

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

clontarf market report

belle property seaforth - balgowlah

summer 2012

michael buckley 0411 434 637

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

The Clontarf Market

There have been 19 homes sold in Clontarf during 2011 and the December median house price was \$2,375,000. In 2011 the median price increased by 4.6% after a 21% fall in 2010.

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

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

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clontarf market report

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Recent Sales in Clontarf*

Address	Bed	Bath	Car	Land [sqm]	Date	Price	Price/sqm
63 Peronne Av, Clontarf	3	2	4	893	24-Dec-11	undisclosed	
22 Moore St, Clontarf	4	2	2	533	06-Dec-11	undisclosed	
13 Amiens Rd, Clontarf	4	3	1	1879	30-Nov-11	\$3,250,000	\$1,730
56 Gordon St, Clontarf	4	2	2	1075	24-Nov-11	undisclosed	
40 Alma St, Clontarf	3	1	1	510	23-Nov-11	\$1,500,000	\$2,941
30 Monash Cr, Clontarf	4	3		941	14-Nov-11	\$3,900,000	\$4,145
30 Alma St, Clontarf	3	2	2	533	20-Oct-11	\$1,335,000	\$2,505
12 Heaton Av, Clontarf	4	2	2	479	12-Oct-11	\$1,690,000	\$3,528
8 Heaton Av, Clontarf	3	2	2	287	08-Oct-11	\$1,625,000	\$5,662
98 Cutler Rd, Clontarf	3	2	1	324	06-Oct-11	\$1,242,421	\$3,835
16 Gordon St, Clontarf	4	2	1	919	20-Sep-11	\$1,800,000	\$1,959
18 Barrabooka St, Clontarf	4	3	3	662	13-Sep-11	\$2,187,500	\$3,304
53 Gordon St, Clontarf	4	3	2	556	10-Sep-11	\$2,500,000	\$4,496
18 Peronne Av, Clontarf	4	3	4	969	03-Aug-11	\$4,000,000	\$4,128



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