

recent belle sales



16 Condoever St, Nth Balgowlah	\$1.095M
6 Waimea St, Nth Balgowlah	\$1.440M
67 Curban St, Balgowlah Hgts	\$1.340M
40 Bungaloe Ave, Balgowlah Hgts	\$1.078M
145 Condamine St, Balgowlah	\$1.735M
21&23 Burringbar St, Nth Balgowlah	\$1.640M
66 Ponsonby Pde, Seaforth	\$1.785M
15/14 Campbell Pde, Manly Vale	\$570K
40a Rignold St, Seaforth	\$1.687M
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21 Woodbine St, Nth Balgowlah	\$1.137M
13 Urunga St, Nth Balgowlah	\$1.337M
11 Hogan St, Balgowlah Hgts	\$1.35M
50 Kirkwood St, Seaforth	\$1.6M
1/7 Boyle St, Balgowlah	\$1.0M
226 Ocean St, Narrabeen	\$1.71M
5/129 Queenscliff Rd, Queenscliff	\$540K
10/84a Darley Rd, Manly	\$435K
5/57a Ethel St, Seaforth	\$915K
2/154 Condamine St, Balgowlah	\$760K
56/8 Koorala St, Manly Vale	\$365K
15/53-55 Campbell Pde, M Vale	\$607K
32 Dobroyd Rd, Balgowlah Heights	\$1.21M
11 Acacia Rd, Seaforth	\$1.975M
37 Maroa Cres, Allambie Heights	\$981K
34 Robert St, North Manly	\$940K
91 Wakehurst Pkwy, Seaforth	\$1.05M
204 Sydney Rd, Fairlight	\$810K
7 Boronia St, North Balgowlah	\$720K
21 Clontarf St, Seaforth	\$1.1M
2 Salisbury Sq, Seaforth	\$1.4M
20 Clontarf St, Seaforth	\$1.12M
18 Boronia La, Seaforth	\$1.45M
19 Hill St, Balgowlah	\$1.25M
91 Woodland St, Balgowlah Heights	\$1.75M
31 Monash Cr, Clontarf	\$5.0M

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Belle Property Seaforth-Balgowlah

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balgowlah heights market report

belle property seaforth - balgowlah

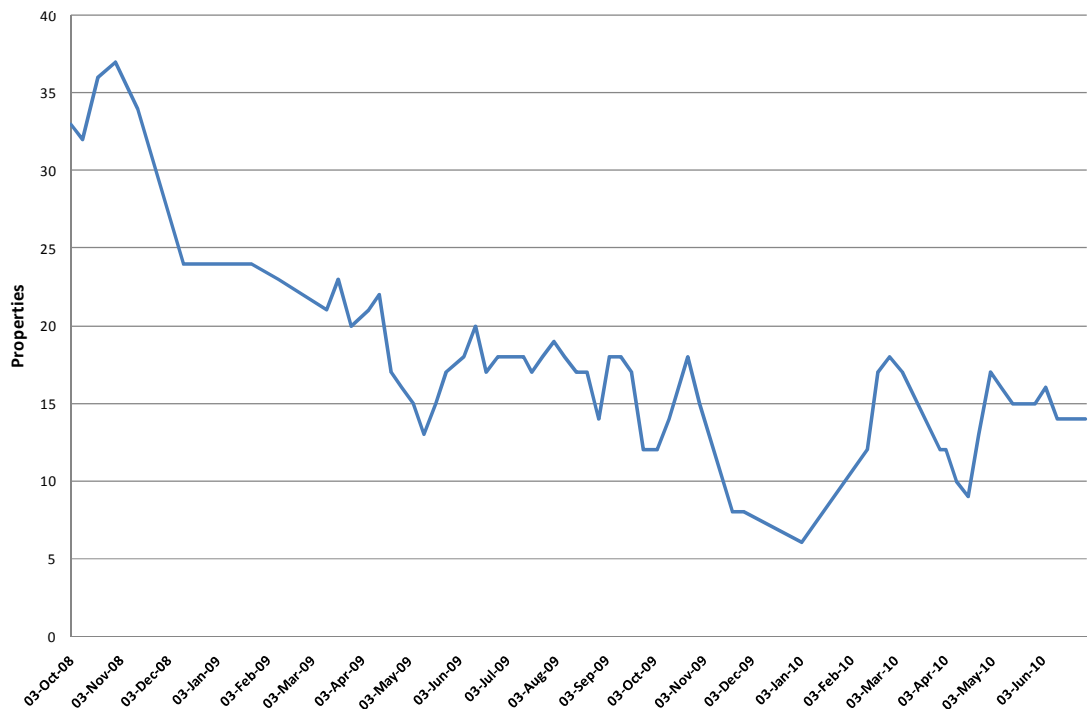
april – june 2010

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Dwelling values in Australia's capital cities continued to rise by 0.6 per cent over the month of May, these results were slightly stronger than the 0.2% growth recorded in April. However, the results still indicate that the market is transitioning to a period of lower, more sustainable value growth. In the 12 months to end May, Australian capital city home values have increased by 11.9 per cent. (Source: RP Data-Rismark National Home Value)

