

# Yangebup Market Update Report

Karen Lough

| Your Local Expert

| Selling Locally

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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](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 Yangebup specialist, Naked Agent **Karen Lough** on 0424 424 719 or email [karen@nakedrealestate.com.au](mailto:karen@nakedrealestate.com.au).

## Recent Yangebup Statistics

Number of homes sold in the past six months	34
Number of homes for sale today	42
Average days on market	96
Highest sales price in the past six months	\$775,000
Lowest sales price in the past six months	\$330,000
Median sales price in the past six months	\$430,500
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 Yangebup 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
57A Pelican Ramble	\$460,000	02/02/2017	3	2	2	359 m <sup>2</sup>
228 Yangebup Road	\$414,000	23/01/2017	3	1	2	700 m <sup>2</sup>
28 Bayview Terrace	\$570,000	18/01/2017	3	2	2	300 m <sup>2</sup>
45 Belladonna Drive	\$650,000	18/01/2017	5	2	2	763 m <sup>2</sup>
4 Bryah Court	\$390,000	17/01/2017	3	1	1	752 m <sup>2</sup>
304 Yangebup Road	\$390,000	14/01/2017	3	1	4	612 m <sup>2</sup>
3 Willshire Way	\$395,000	16/12/2016	4	2	1	440 m <sup>2</sup>
2 Pollard Court	\$426,000	16/12/2016	4	2	2	660 m <sup>2</sup>
48 Magnolia Gardens	\$401,000	13/12/2016	3	2	1	711 m <sup>2</sup>
4 Christie Court	\$390,000	02/12/2016	3	1	1	703 m <sup>2</sup>
13 Karri Court	\$330,000	29/11/2016	3	1	2	700 m <sup>2</sup>
8 Glenorn Court	\$395,000	28/11/2016	4	1	2	713 m <sup>2</sup>
12 Knot Way	\$500,000	23/11/2016	3	1	2	918 m <sup>2</sup>
3 Lipari Link	\$775,000	14/11/2016	4	2	2	440 m <sup>2</sup>
58 Conigrave Road	\$435,000	10/11/2016	5	2	2	649 m <sup>2</sup>



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# 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.

"A huge thanks to Karen Lough for her efforts in selling our 4x2 in Baldvis. To say that Karen went above and beyond would be an understatement. Her tireless efforts sold our house within a short period of 3 months. Along the way Karen kept us positive with her proactive approach to sales and always thinking outside the box. We were kept up to date regularly with checkins by Karen and we highly recommend her to anyone looking for a first class honest, reliable and proactive agent. Thanks heaps Karen."

- James & Keely

"Having touched base with most of the agents in the area, to get a feel for who would be most suited to selling the most important asset in many people's lives. Karen could not be faulted on her presentation, attention to detail and understanding nature that came with every interaction from signing of sales contracts to final settlement handover."

- Mike

"Thank you Karen. From the first time we met Karen we knew that she was the one! Karen was with us throughout our Reno process prior to us putting the property on the market. She kept us informed and updated all the way and we were absolutely thrilled with the selling price. We would highly recommend Karen ( and her team) for their professional service & integrity. We will certainly use Naked when we are ready to sell again."

- Julie

"Karen went above and beyond with the purchase of our new house. She was extremely quick with response times and ever so helpful with arranging multiple viewings. Nothing was ever too much trouble!"

- Casey

"Due to the circumstances selling was a difficult decision for us but Karen made it an easier process. If we were staying around we would ask Karen and be sure she would find us the perfect home. I have recommended her to my friends."

- Gabrielle

"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."

- Chiew

"Sleazy, money grabbing, lazy scumbags. That was my view of estate agents and I'm sure many people would feel the same. Well, I have good news - They aren't all that bad! Karen has shown me that (while there are plenty that meet the above description) there are estate agents out there who care about their clients and their job. I cannot speak highly enough of Karen, she has routinely gone above and beyond with the sale of old house and purchase of the new one. If I were to ever move house again there is no way I'd use anyone else. An absolute star who has found my wife and I a beautiful home"

- Mark & Heather

**Karen Lough**  
Sales Associate - Your Yangebup Specialist

0424 424 719

6254 6333

karen@nakedrealestate.com.au

nakedrealestate.com.au

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