

recent belle sales



129 Upper Clontarf St, Seaforth
SOLD - \$1,170,000



13 Coral St, Balgowlah
SOLD - \$942,000



62 Woolgoolga St, North Balgowlah
SOLD - \$1,145,000



12/1 Lauderdale Ave, Fairlight
SOLD - \$1,170,000



102 Clontarf St, North Balgowlah
SOLD - \$950,000



4 Burchmore Rd, Manly Vale
SOLD - \$1,046,200

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allambie heights market report

belle property

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summer 2012

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Share our Clients' Success

As we begin the New Year, we'd like to thank all our clients in advance for your continued support in 2011. We wish you and your friends and family a wonderful new year filled with much happiness and prosperity. Share our clients' success, we are now taking bookings for February/March marketing campaigns so if you would like to take advantage of the autumn market please contact us.

The Australian Market and 2012

2012 is set to be a year of recovery for most Australian housing markets. Australia's economy is predicted to grow by 4% in 2012 according to the OECD, driven by record levels of investment in the resources sector particularly in Western Australia and Queensland.

The demand for skilled labour will intensify as a consequence of this growth with rising levels of immigration set to offset a chronic shortage of workers. Also regional economies are set to benefit from strong income growth driven by worker shortages.

Demand for housing is also set to intensify in 2012 which will see housing markets reenergised albeit at different levels. Capital city markets with direct exposure to the resources sector can be expected to record significant growth in house prices over the year. The best proxy for housing demand—the number of new home loans approved for purchasing established properties—has risen robustly every month since its low point in March.

Increased investor activity, particularly from self-managed superannuation funds, is also set to have an impact on housing markets in 2012 as sustained prices growth becomes evident. After falling by 4.2% over the year to October 2011, national median house prices should recover to rise between 3 to 5 % over 2012.

Sydney has predictably performed best of the capitals in 2011 with median house prices relatively stable - not surprising considering its underlying lack of housing and associated costly rental market.

Sydney provides a solid prospect for median house price growth of up to 5 per cent in 2012. This growth will come mainly through the lower and middle band suburbs as buyers seek to maximise choices in a market characterised by chronic shortages of accommodation and Australia's tightest capital city rental market.

The New South Wales economy has performed relatively well in a difficult year behind only the resource giants of Western Australia and Queensland. Expect this performance to continue in 2012 underpinning positive housing market prospects and increased buyer activity.

The Allambie Heights Market

There were 87 homes and 5 units sold in Allambie Heights during 2011 and the December median prices are \$915,000 for houses and \$530,000 for units. The median house price fell by 5.3% and the median unit price fell by 6.0% during 2011. Sales activity in Allambie Heights has been buoyant over the last few months and Belle Property has achieved some excellent results notably;

17 Arnhem Rd, Allambie Heights	\$905,000
1 Maneroo Rd, Allambie Heights	\$860,000
17 Derna Cr, Allambie Heights	\$771,000
8 Southern Cross Wy, Allambie Heights	\$920,536

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



allambie heights market report

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Recent Sales in Allambie Heights*

