

Harrisdale Market Update Report

Wayne Adlem

| Your Local Expert

| Living and Selling Locally

| May 2017



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**NATIONAL
FINALIST**
2009
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Award
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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 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 to check when NBN is available in your area.

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 Harrisdale specialist, Naked Agent **Wayne Adlem** on 0406 583 754 or email wayne@nakedrealestate.com.au.

Recent Harrisdale Statistics

Number of homes sold in the past six months	47
Number of homes for sale today	64
Average days on market	90
Highest sales price in the past six months	\$1,130,000
Lowest sales price in the past six months	\$415,000
Median sales price in the past six months	\$580,000
Agency's total home sales in the last 15 years	1073
Agency's total home sales by value in the last 15 years	\$472 million +

Recent Sales In The Harrisdale 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
37 Wyoming Loop	\$460,000	22/03/2017	3	2	2	300 m ²
29 Pershing Link	\$429,000	15/02/2017	3	2	2	280 m ²
25 Dunmore Crescent	\$680,000	09/02/2017	4	2	2	420 m ²
37 Silvershot Avenue	\$590,000	05/02/2017	4	2	2	450 m ²
155 Wright Road	\$1,130,000	26/01/2017	4	3	3	669 m ²
6 Newquay Street	\$605,000	21/01/2017	4	2	2	462 m ²
3 Emanuele Bend	\$535,000	17/01/2017	3	2	2	475 m ²
13 Gleeson Way	\$415,000	13/01/2017	3	2	2	300 m ²
52 Northerly Drive	\$580,000	12/01/2017	4	2	2	357 m ²
50 Northerly Drive	\$849,000	05/01/2017	4	3	2	704 m ²
2 Crested Turn	\$490,000	31/12/2016	3	2	2	419 m ²
11 Dealey Elbow	\$592,000	29/12/2016	4	2	2	558 m ²
12 Whitehorse Drive	\$675,000	21/11/2016	4	2	2	583 m ²
3 Granite Road	\$660,000	16/11/2016	3	2	3	619 m ²
20 Global Avenue	\$610,000	07/11/2016	4	2	2	609 m ²

For Sale



From \$449,000 | 300 m²

25 Wyoming Loop, Harrisdale

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 0406 583 754
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.

"Just a quick note to thank your real estate agency and especially Wayne for the great job of selling both of our properties. Wayne certainly went way beyond our expectations. Very hard working, helpful and friendly agent. Couldn't wish for a better agent. Sold two difficult properties in record time."

- Mr L & Mrs D Green

"Would use Naked Real Estate every time, so helpful stress free great agency."

- Mrs E Langley & Mr M Sayuti

"We found Naked Real Estate's services via Wayne Adlem totally transparent (what you see is what you get) and straight forward. Wayne was patient and attentive to detail, never at any time even remotely 'pushy'. He somehow managed to balance his clients, the sellers' best interests with those of the buyers, ourselves, to create a real "win-win" situation all round. The predominant feeling we got was honesty and trust."

- Ms I Sharp & Mr S Choy

"I found Wayne very punctual and helpful."

- Mr MD Jiauddin & Ms N Akter

"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

"We have been very pleased and satisfied with the team at Naked. They have all been excellent to deal with, and would recommend them without hesitation."

- Mr P & Mrs L Bassett

"Happy with the outcome. Good lean service, no fluff. I would sell with Naked again."

- Mr S Dawson

"One of the best real estate agent. Very informative, very helpful and always on top of everything. Always had great communication and is willing to reschedule to suit my times. Is friendly and always ready to help where required."

- Ms Lim

"I have been most impressed with the service and results provided by the Naked Real Estate team in selling my property. A thorough knowledge of the market, helpful advice, a very speedy sale and follow-up calls through the process from friendly and helpful staff have combined to make the sale of the property a positive experience. Many thanks for a very professional job."

- Mr L Potterton

"A good agent that worked hard to obtain an early, successful sale on the property. Highly Recommended!"

- Mr T & Mrs P Otness

Wayne Adlem
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