

Southern River Market Update Report

Wayne Adlem

| Your Local Expert

| Living and Selling Locally

| August 2017



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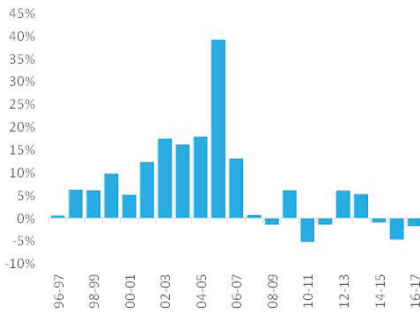
Go Buy NOW!

As stated in the last Market Update Report, the property market is showing signs that we have reached the bottom.

While the market is still slow, there are signs it has shifted within some suburbs around Perth with the median house price over the past six months increasing slightly.

Across Australia, Perth has been the only capital city that has had three consecutive years of negative growth. However, on the eastern seaboard the market has started to slow and if history shows us anything it is that as the East Coast market starts to cool the West Coast sees the benefit of that.

Perth



A strong indicator we are also seeing are long-term investors buying properties in the metropolitan area, something we haven't seen for about five years. These buyers are not just speculators but instead are long-term investors that are buying now for the capital growth in the future.

Possibly the best news for sellers are properties that are priced *correctly* are attracting multiple offers, which helps push the sale price of the property up. We are particularly experiencing this with our exclusive Select Date Sale® method.

Other major events that are impacting our property market include unemployment figures, which are sitting around 6% and this is integral to market recovery, as people need job security in order to be able to purchase homes.

Secondly, commodity prices have stabilised and have stayed that way for the last 6 to 12 months.

So going forward I can see that winter is coming to an end for the real estate market in WA but it will be awhile before we see any large or consistent growth across the city.

For buyers, I would suggest getting in now and buying while you can because it won't be long before things start to change.

According to a recent REIWA report, there were 414 sales of Perth homes in a single week and only 8,122 are listed for sale. This is in stark contrast to 12 months ago when there were just over 12,000 homes listed for sale in the Perth metropolitan area and we were averaging around 300 sales per week.

Note: these figures exclude land and units which are still in an oversupply.

As always if you would like an obligation free update on where your house sits in the current market I am only too happy to help or if you would just like to chat and seek some advice about planning or going forward, I am here for you.




Contact me, your Southern River specialist, **Wayne Adlem** on 0406 583 754 or email wayne@nakedrealestate.com.au.

Recent Southern River Statistics

Number of homes sold in the past six months	37
Number of homes for sale today	124
Average days on market	119
Highest sales price in the past six months	\$1,880,000
Lowest sales price in the past six months	\$361,000
Median sales price in the past six months	\$550,000
Agency's total home sales in the last 15 years	1082
Agency's total home sales by value in the last 15 years	\$478 million +

Recent Sales In The Southern River 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
49 Dalyup Road	\$630,000	18/05/2017	4	2	2	497 m ²
131 Lakey Street	\$720,000	10/05/2017	4	2	3	840 m ²
208 Harpenden Street	\$515,000	01/05/2017	4	2	2	607 m ²
5 Hayfield Road	\$560,000	28/04/2017	4	2	2	703 m ²
1 Ecrú Court	\$515,000	25/04/2017	4	2	2	561 m ²
39 Barnevelder Bend	\$449,000	11/04/2017	3	2	2	375 m ²
1 Nolan Avenue	\$550,000	10/04/2017	4	2	2	662 m ²
9 Martagon Street	\$650,000	09/04/2017	4	2	3	564 m ²
16 Antigua Place	\$441,000	07/04/2017	4	2	2	592 m ²
9 Stargazer Boulevard	\$520,000	22/03/2017	3	2	2	375 m ²
2 Antigua Place	\$520,000	19/03/2017	4	2	2	581 m ²
1543 Margaret Street	\$1,880,000	11/03/2017	2	1	0	2.2 ha
10 Strutt Parkway	\$595,000	09/03/2017	4	2	2	708 m ²
416 Balfour Street	\$800,000	07/03/2017	4	2	3	713 m ²
7 Memuru Street	\$361,000	18/02/2017	3	2	2	200 m ²



sold naked!
by select date sale®

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

Exclusive to Naked Real Estate, **SELECT DATE SALE®** is reducing days on market, encouraging multiple offers 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 **1080** 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**

"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**

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

- **Mr S Dawson**

"I found Wayne very punctual and helpful."

- **Mr MD Jiauddin & Ms N Akter**

"Thanks for a great experience. You are fantastic at what you do. Cheers for the quick sale and getting exactly what we wanted. You will be Highly recommended."

- **Mr M & Mrs N Ellen**

"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**

"Naked Real Estate is a fabulous team and we cannot thank them enough for their faultless work in selling our home."

- **Mr S & Mrs N Beard**

"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**

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

- **Mrs E Langley & Mr M Sayuti**

"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**

"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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