

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 Bunga Loe 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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clontarf market report

belle property seaforth - balgowlah

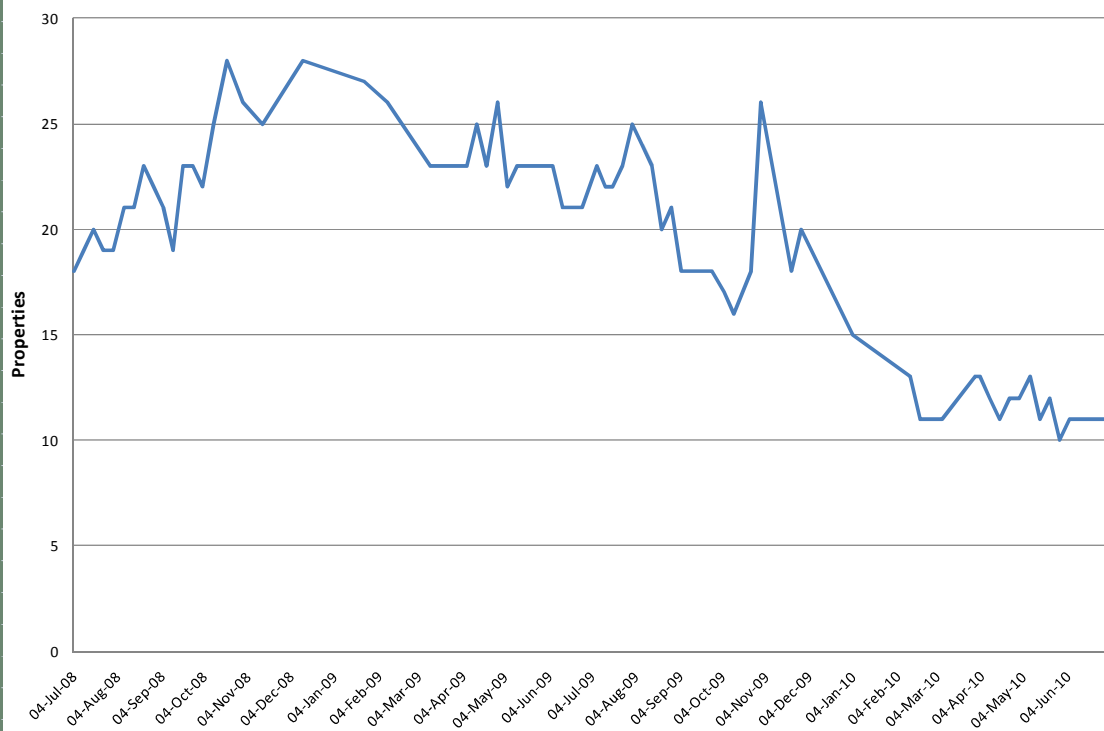
april – june 2010

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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 Clontarf, the total number of properties on the market did not vary significantly during the April-June quarter and remains well down on this time last year. The most recent median house price for Clontarf is \$2,875,000.

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



The Clontarf 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.

We have a number of buyers on our database looking to buy in Clontarf 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.



clontarf market report

belle property seaforth – balgowlah

april – june 2010

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Recent Sales in Clontarf*

Address	Bed	Bath	Car	Land	Date	Price	Price/sqm
17 Sandy Bay Rd, Clontarf	4	2	3	293	06-May-10	\$2,785,000	\$9,505
19 Cutler Rd, Clontarf	4	3	2	736	09-Apr-10	\$1,900,000	\$2,582
69 Peronne Av, Clontarf	3	2	1	1043	11-Mar-10	\$2,100,000	\$2,013
9 Alma St, Clontarf	3	1	2	510	06-Mar-10	\$1,390,000	\$2,725
39 Gordon St, Clontarf	4	2	2	610	20-Feb-10	\$2,100,000	\$3,443
10 Alma St, Clontarf	4	3	2	546	08-Feb-10	\$2,420,000	\$4,432
4 Allenby St, Clontarf	5	4	2	525	29-Jan-10	\$1,950,000	\$3,714
5 Ogilvy Rd, Clontarf	3	2	2	472	21-Jan-10	\$1,960,000	\$4,153
83 Cutler Rd, Clontarf	5	4	2	465	04-Jan-10	\$3,750,000	\$8,065
34 Gordon St, Clontarf	4	3	2	892	09-Dec-09	\$3,750,000	\$4,204
42 Peronne Av, Clontarf	4	3	2	899	09-Dec-09	\$2,775,000	\$3,087
11 Gordon St, Clontarf	4	2	2	835	05-Dec-09	\$3,400,000	\$4,072



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