

Post Code Report Winter 2014



Clontarf Beach



Manly Rugby Club

Guildea Residential is Proudly sponsoring the Manly Rugby Club in 2014, Home Games Coming Up- 21/6,5/7,19/7,26/7 Go to www.manlyrugby.com.au for all the games this season.



Dogs Day Out

Come down to beautiful Clontarf Reserve and celebrate the annual Dogs Day Out event on Sunday 3 August 2014. 10:00am – 2:30pm

Sales

Our Market place continues to change. Sales prices are up and buyer demand for apartments and homes big and small remain good. We expect prices growth to continue for the rest of the year but at a slower rate than we have been seeing. Over the last 3 months we have seen auction clearance rates fall from 85% in February & March to 74% at the end of May. This is one of the signals that things will slow down from the March 2013 to March 2014 quarter 15.9% Sydney wide property price growth that we have seen. (source ABS). There is still about 40% less homes available for Sale in all suburbs. Seaforth has the biggest shortage of only 17 properties for sale compared to a normal mid-year average of almost 40. Despite the price rises we are still seeing good value for both investors and home buyers. Our tip for buyers looking to upgrade is the beautiful waterfront suburb of Clontarf that has seen very little price growth over the past 4 years. There are some great opportunities for family homes to be had in the area.

Best Wishes, Jason Guilda, Principal

Below are some examples of average price movement locally over the last 12 months.

AVERAGE PRICE	May 13 – Nov 13	Dec 13 – May 14
SEAFORTH	\$1,680,000	\$1,735,000
NORTH BALGOWLAH	\$1,300,000	\$1,410,000
MANLY	\$1,120,000	\$1,220,000



Leasing- Vacancy Rates at Record Low

There are not enough apartments or family homes for lease at present to satisfy tenant demand. All properties below \$1500 per week are leasing within 10 days. As we move through winter we expect rental returns to remain strong and even increase slightly. The strongest demand is for houses around \$1000 per week to \$1500 per week, as many people have taken advantage of the stronger sales market and have sold and are now looking to rent for a while. As always demand for 1 or 2 bedroom units is very strong. The corporate rental market is also performing well and we expect more executives to arrive in

Sydney with their families in June & July being the Northern Hemisphere Summer school break.

We are also offering a complementary "Investment Property Health Check" for more details on this contact myself Veronica Pontey or Elissa Carmichael at our office.

Testimonials

Jason and his team did a fantastic job selling our home in Waterview Street. We were delighted with the price and I would highly recommend Jason and his team to family and friends. Well done and thank you

K. Muyt
Waterview Street, Seaforth
May 2014

Recent Statistics

Seaforth

The number of properties sold in the past 3 months:	42
Number of properties for sale in Seaforth:	19
The highest sale price in Seaforth:	\$3,550,000
The median sale price in Seaforth:	\$1,522,500
The street with the most sales in the past 3 months was:	Seaforth Crescent

Balgowlah

The number of properties sold in the past 3 months:	42
Number of properties for sale in Balgowlah:	15
The highest sale price in Balgowlah:	\$2,415,000
The median sale price in Balgowlah:	\$1,100,000
The street with the most sales in the past 3 months was:	Sydney Road

Balgowlah Heights

The number of properties sold in the past 3 months:	14
Number of properties for sale in Balgowlah Heights:	13
The highest sale price in Balgowlah Heights:	\$2,680,000
The median sale price in Balgowlah Heights:	\$1,665,000
The street with the most sales in the past 3 months was:	Condamine Street

Clontarf

The number of properties sold in the past 3 months:	10
Number of properties for sale in Clontarf :	16
The highest sale price in Clontarf:	\$5,050,000
The median sale price in Clontarf:	\$2,113,750
The street with the most sales in the past 3 months was:	Cutler Road

Fairlight

The number of properties sold in the past 3 months:	44
Number of properties for sale in Fairlight:	15
The highest sale price in Fairlight:	\$2,900,000
The median sale price in Fairlight:	\$1,117,500
The street with the most sales in the past 3 months was:	Lauderdale Avenue

Manly

The number of properties sold in the past 3 months:	115
Number of properties for sale in Manly :	69
The highest sale price in Manly:	\$7,250,000
The median sale price in Manly:	\$1,000,000
The street with the most sales in the past 3 months was:	North Steyne

Feature properties - sales and rental



This sunny top floor apartment is in a prime beach side apartment block on the Manly to Spit walk right in front of stunning Fairlight Beach and it's harbour swimming pool. Situated at the back of the block towards the street in the North / East corner. It is one of only 8 X 1 bedroom units in the block in one of the districts most desirable locations.

6/3 Fairlight Crescent, Fairlight
1 bed, 1 bath
Price Guide: Offers Over \$549,000
Details : Cassandra Campbell 0410 523 111



This stunning home sits in a prime elevated position on Cutler Road and offers expansive 180 degree views of Middle Harbour. The never-to-be-built-out vista looks across to Chinaman's Beach, Balmora, and encompasses all four headlands in Sydney Harbour. Perfectly located across the road from the Manly to Spit walk and half way between Castle Rock and Clontarf Beaches, the home has been designed for entertaining.

90 Cutler Road, Clontarf
4 bed, 3 bath, 2 car
Sold For \$2,130,000
Details: Jason Guildea 0411 859 505



This fabulously presented home is sure to impress you. With beautifully polished timber floors, stylish fixtures and finishes and a massive 780m2 block backing onto Bligh Park Reserve. Offered for the first time offer in 42 years it has been recently renovated and features a versatile layout with ample space for both private relaxation and family togetherness.

25 Waterview Street, Seaforth
4 bed, 3 bath
Sold
Details: Jason Guildea 0411 859 505



This expansive Lower & Upper Duplex Residence establishes a spectacular living environment by combining flowing light infused interiors and a private terrace. This effortless and low maintenance home provides so many extras and exceptional finishes including polished timber floors, bi-fold doors leading out the undercover terrace, Stainless steel appliances, heated towel rails, and high ceilings.

1&2/49 Jackson Street, Balgowlah
3 bed, 2 bath, 2 garage
Leased for: \$1150 per week & \$1075 per week
Details: Veronica Pontey & Emily Crosweller 9948 2020