In Balgowlah Heights, the total number of properties on the market increased in April and May and then fell away in June. Most significantly it is still down on this time last year. The most recent median house price for Balgowlah Heights is \$2,200,000.

Total Number of Properties on the Market – Balgowlah Heights (Oct 08 to Jun 10)



The Balgowlah Heights Market Outlook

Sales activity in Seaforth-Balgowlah has been buoyant over the last three months and Belle Property has achieved some excellent results for our clients, most notably;

145 Condamine St, Balgowlah	sold for a street record
40 Bungaloe Ave, Balgowlah Heights	sold prior to auction
67 Curban St, Balgowlah Heights	sold prior to auction
13 Urunga St, North Balgowlah	sold at auction
40 & 40A Rignold St, Seaforth	sold prior to auction

We have a number of buyers on our database looking to buy in Balgowlah Heights so if you are considering selling then the current market represents a good opportunity.

If you would like a confidential market appraisal we provide a full report at no cost to you. Please email or call me at your convenience with any questions regarding the current market.



balgowlah heights market report

belle property seaforth – balgowlah

april – june 2010

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Recent Sales in Balgowlah Heights and Surrounds*

Address	Bed	Bath	Car	Land	Date	Price	Price/sqm
6 Hogan St, Balgowlah Heights	3	3	2	572	08-Jul-10	\$1,215,000	\$2,124
67 Curban St, Balgowlah Heights	4	2	4	665	26-Jun-10	\$1,340,000	\$2,015
32 New St, Balgowlah Heights	4	2	2	675	16-Jun-10	\$1,615,000	\$2,393
17 Tutus St, Balgowlah Heights	2	1	1	978	22-May-10	\$2,200,000	\$2,249
11 Hogan St, Balgowlah Heights	3	2	1	553	08-May-10	\$1,350,000	\$2,441
33 Radio Av, Balgowlah Heights	4	2	2	512	22-Apr-10	\$2,150,000	\$4,199
20 Ernest St, Balgowlah Heights	4	2	2	1496	16-Apr-10	\$2,492,000	\$1,666
5 Farrar St, Balgowlah Heights	4	2	2	708	08-Apr-10	confidential	
1c Vista Av, Balgowlah Heights	5	3	2	468	07-Apr-10	\$1,687,500	\$3,606
9 Ernest St, Balgowlah Heights	4	3	3	600	30-Mar-10	\$1,450,000	\$2,417
36 Curban St, Balgowlah Heights	4	3	3	582	27-Mar-10	\$1,550,000	\$2,663
3 Beatty St, Balgowlah Heights	3	2	2	1038	27-Mar-10	\$1,650,000	\$1,590
14 New St E, Balgowlah	5	3	2	653	03-Jul-10	\$2,385,000	\$3,652
34 Jackson St, Balgowlah	4	2	1	524	19-Jun-10	\$1,460,000	\$2,786
40 Bungaloe Av, Balgowlah	2	1		470	12-Jun-10	\$1,078,000	\$2,294
21 White St, Balgowlah	5	2	1	372	11-Jun-10	\$1,500,000	\$4,032
183 Condamine St, Balgowlah	4	4	2	692	05-Jun-10	\$1,595,000	\$2,305
145 Condamine St, Balgowlah	3	2	2	687	05-Jun-10	\$1,735,000	\$2,525
17 Maretimo St, Balgowlah	3	2	2	804	02-Jun-10	\$1,350,000	\$1,679
8 Boyle St, Balgowlah	3	2	2	822	22-May-10	\$1,350,000	\$1,642
84b Condamine St, Balgowlah	3	2	1		01-May-10	\$930,000	



Belle Property Sponsors Manly Life Saving Club

Belle Property Seaforth-Balgowlah is a proud sponsor of Manly Life Saving Club.

As part of our sponsorship we are offering a generous financial incentive to any member of Manly LSC who lists and sells their property with Belle Property Seaforth-Balgowlah