

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
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

seaforth market report

belle property seaforth - balgowlah

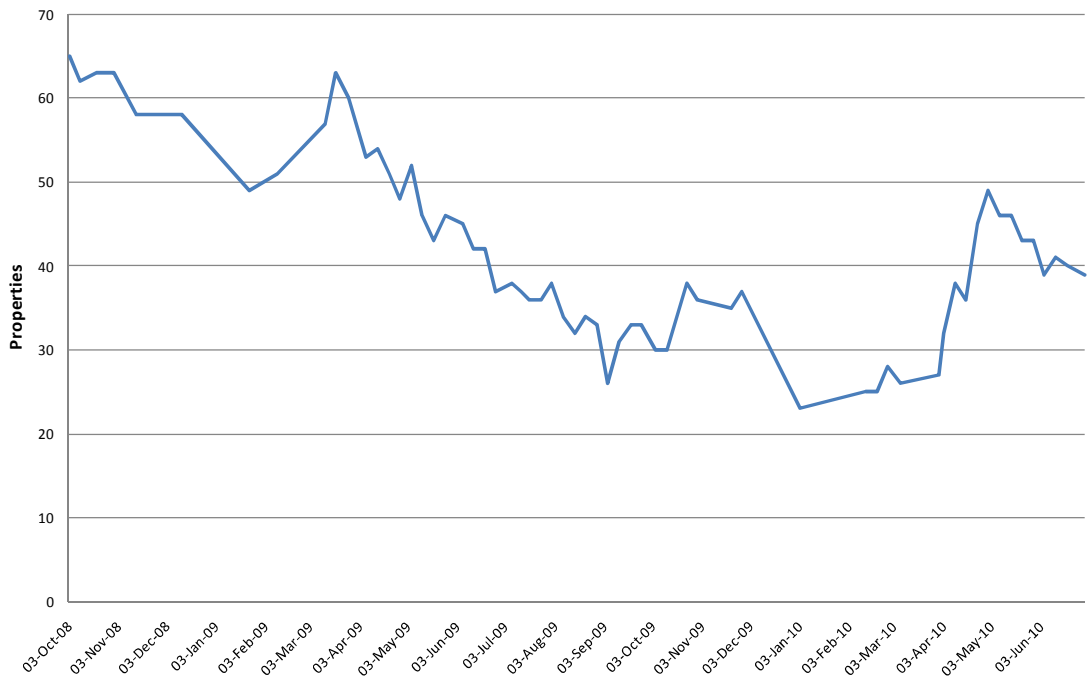
april – june 2010

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 Seaforth, the total number of properties on the market increased significantly in April and then fell away through May and June. Most significantly number of properties on the market is similar to that of 12 months ago. The most recent median price in Seaforth for houses is \$1,100,000 and for units is \$625,000.

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



The Seaforth Market Outlook

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

66 Ponsonby Pde, Seaforth	sold
40 & 40A Rignold St, Seaforth	sold prior to auction
145 Condamine St, Balgowlah	sold for a street record
40 Bungaloe Ave, Balgowlah Heights	sold prior to auction
21 & 23 Burringbar St, Nth Balgowlah	sold at auction

We have a number of buyers on our database looking to buy in Seaforth 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 us at your convenience with any questions regarding the current market.



