

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
40 Rignold St, Seaforth	\$1.687M
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
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 market report

belle property seaforth - balgowlah

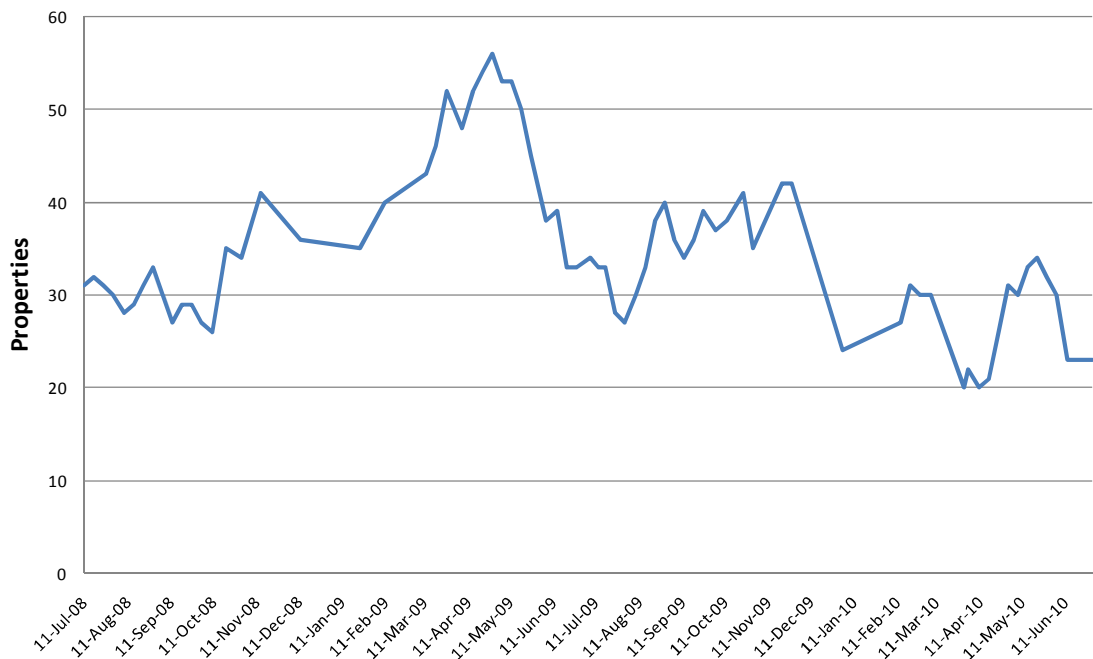
april – june 2010

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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, 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 last year. The most recent median price in Balgowlah for houses is \$1,120,000 and for units is \$626,500.

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



**The Balgowlah 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
1/343 Sydney Rd, Balgowlah	sold first week
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

Due to our recent sales we have a number of buyers on our database looking to buy in Balgowlah 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.**



