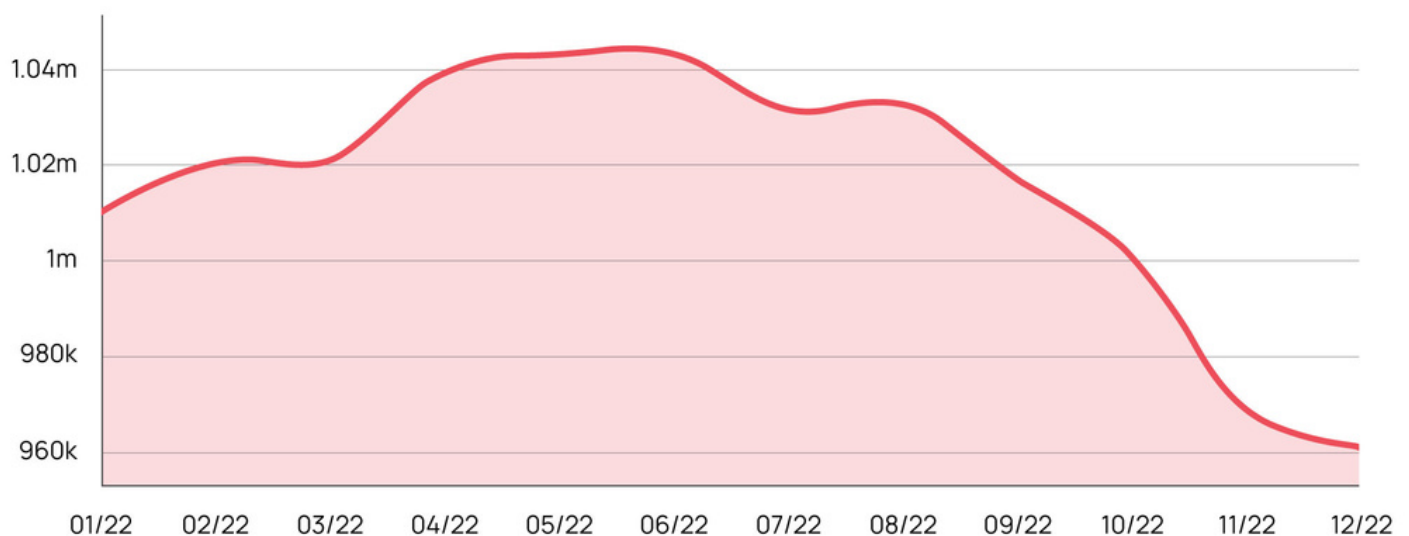
**\$961.3K**

December 2022

Past 12 month growth

**Down -4.8% ↓**

## Median price trend for the last 12 months



## Property market insights for houses

Supply, demand and performance data for houses in Prestons.

**21 houses**

available in the past month

**105 sold**

in the past 12 months











**1595 buyers**

interested

**\$1.4M**

Highest Sale Price (Last 6 months)

## PRESTONS RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>9 UMBRIA ST</b> BED 6   BATH 2   CAR 6   603sqm	HOUSE	\$1,315,000	17/12/2022
	<b>26-28 CEDAR RD</b> BED 2   BATH 2   CAR 2   1,365sqm	HOUSE	\$670,000	15/12/2022
	<b>24 ACACIA AVE</b> BED 3   BATH 1   CAR 1   662sqm	HOUSE	\$856,000	26/11/2022
	<b>6 MONTELLA PL</b> BED 4   BATH 2   CAR 2   453sqm	HOUSE	\$1,010,000	22/11/2022
	<b>20 LUONGO CL</b> BED 4   BATH 2   CAR 1   493sqm	HOUSE	\$917,000	12/11/2022
	<b>37 DALMENY DR</b> BED 4   BATH 2   CAR 2   374sqm	HOUSE	\$1,125,500	05/11/2022
	<b>15 TEMORA ST</b> BED 4   BATH 3   CAR 2   758sqm	HOUSE	\$1,300,000	31/10/2022
	<b>5 ACRI ST</b> BED 4   BATH 2   CAR 2   465sqm	HOUSE	\$470,000	26/10/2022
	<b>11 LARBERT PL</b> BED 4   BATH 2   CAR 2   500sqm	HOUSE	\$945,000	23/10/2022
	<b>2 ANICH CL</b> BED 5   BATH 3   CAR 2   421sqm	HOUSE	\$1,400,000	13/09/2022

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.

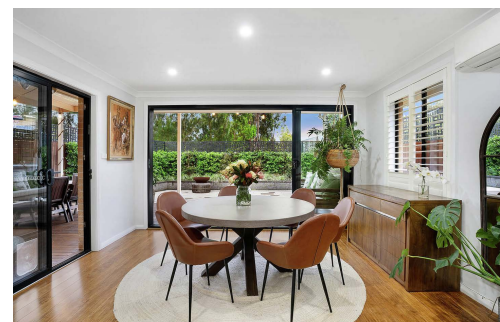


# FEATURED SALE

SOLD \$1,125,500

37 Dalmeny Drive,  
Prestons

4 Bed | 2 Bath | 2 Car  
Land 373.80sqm



Instantly appealing with an open floorplan, neutral tones and landscaped gardens, this gorgeous and spacious family home offers an abundance of living space, modern interiors and an easy low maintenance lifestyle. With a floorplan that flows seamlessly from indoor to outdoor living and has plenty of space for the entire family to enjoy.

**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