

# Kelmscott Market Update Report

Brendan Leahy

| Your Local Expert

| Selling Locally

| December 2017



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# Turn Over Doubles From A Year Ago

Over the last 6 months we've been speculating that Perth had hit the bottom of its market and we are seeing evidence supporting this in the increased number of buyers through our Home Opens.

Another indicator is property turnover and sales have doubled compared to a year ago, where sales turnover was sitting around 300 sales on average per week, to now, over 600 sales per week. This represents more of the "normal" selling market for the Perth Metro area.

The number of homes on the market is steadily decreasing, even with the traditional influx of new spring listings which generally spike at this time of year.

We even have people like media magnate Kerry Stokes saying if you don't get in and buy in Perth now "you're nuts".

I would tend to agree with him. I've also said to my family and friends it's a great time to buy because in the years to come there will be some good capital growth in the market, especially down the south east corridor because of its proximity to the CBD.

Other factors include Iron Ore and commodity prices in general, along with employment are all sitting at levels that we haven't seen since 2007.

So go buy with confidence and make the most of the current market place.

With only a few weeks to go, it's hard to believe that another year has now passed. On behalf of all of us here at Naked Real Estate we would like to **wish everyone a very safe and happy Christmas and New Year.**

As always, if there is anything I can do for you please feel free to contact me, your Kelmscott specialist, **Brendan Leahy** on 0439 998 867 or email [brendan@nakedrealestate.com.au](mailto:brendan@nakedrealestate.com.au), any time.






## Recent Kelmscott Statistics

Number of homes sold in the past six months	29
Number of homes for sale today	42
Average days on market	100
Highest sales price in the past six months	\$390,000
Lowest sales price in the past six months	\$186,000
Median sales price in the past six months	\$282,000
Brendan's total home sales in the last 15 years	1010
Brendan's total home sales by value in the last 15 years	\$437 million +

## Recent Sales In The Kelmscott 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
31 Third Avenue	\$216,000	03/10/2017	3	1	2	198 m <sup>2</sup>
24 Mountain View	\$282,000	03/10/2017	3	2	2	215 m <sup>2</sup>
4 Munden Place	\$231,000	28/09/2017	3	1	1	688 m <sup>2</sup>
51 Third Avenue	\$239,000	25/09/2017	3	2	2	232 m <sup>2</sup>
10A Abingdon Place	\$317,000	21/09/2017	4	2	2	334 m <sup>2</sup>
35 Spencer Road	\$246,000	20/09/2017	3	1	1	1,012 m <sup>2</sup>
10 Abingdon Place	\$213,000	19/09/2017	3	1	2	361 m <sup>2</sup>
17 Wakehurst Place	\$300,000	18/09/2017	3	1	1	98 m <sup>2</sup>
71 Schrueth Street North	\$285,000	29/08/2017	3	1	-	1,270 m <sup>2</sup>
180 Third Avenue	\$287,000	25/08/2017	3	1	2	883 m <sup>2</sup>
48 Ward Crescent	\$390,000	21/08/2017	4	2	3	911 m <sup>2</sup>
51 Merrifield Avenue	\$230,000	06/08/2017	3	1	2	994 m <sup>2</sup>
11 Ayton Road	\$310,000	25/07/2017	4	1	1	913 m <sup>2</sup>
17D Banyard Avenue	\$250,000	19/07/2017	3	2	2	220 m <sup>2</sup>
28 Hollybush Way	\$186,000	13/06/2017	3	1	-	895 m <sup>2</sup>



7/46 Westfield Road, Kelmscott



26 Connell Avenue, Kelmscott

# Thinking of Selling?

When experience counts, you can count on Brendan.

In **15** years, over **1010** homeowners just like you have trusted Brendan with the sale of their biggest asset - the family home.

This many people can't be wrong.



"The best thing that we liked about Brendan and his team was that they were able to narrow down our expectations after the initial contact itself. We had a tight budget and still we needed some space in our backyard not too far from city or amenities. They recommended we look in to our present home...it was not even in the locations that we were checking out earlier. We saw the place and it was exactly what we required.. ample space, close to amenities and even the school was one of schools we were hoping to settle next to. All our processing went smooth thanks to Brendan and his team. All our concerns were addressed, plus he was really quick in responding to all queries as well handling all the required inspections and paperwork. Simply out, Great Agent and they gave us a hassle free, smooth transition experience."

- **S Varghese & D Stephenson**

"I was very pleased with Brendan and his team. Very friendly and obliging when I contacted them. The sale of my house in my eyes was a complex matter, but Brendan dealt with it in such a professional way which made it all so easy. You all did an amazing job in every aspect from start to finish. Thank you Naked Real Estate for selling my house and making it seem so easy!"

- **Ms K Brand**

"When Brendan first reviewed my house he showed a drive and commitment to sell the property that other agents did not display in a difficult market. He continued his drive and commitment through out the selling process which ended up with the successful sale of my property."

- **Mr R Wickham**

"In our opinion Brendan is the Best agent out. We did sign up with another agent at first but it was a waste of time and money. As soon a Brendan and his staff got our property things started to Happen. Even in this quite time Brendan got us offers. Brendan went above and beyond, you wont be disappointed."

- **Mr C & Mrs C Hart**

"Brendan was very knowledgeable about the house and the area in general. He was also very helpful and offered advice on all of our queries relating to the property and what we could or couldn't do in future."

- **Mr D & Mrs L Meyjes**

"Thank you Brendan and Jill for a great service in selling our house so quickly. Our queries were answered promptly and we were kept in the picture at all stages. We have no hesitation in recommending Brendan and his team to anyone thinking of selling."

- **Mr G & Mrs R Hammond**

"Professional at all times, says what he does and does as he says. Have recommended him to others. Thankyou."

- **Mr M & Mrs J McNeill**

"Naked Real Estate is worth so much more than 5 stars!!! Will recommend them to everyone, they made selling our property so easy. We can honestly say they are the best, from the fantastic girls on the reception to the sales staff they are truly a dedicated team, who go above & beyond. Thankyou Brendan from the bottom of our hearts."

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

**Brendan Leahy - Your Kelmscott Specialist**

**CEO/Licensee**

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over **1000**  
personal  
sales

