

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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balgowlah market report

belle property seaforth - balgowlah

summer 2011

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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 price 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 Market

There were 50 houses and 125 units sold in Balgowlah during 2011. In December 2011 the median house price was \$1,110,000 and the median unit price was \$532,500.

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
2/18 New St W, Balgowlah	\$870,000
1/20 Rickard St, Balgowlah	\$490,000
302/4 Sylvan Av, Balgowlah	\$538,000
13/4a Boyle St, Balgowlah	\$765,000
7 Lombard St, Balgowlah	\$1,261,000

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



balgowlah market report

9948 0292

Recent Sales in Balgowlah*

Address	Bed	Bath	Car	Land [sqm]	Date	Price	Price/sqm
3/2 Dudley St, Balgowlah	2	2	2	1552	11-Jan-12	undisclosed	
128 Griffiths St, Balgowlah	5	2	2	703	22-Dec-11	undisclosed	
8/11 Boyle St, Balgowlah	3	1	1	919	19-Dec-11	undisclosed	
4/157 Condamine St, Balgowlah	3	2	2	1121	16-Dec-11	undisclosed	
3/17a Rickard St, Balgowlah	2	1		559	15-Dec-11	undisclosed	
399b Sydney Rd, Balgowlah	4	3	2		13-Dec-11	undisclosed	
6/12 Bentley St, Balgowlah	2	1		673	12-Dec-11	undisclosed	
6/17a Rickard St, Balgowlah	2	1		559	07-Dec-11	undisclosed	
6/371 Sydney Rd, Balgowlah	2	2	1	389	05-Dec-11	undisclosed	
302/2 Sylvan Av, Balgowlah	1	1	1		01-Dec-11	\$530,000	
4/393 Sydney Rd, Balgowlah	2	1		295	29-Nov-11	\$467,000	
24/343 Sydney Rd, Balgowlah	2	1	2	1801	28-Nov-11	\$735,000	
7/322-326 Sydney Rd, Balgowlah	2	2	1	689	28-Nov-11	\$640,000	929
303/9 Sylvan Av, Balgowlah	1	1	1		25-Nov-11	\$625,000	
4/128 Condamine St, Balgowlah	2	1		809	19-Nov-11	\$550,000	
701/9 Sylvan Av, Balgowlah	3	2	2		18-Nov-11	\$1,395,000	
101/2 Sylvan Av, Balgowlah	2	1	1		18-Nov-11	\$780,000	
9/74 Wanganella St, Balgowlah	2	1	1	795	14-Nov-11	\$430,000	
9/72 Wanganella St, Balgowlah	2	1	1	910	14-Nov-11	undisclosed	
8/20 Rickard St, Balgowlah	2	1	2	1184	11-Nov-11	\$540,000	
4/159 Condamine St, Balgowlah				1121	11-Nov-11	\$1,660,000	
3/27-29 Boyle St, Balgowlah	2	1	2	2642	11-Nov-11	\$625,000	
1/10 Pickworth Av, Balgowlah	2	1		636	09-Nov-11	\$520,000	
303/3 Sylvan St, Balgowlah	1	1	1		07-Nov-11	undisclosed	
6 Waratah St, Balgowlah	3	1	2	530	05-Nov-11	\$1,220,000	2302
13 Coral St, Balgowlah	2	1	1	367	05-Nov-11	\$942,000	2567
11 Waratah St, Balgowlah	2	1		282	04-Nov-11	\$1,000,000	3546
3/1 Lombard St, Balgowlah	2	1	2	675	04-Nov-11	\$640,000	
15 Kareema St, Balgowlah	5	2	2	624	04-Nov-11	\$1,540,000	2468
201/6 Sylvan Av, Balgowlah	1	1	1	76	03-Nov-11	\$520,000	
5/477 Sydney Rd, Balgowlah	2	1	1	592	03-Nov-11	\$499,999	
3/142 Griffiths St, Balgowlah	2	1	1	772	03-Nov-11	\$565,000	
307/4 Sylvan Av, Balgowlah	1	1	1	88	01-Nov-11	\$535,000	
143 Balgowlah Rd, Balgowlah	3	3	2	490	29-Oct-11	\$1,011,000	2063
4/72 Wanganella St, Balgowlah	2	1	1	910	28-Oct-11	\$472,500	



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