seaforth market report

belle property seaforth – balgowlah

april – june 2010

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Recent Sales in Seaforth*

Address	Bed	Bath	Car	Land	Date	Price	Price/sqm
78 MacMillan St, Seaforth	4	2	2	360	03-Jul-10	\$1,273,000	\$3,536
30 Frenchs Forest Rd, Seaforth	3	1	2	452	03-Jul-10	\$801,000	\$1,772
28 Ellery Pde, Seaforth	3	2	2	700	02-Jul-10	confidential	
56 Baringa Av, Seaforth	4	1		523	25-Jun-10	\$880,000	\$1,683
29 MacMillan St, Seaforth	5	3	2	725	18-Jun-10	confidential	
3 Ponsonby Pde, Seaforth	3	1	1	422	05-Jun-10	\$1,250,000	\$2,962
62a Edgecliffe Esp, Seaforth	4	3	2		31-May-10	confidential	
17 Yatama St, Seaforth	4	2	1	510	29-May-10	\$1,310,000	\$2,569
77 Clontarf St, Seaforth	4	2	2	527	29-May-10	\$1,120,000	\$2,125
129 Seaforth Cr, Seaforth	5	3	3	746	28-May-10	confidential	
47 Judith St, Seaforth	4	3	2	422	28-May-10	\$960,000	\$2,275
49 Baringa Av, Seaforth	3	1	3	540	28-May-10	\$880,000	\$1,630
4 Alan Av, Seaforth	3	1	1	486	28-May-10	\$1,050,000	\$2,160
19 Redman St, Seaforth	3	2	2	678	22-May-10	\$1,463,000	\$2,158
4 Brook Rd, Seaforth	4	3	2	729	22-May-10	\$1,297,000	\$1,779
40a Rignold St, Seaforth	4	1	2	960	22-May-10	\$1,687,000	\$1,757
40 Rignold St, Seaforth	3	1		860	22-May-10	\$1,687,000	\$1,962
66 Ponsonby Pde, Seaforth	5	4	2	1125	18-May-10	\$1,785,000	\$1,587
99 Peacock St, Seaforth	4	2	2	353	17-May-10	\$1,275,000	\$3,612
9 Kirkwood St, Seaforth	3	2	1	596	15-May-10	\$1,100,000	\$1,846
11 Ellery Pde, Seaforth	5	5	2	1029	10-May-10	\$3,750,000	\$3,644
54 Kempbridge Av, Seaforth	2	1	1	519	08-May-10	\$990,000	\$1,908
62 Baringa Av, Seaforth	4	1	2	605	04-May-10	\$1,215,000	\$2,008
Lot 5 Wakehurst Pky, Seaforth	land	2	2	561	01-May-10	\$705,000	\$1,257
11 Kempbridge Av, Seaforth	4	2	2	455	01-May-10	\$1,420,000	\$3,121
15 Castle Cct, Seaforth	land			602	01-May-10	\$930,000	\$1,545
Lot 13 Castle Cct, Seaforth	land			601	01-May-10	\$975,000	\$1,622
1 Castle Cct, Seaforth	land			600	01-May-10	\$975,000	\$1,625
Lot 11 Acacia Rd, Seaforth	land			843	01-May-10	\$951,000	\$1,128
4 Acacia Rd, Seaforth	land			852	01-May-10	\$951,000	\$1,116
100 MacMillan St, Seaforth	4	2	1		30-Apr-10	\$1,225,000	
8 Abernethy St, Seaforth	4	3	2	624	24-Apr-10	\$2,775,000	\$4,447
16/538-540 Sydney Rd, Seaforth	1	1	1		23-Apr-10	\$625,000	
87 Gurney Cr, Seaforth	4	2	2	506	22-Apr-10	confidential	
31 Battle Boulevard , Seaforth	5	4	3	1007	22-Apr-10	\$3,650,000	\$3,625
73 Wakehurst Pky, Seaforth	3	2	2	527	17-Apr-10	\$894,750	\$1,698
23 Redman St, Seaforth	4	2	2	677	17-Apr-10	\$1,477,000	\$2,182
6 Boronia La, Seaforth	5	3	3	1349	17-Apr-10	\$3,310,000	\$2,454
23 Wakehurst Pky, Seaforth	2	1	1	644	10-Apr-10	\$906,000	\$1,407
77 MacMillan St, Seaforth	3	2	2	940	10-Apr-10	\$1,620,000	\$1,723
2a Battle Bvd, Seaforth	4	3	4	598	02-Apr-10	\$1,600,000	\$2,676



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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