

# Canning Vale Market Update Report

Paul Short

| Your Local Expert

| Selling Locally

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[nakedrealestate.com.au](http://nakedrealestate.com.au)



# Perth Market Starting To Recover

It's taken a while but we are starting to see all the signs that the market is slowly starting to recover.

Autumn has seen a **steady increase of sales volumes** from around 300 sales per week now closer to 500, according to REIWA.

If you are thinking about buying then I suggest you get in and do it now, as we anticipate in the near future buyers will look back and say **"We should have bought back then"**.

Strong confidence in the mining sector and an up beat outlook for CBD high rise buildings will bring back employment security and start to see migration numbers increased from interstate workers.

With the roll out of the NBN in full swing we thought we would include some advice from [www.Geeks2U.com.au](http://www.Geeks2U.com.au) writer Adam Turner, on your rights when signing up.

*"You don't need to stick with your current Internet Service Provider when you switch across to the National Broadband Network, but your ISP will do its best to twist your arm.*

*While the NBN aims to offer many Australians decent broadband for the first time, for the country's ISPs it's a once-in-a-generation game of musical chairs. They want to ensure that you're their customer when the music stops and you're hooked up to the NBN – knowing that once you're on the NBN you'll probably never change ISP again. This means that the big providers like Telstra, Optus and TPG potentially have a lot to lose.*

*Optus has been in the papers recently for its heavy-handed tactics when it comes to moving customers across to NBN. While NBN has promised that homes have 18 months to switch*

*to the NBN once it's declared Ready For Service in their street, Optus is rushing to push customers off its HFC cable network to the NBN so Optus can shut down its cable network.*

*By threatening customers with a tight 30-day switch over deadline and the fear of forever losing their home phone number, Optus is ensuring they re-sign as an Optus NBN customer before they've had a chance to consider the alternatives. After bowing to public pressure Optus is now offering a 90-day switch over window, but its sales people are still doing their best to coerce customers into sticking with Optus when they move to the NBN.*

*It's worth looking at the NBN rollout schedule. If the NBN is coming to your street in the next year or two then you should think twice about signing up for a new long-term contract with your current ISP, unless you're absolutely sure you want to stick with them when it's time to move to the NBN.*

*Meanwhile your ISP will do everything it can to make you stay. If it goes too far, don't hesitate to contact the Telecommunications Industry Ombudsman. Don't let any service provider use strong-arm tactics to lock you in."*

Visit [www.nbnco.com.au](http://www.nbnco.com.au) to check when NBN is available in your area.

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When was the last time you checked your property's worth?

Even if you are not ready to sell just yet, knowing what your property could sell for in the current market is helpful in planning your future. For an obligation-free appraisal, contact your Canning Vale specialist, Naked Agent **Paul Short** on 0403 124 439 or email [paul@nakedrealestate.com.au](mailto:paul@nakedrealestate.com.au).

## Recent Canning Vale Statistics

Number of homes sold in the past six months	110
Number of homes for sale today	177
Average days on market	88
Highest sales price in the past six months	\$1,140,000
Lowest sales price in the past six months	\$385,000
Median sales price in the past six months	\$550,000
Agency total home sales in the last 15 years	1073
Agency total home sales by value in the last 15 years	\$472 million +

# Recent Sales In The Canning Vale Area

All care is taken to provide accurate data. All information is sourced from Corelogic RPData and REIWA.

Address	Sale Price	Sale Date				Land Size
11 Atlantic Boulevard	\$560,000	21/02/2017	4	2	2	691 m <sup>2</sup>
8 Leicester Crescent	\$560,000	21/02/2017	4	2	2	502 m <sup>2</sup>
6 Wilfred Road	\$799,000	16/02/2017	4	2	2	1,004 m <sup>2</sup>
14 Yindana Entrance	\$548,000	15/02/2017	4	2	2	620 m <sup>2</sup>
83 Sandringham Promenade	\$565,000	14/02/2017	4	2	2	605 m <sup>2</sup>
91 Southacre Drive	\$575,000	13/02/2017	4	2	2	722 m <sup>2</sup>
36 Oman Pass	\$385,000	08/02/2017	3	2	1	200 m <sup>2</sup>
10 Beilson Court	\$625,000	07/02/2017	4	2	2	641 m <sup>2</sup>
10 Inveraray Close	\$550,000	05/02/2017	4	2	2	640 m <sup>2</sup>
39 Draycott Loop	\$650,000	04/02/2017	4	2	2	724 m <sup>2</sup>
71 Southacre Drive	\$545,000	03/02/2017	4	2	2	687 m <sup>2</sup>
16 Yindana Entrance	\$550,000	27/01/2017	4	2	2	623 m <sup>2</sup>
20 Dennis Way	\$805,000	20/12/2016	3	2	2	464 m <sup>2</sup>
5 Nuytsia Crescent	\$1,140,000	01/12/2016	4	2	3	510 m <sup>2</sup>
5 Waten Place	\$650,000	08/11/2016	5	2	2	651 m <sup>2</sup>



6 Wilfred Road, Canning Vale

Have you heard about  
**SELECT DATE SALE®?**

Exclusive to Naked Real Estate,  
SELECT DATE SALE® is reducing days on  
market and achieving some amazing  
results for our sellers.

Call or SMS me today on 0403 124 439  
to find out more!

# Thinking of Selling?

When experience counts, you can count on Naked Real Estate.

In **15** years, over **1070** homeowners just like you have trusted Naked Real Estate with the sale of their biggest asset - the family home.

This many people can't be wrong.

"Paul just didn't give up during this hard time of property marketing and always stated he would sell our house in which he did, it was a pleasure working with Paul."

- **Mr J & Mrs R Mathlin**

"Paul Short was our knight in shining armour. We had been unsuccessfully trying to sell for a long time with other agents and were very disheartened. Paul came to our rescue with the greatest of patience and respect, always acknowledging our feelings but gently helping us to understand a difficult market so that we could achieve success. We can't thank him enough and we will always be grateful for the gracious and patient way he handled our sale. We thoroughly recommend Paul as the best agent you could ask for."

- **Mr D & Mrs F Jensen**

"Paul Short and the team at Naked Real Estate were a pleasure to deal with during the purchase of my new house in Baldivis. They are very friendly and professional, with excellent market knowledge and great responsiveness to the needs of the customer. I highly recommend Paul and the team."

- **Mr H Cross**

"I found Paul Short to be professional, honest and efficient with the sale of my home. I would highly recommend Paul Short to look after you."

- **Ms C Di Toro**

"Purchasing a property as a first home buyer is daunting, but Paul Short from Naked Real Estate was extremely accommodating, and answered my never-ending questions with complete transparency. I could not have asked for a better Real Estate Agent, and will definitely be recommending him to all my friends and family. Thank you so much for all your efforts Paul."

- **Mr M Tay**

"We are so grateful for all your hard work. Living so far away has put a lot more pressure on all of us. You and your team kept us updated all the time and went over and above to help. Thanks"

- **Ms T Alfonsi**

"It was an absolute pleasure to work with the entire team. Would absolutely recommend to anyone in the market buying or selling. Thanks again for realising my dream house"

- **Mr D Horan**

"Very happy with every aspect."

- **Mr E Baer and Ms C Elson**

**Paul Short**

**Sales Associate - Your Canning Vale Specialist**

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