

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

danny paris

mobile: 0411 444 011

office: 9948 0292

danny.paris@belleproperty.com

Belle Property Seaforth-Balgowlah

544 Sydney Road

Seaforth NSW 2092

north balgowlah market report

belle property seaforth - balgowlah

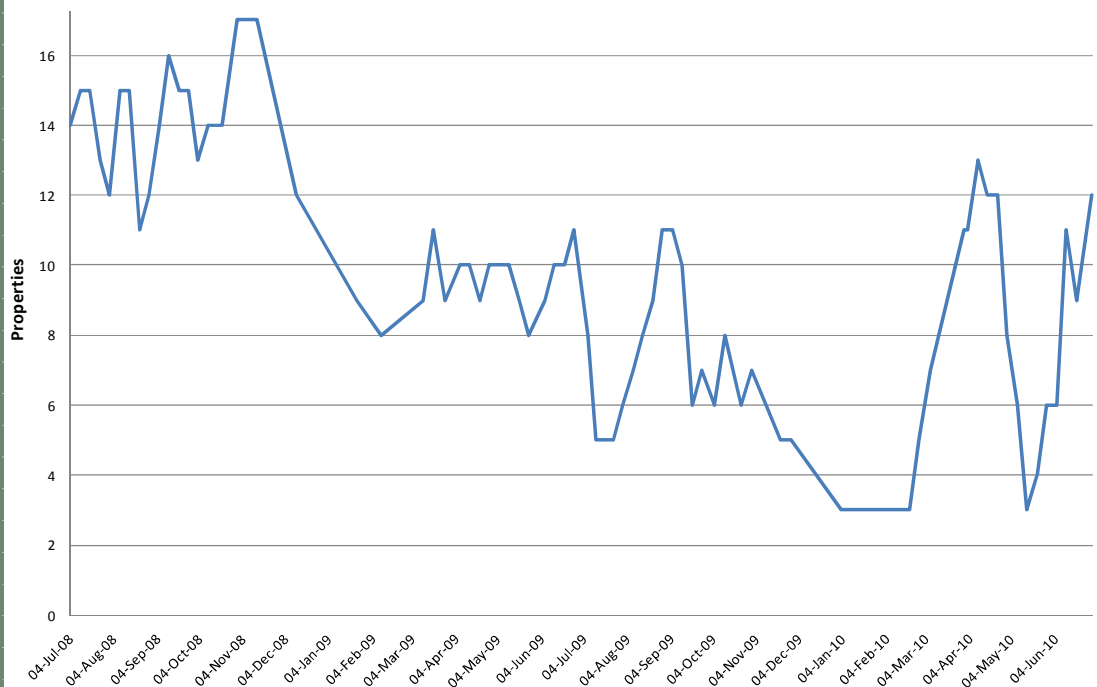
april – june 2010

danny paris 0411 444 011

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 North Balgowlah the April-June quarter has been very active, total number of properties on the market increased sharply in March peaking in April and as a result of increased buyer activity fell away to a low point in May from which there has been a rebound in late June. The most recent median price in North Balgowlah for houses is \$1,170,000 and for units is \$737,500.

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



The North Balgowlah Market Outlook

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

21&23 Burringbar St, North Balgowlah	sold at auction
13 Urunga St, North Balgowlah	sold at auction
145 Condamine St, Balgowlah	sold for a street record
40 Bungaloe Ave, Balgowlah Heights	sold prior to auction
40 & 40A Rignold St, Seaforth	sold prior to auction

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



north balgowlah market report

belle property seaforth – balgowlah

april – june 2010

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Recent Sales in North Balgowlah*

Address	Bed	Bath	Car	Land	Date	Price	Price/sqm
5 Illalong Av, North Balgowlah	5	3	2	660	05-Jul-10	\$1,875,000	\$2,841
69 Woodbine St, North Balgowlah	4	2	2	484	03-Jul-10	\$1,085,000	\$2,242
12 Daisy St, North Balgowlah	3	2	1	970	03-Jul-10	\$1,022,000	\$1,054
6 Waimea St, North Balgowlah	4	3	2	579	30-Jun-10	\$1,440,000	\$2,487
31 Urunga St, North Balgowlah	4	2	3	840	07-Jun-10		\$0
36b Serpentine Cr, North Balgowlah	3	2	1	298	03-Jun-10	\$895,000	\$3,003
21&23 Burringbar St, North Balgowlah	3	2	1		15-May-10	\$1,640,000	
9 Coramba St, North Balgowlah	2	2	1	523	13-May-10	\$975,000	\$1,864
6/45 Bangaroo St, North Balgowlah	2	1			13-May-10		
22 Woolgoolga St, North Balgowlah	4	2	2	469	01-May-10	\$1,320,000	\$2,814
31 Eileen St, North Balgowlah	3	2	1	505	01-May-10	\$1,020,000	\$2,020
37 Condoover St, North Balgowlah	3	2	2	558	28-Apr-10	\$1,200,000	\$2,151
21 Woodbine St, North Balgowlah	4	2	3	431	27-Apr-10	\$1,137,500	\$2,639
56 Woolgoolga St, North Balgowlah	3	1	1	725	24-Apr-10	\$1,140,000	\$1,572
9 Daisy St, North Balgowlah	4	2	2	338	21-Apr-10	\$1,065,000	\$3,151
13 Urunga St, North Balgowlah	4	2	3	945	17-Apr-10	\$1,337,000	\$1,415
39 Bangaroo St, North Balgowlah	4	2	1	571	17-Apr-10	\$1,280,000	\$2,242
37 Bangaroo St, North Balgowlah	4	2	2	701	16-Apr-10	\$1,315,000	\$1,876
5 Woolgoolga St, North Balgowlah	3	1	2	489	14-Apr-10	\$977,000	\$1,998
56 Bangaroo St, North Balgowlah	4	3	2	678	12-Apr-10	\$1,690,000	\$2,493
6 Eurella Av, North Balgowlah	4	2	2	466	09-Apr-10	\$1,375,000	\$2,951
22 Abingdon St, North Balgowlah	4	3	2	611	09-Apr-10	\$1,580,000	\$2,586
39 Bangaroo St, North Balgowlah	4	2	1	571	30-Mar-10	\$1,280,000	\$2,242
3 Worrobil St, North Balgowlah	3	1	1	552	27-Mar-10	\$1,161,000	\$2,103
9 Tottenham St, North Balgowlah	3	1	1	546	20-Mar-10	\$1,070,000	\$1,960



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