

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

michael buckley 0411 434 637
michael.buckley@belleproperty.com

Belle Property Seaforth
544 Sydney Road
Seaforth NSW 2092 office: 9948 0292

balgowlah heights market report

belle property seaforth - balgowlah

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 Balgowlah Heights Market

There have been 48 homes sold in Balgowlah Heights so far this year and the December median house price was \$1,895,000. In 2011 the median price fell by 6.1%.

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

20 Daisy St, North Balgowlah	\$2.375M sold for a suburb record price
3 Bareena Dr, Balgowlah Heights	\$1,215,000
26 Nolan Pl, Balgowlah Heights	\$1,322,500
12 Nolan Pl, Balgowlah Heights	\$1,350,000
7 Lombard St, Balgowlah	\$1,261,000

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



balgowlah heights market report

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Recent Sales in Balgowlah Heights*

Address	Bed	Bath	Car	Land	Date	Price	Price/sqm
7 Lewis St, Balgowlah Heights	3	2	3	1026	11-Jan-12	\$1,525,000	\$1,486
42 Lewis St, Balgowlah Heights	4	2	3	497	22-Dec-11	\$1,465,000	\$2,948
19 Dobroyd Rd, Balgowlah Heights	3	2	2	641	13-Dec-11	undisclosed	
55 New St W, Balgowlah Heights	5	4	2	697	09-Dec-11	\$1,895,000	\$2,719
2 Elevation Av, Balgowlah Heights	5	2	4	643	03-Dec-11	undisclosed	
94 Beatrice St, Balgowlah Heights	5	4	2	736	25-Nov-11	\$2,500,000	\$3,397
1a Vista Av, Balgowlah Heights	4	3	3	947	17-Nov-11	undisclosed	
10 Abbott St, Balgowlah Heights	4	2	3	535	03-Nov-11	undisclosed	
66 Woodland St S, Balgowlah Heights	2	1		841	21-Oct-11	\$1,200,000	\$1,427
23 Radio Av, Balgowlah Heights	4	3	2	436	19-Oct-11	\$1,762,000	\$4,041
16 Heathcliff Cr, Balgowlah Heights	4	2	2	566	13-Oct-11	\$1,235,000	\$2,182
47 Beatty St, Balgowlah Heights	3	2	1	625	11-Oct-11	\$2,200,000	\$3,520
3 Bareena Dr, Balgowlah Heights	3	2	2	668	05-Oct-11	\$1,215,000	\$1,819
37 Curban St, Balgowlah Heights	4	2		593	16-Sep-11	\$1,715,000	\$2,892
26 Nolan Pl, Balgowlah Heights	3	1	2	685	15-Sep-11	\$1,322,500	\$1,931
8 Radio Av, Balgowlah Heights	5	3	2	520	07-Sep-11	\$1,950,000	\$3,750
19 Lewis St, Balgowlah Heights	3	1	1	553	01-Sep-11	\$1,235,000	\$2,233
78 Beatrice St, Balgowlah Heights	4	3	3	687	15-Aug-11	\$1,625,000	\$2,365
12 Radio Av, Balgowlah Heights	5	2	3	758	08-Aug-11	\$1,840,000	\$2,427
3 Abbott St, Balgowlah Heights	5	4	3	480	30-Jul-11	\$2,650,000	\$5,521
5 Abbott St, Balgowlah Heights	4	3	2	561	27-Jul-11	\$1,960,000	\$3,494
34 Woodland St S, Balgowlah Heights	4	2	2	802	23-Jul-11	\$1,600,000	\$1,995
17 Woodland St S, Balgowlah Heights	4	3	2	484	20-Jul-11	\$1,550,000	\$3,202



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 financial incentive to any member of Manly LSC who lists and sells their property with Belle Property Seaforth-Balgowlah