Address	Bed	Bath	Car	Land [sqm]	Date	Price	Price/sqm
40 Southern Cross Wy, Allambie Heights	3	1	1	658	21-Jan-12	\$870,000	\$1,322
19 Fishbourne Rd, Allambie Heights	3	2	2	462	20-Jan-12	\$850,000	\$1,840
37 Churchill Cr, Allambie Heights	3	1	1	917	17-Jan-12	undisclosed	
57 Allenby Park Pde, Allambie Heights	3	1	1	669	16-Jan-12	undisclosed	
3a Mortain Av, Allambie Heights	4	1	1	318	13-Jan-12	\$780,000	\$2,453
383 Condamine St, Allambie Heights	2	1	1	390	11-Jan-12	\$680,046	\$1,744
11 Nargong Rd, Allambie Heights	3	1	2	804	20-Dec-11	\$792,000	\$985
4 Churchill Cr, Allambie Heights	3	1	2	773	15-Dec-11	\$915,000	\$1,184
48 Maroa Cr, Allambie Heights	4	2	2	692	10-Dec-11	\$1,055,000	\$1,525
30 Wyarama St, Allambie Heights	5	3	2	859	08-Dec-11	undisclosed	
41 Smith Av, Allambie Heights	3	2	2	545	30-Nov-11	undisclosed	
20 Tobruk Av, Allambie Heights	3	1		705	24-Nov-11	\$840,000	\$1,191
3/37 Kentwell Rd, Allambie Heights	2	2	1	620	05-Nov-11	\$530,000	
23/46 Kentwell Rd, Allambie Heights				866	03-Nov-11	\$275,000	
17 Arnheim Rd, Allambie Heights	3	1	1	775	31-Oct-11	\$905,000	\$1,168
12 Sloane Cr, Allambie Heights	3	1		764	29-Oct-11	\$780,000	\$1,021
56a Maroa Cr, Allambie Heights	5	3	2	819	29-Oct-11	\$1,480,000	\$1,807
1 Orara Rd, Allambie Heights	3	1	2	511	27-Oct-11	\$850,000	\$1,663
36 Lyly Rd, Allambie Heights	2	1	2	806	21-Oct-11	\$755,000	\$937
3 Maneroo Rd, Allambie Heights	4	3	2	641	14-Oct-11	\$1,020,000	\$1,591
437 Condamine St, Allambie Heights	3	1	1	564	14-Oct-11	\$705,000	\$1,250
30 Inglebar Av, Allambie Heights	4	3	2	712	12-Oct-11	\$795,000	\$1,117
433 Condamine St, Allambie Heights	4	1	2	468	12-Oct-11	\$722,000	\$1,543
17 Caserta Pl, Allambie Heights	4	2	2	560	30-Sep-11	\$952,500	\$1,701
75 Allambie Rd, Allambie Heights	6	3	2	894	30-Sep-11	\$950,000	\$1,063
28 Normandy Rd, Allambie Heights	4	2	2	602	27-Sep-11	\$1,048,000	\$1,741
182 Allambie Rd, Allambie Heights	3	2	6	1223	26-Sep-11	\$912,500	\$746
1 Eerawy Rd, Allambie Heights	5	2	2	806	24-Sep-11	\$1,020,000	\$1,266
58 Inglebar Av, Allambie Heights	3	2	2	489	23-Sep-11	\$810,000	\$1,656
38 Allenby Park Pde, Allambie Heights	5	3	2	764	17-Sep-11	\$1,063,000	\$1,391
47 Southern Cross Wy, Allambie Heights	5	3	1	598	10-Sep-11	\$1,360,000	\$2,274
20 Arnheim Rd, Allambie Heights	5	2	2	564	10-Sep-11	\$875,000	\$1,551
12 Arnheim Rd, Allambie Heights	3	3	2	573	03-Sep-11	\$825,000	\$1,440
8 Yuruga Pl, Allambie Heights	2	1	2	688	01-Sep-11	\$900,000	\$1,308
1 Maneroo Rd, Allambie Heights	3	1	2	320	26-Aug-11	\$860,000	\$2,688
2 Goondari Rd, Allambie Heights	4	2	2	524	17-Aug-11	\$955,000	\$1,823
133 Owen Stanley Av, Allambie Heights	5	2		1008	16-Aug-11	\$870,000	\$863
1/16a Goondari Rd, Allambie Heights	3	1	1	309	09-Aug-11	\$653,000	
1/48-50 Kentwell Rd, Allambie Heights				866	03-Aug-11	\$569,000	
59a Kentwell Rd, Allambie Heights	4	3	2	528	02-Aug-11	\$867,500	\$1,643
17 Derna Cr, Allambie Heights	3	1	1	708	01-Aug-11	\$771,000	\$1,089
19 Corkery Cr, Allambie Heights	4	2	2	639	01-Aug-11	\$1,048,000	\$1,640
8 Southern Cross Wy, Allambie Heights	4	1	2	617	28-Jul-11	\$920,536	\$1,492
3 Yuruga Pl, Allambie Heights	3	2	1	519	27-Jul-11	\$860,000	\$1,657
25 Canea Pl, Allambie Heights				880	27-Jul-11	\$1,450,000	\$1,648
45 Roosevelt Av, Allambie Heights	3	2	2	747	26-Jul-11	\$950,000	\$1,272
18 Monserra Rd, Allambie Heights	3	2	2	684	26-Jul-11	\$875,000	\$1,279



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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 financial incentive to any member of

Manly LSC who lists and sells their property with Belle Property Seaforth-Balgowlah