

# Southern River Market Update Report

Wayne Adlem

| Your Local Expert

| Living and Selling Locally

| December 2017



complete transparency

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

naked!

REAL ESTATE



## 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 Southern River specialist, **Wayne Adlem** on 0406 583 754 or email [wayne@nakedrealestate.com.au](mailto:wayne@nakedrealestate.com.au), any time.




### Recent Southern River Statistics

Number of homes sold in the past six months	40
Number of homes for sale today	131
Average days on market	182
Highest sales price in the past six months	\$1,250,000
Lowest sales price in the past six months	\$339,500
Median sales price in the past six months	\$517,500
Agency's total home sales in the last 15 years	1101
Agency's total home sales by value in the last 15 years	\$487 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
20 Cochins Street	\$535,000	12/10/2017	4 2 2	595 m <sup>2</sup>
278 Southern River Road	\$499,000	05/10/2017	4 2 2	511 m <sup>2</sup>
107 Lakey Street	\$680,000	28/08/2017	4 2 2	766 m <sup>2</sup>
3 Fridayhill Drive	\$710,000	26/08/2017	4 2 2	709 m <sup>2</sup>
33 Welford Promenade	\$530,000	16/08/2017	4 2 2	442 m <sup>2</sup>
47 Lakey Street	\$410,000	15/08/2017	3 2 2	261 m <sup>2</sup>
15 Corrigin Street	\$587,500	06/08/2017	4 2 4	622 m <sup>2</sup>
11 Big Springs Road	\$710,000	29/07/2017	4 2 2	650 m <sup>2</sup>
19 Sandleford Grange	\$570,000	20/07/2017	3 2 2	707 m <sup>2</sup>
34 Fridayhill Drive	\$1,250,000	20/07/2017	5 3 4	869 m <sup>2</sup>
1 Stargazer Boulevard	\$864,500	18/07/2017	4 2 2	752 m <sup>2</sup>
44 Parkview Drive	\$680,000	09/07/2017	4 2 2	602 m <sup>2</sup>
21 Acapulco Way	\$660,000	07/07/2017	5 3 2	555 m <sup>2</sup>
9 Casablanca Avenue	\$450,000	03/07/2017	3 2 2	285 m <sup>2</sup>
6 Lakey Street	\$339,500	30/06/2017	3 2 2	166 m <sup>2</sup>



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 **1100** 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.

"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**

"We have been very pleased with the service we have got from Wayne in regards to the sale of our home."

- **Mr R & Mrs J Kroon**

"Wayne was professional and courteous. We loved the house he was selling and as a great agent made us pay more than we wanted too with great negotiation skills. I wish Wayne was my selling agent! I would certainly recommend Wayne to all my friends and family who are thinking of buying or selling."

- **Mr C & Mrs M Jardine**

"We found Naked Real Estate to be professional, well informed on the market in our area and answered our queries promptly. This was so imperative in this hard market to sell in. We had the perfect result with a sale within 16 days on market."

- **Mrs C & Mr G Hagan**

"Excellent agent and team of staff, always kept up to date re progress, would definitely recommend."

- **Mr M & Mrs M Williams**

"Just to say a huge Thankyou! SOLD without even an official Home Open. Well done. We are already signing your praises to all. Thanks."

- **Mrs D & Mr J Fleming**

"Wayne helped us sell two properties and was great to deal with on both. He was up front and transparent about what was happening and was easy to communicate with."

- **Mr D Haines**

"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 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**

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

- **Mr T & Mrs P Otness**

**Wayne Adlem**  
Sales Associate - Your Southern River Specialist

0406 583 754

6254 6333

wayne@nakedrealestate.com.au

nakedrealestate.com.au

 facebook.com/nakedagents  @nakedagents  @nakedagents