## Recent Sales in Balgowlah\*

Address	Bed	Bath	Car	Land	Date	Price	Price/sqm
14 New St E, Balgowlah	5	3	2	653	03-Jul-10	<b>\$2,385,000</b>	\$3,652
301/4 Sylvan Av, Balgowlah	1	1	1		30-Jun-10	<b>\$545,000</b>	
4/7-9 Quirk Rd, Balgowlah	2	2	2		29-Jun-10	<b>\$630,000</b>	
3/18 King Av, Balgowlah	1	1			29-Jun-10	<b>\$360,000</b>	
2/16 White St, Balgowlah	2	1	1		25-Jun-10	<b>\$465,000</b>	
34 Jackson St, Balgowlah	4	2	1	524	19-Jun-10	<b>\$1,460,000</b>	\$2,786
8/434 Sydney Rd, Balgowlah	2	1	1		18-Jun-10	<b>\$390,000</b>	
2a Brighton St, Balgowlah	3	2	2	316	18-Jun-10	<b>\$1,242,500</b>	\$3,932
1/6 West St, Balgowlah	2	1			12-Jun-10	<b>\$740,000</b>	
40 Bungalow Av, Balgowlah	2	1		470	12-Jun-10	<b>\$1,078,000</b>	\$2,294
21 White St, Balgowlah	5	2	1	372	11-Jun-10	<b>\$1,500,000</b>	\$4,032
2/40 Seaview St, Balgowlah	2	1	1		11-Jun-10	<b>\$815,000</b>	
3/24 Seaview St, Balgowlah	3	2	2		08-Jun-10	<b>\$1,250,000</b>	
1/78 Balgowlah Rd, Balgowlah	2	1	1		08-Jun-10	not available	
183 Condamine St, Balgowlah	4	4	2	692	05-Jun-10	<b>\$1,595,000</b>	\$2,305
145 Condamine St, Balgowlah	3	2	2	687	05-Jun-10	street record	
2/88 Wanganella St, Balgowlah	2	1			04-Jun-10	not available	
1/417-419 Sydney Rd, Balgowlah	3	2	2		03-Jun-10	<b>\$855,000</b>	
17 Maretimo St, Balgowlah	3	2	2	804	02-Jun-10	<b>\$1,350,000</b>	\$1,679
3/3 Cross St, Balgowlah	2	1	1		02-Jun-10	not available	
1/4 Westlake Pl, Balgowlah	2	1	1		29-May-10	<b>\$700,000</b>	
2/40 New St W, Balgowlah	2	1	1		27-May-10	not available	
4/7 Rickard St, Balgowlah	2	1	1		26-May-10	<b>\$610,000</b>	
3/68a West St, Balgowlah	3	2	1		22-May-10	<b>\$665,000</b>	
8 Boyle St, Balgowlah	3	2	2	822	22-May-10	<b>\$1,350,000</b>	\$1,642
1/83 Boyle St, Balgowlah	2	1			21-May-10	<b>\$590,000</b>	
1/5 Cross St, Balgowlah	2	1	1		17-May-10	<b>\$370,000</b>	
225 Woodland St N, Balgowlah	2	1	1	395	15-May-10	<b>\$1,120,000</b>	\$2,835
4/40 White St, Balgowlah	3	2	2		15-May-10	<b>\$1,355,000</b>	
65 Wanganella St, Balgowlah	3	1	1	333	15-May-10	not available	
6/3 Rickard St, Balgowlah	2	1	1		15-May-10	<b>\$485,000</b>	
6/121 Griffiths St, Balgowlah	2	1	1		15-May-10	<b>\$555,000</b>	
303/5 Sylvan Av, Balgowlah	1	1	1		10-May-10	<b>\$545,000</b>	
4/1 Pitt St, Balgowlah	2	1	1		07-May-10	<b>\$482,500</b>	
4 Angle St, Balgowlah	2	1		316	07-May-10	<b>\$975,000</b>	\$3,085
1/72 Wanganella St, Balgowlah					05-May-10	<b>\$440,000</b>	
5/237-239 Woodland St N, Balgow	3	2	2		03-May-10	not available	
2/4-6 Orchard St, Balgowlah	3	2	1		03-May-10	<b>\$705,000</b>	
21 Jackson St, Balgowlah	3	2		329	01-May-10	not available	
84b Condamine St, Balgowlah	3	2	1		01-May-10	<b>\$930,000</b>	
3/9 Orchard St, Balgowlah	2	1			29-Apr-10	<b>\$410,000</b>	
6/95 West St, Balgowlah	2	1			20-Apr-10	<b>\$440,000</b>	
45 Rickard St, Balgowlah	3	2	2	541	17-Apr-10	not available	
7502/7 Sylvan Av, Balgowlah					14-Apr-10	<b>\$1,100,000</b>	
13 Wanganella St, Balgowlah	4	2	2	621	08-Apr-10	<b>\$2,880,000</b>	\$4,638
2/9 Rickard St, Balgowlah					08-Apr-10	<b>\$430,000</b>	



### 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**