

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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north balgowlah 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.

The landmark sale in North Balgowlah during 2011 was Belle Property's sale at auction of 20 Daisy St, North Balgowlah. Hotly contested by five bidders this sensational home sold for \$2.375M and set a suburb record.

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 North Balgowlah Market

There were 53 homes sold in North Balgowlah during 2011 and the December median price was \$1,180,000. 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	sold for a suburb record price
102 Clontarf St, North Balgowlah	sold
62 Woolgoolga St, North Balgowlah	sold prior to auction
129 Upper Clontarf St, Seaforth	sold

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



north balgowlah market report

belle property seaforth – balgowlah

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summer 2011

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Recent Sales in North Balgowlah*

Address	Bed	Bath	Car	Land [sqm]	Date	Price	Price/sqm
52 Abingdon St, North Balgowlah	8	5	5	677	06-Aug-11	\$1,180,000	\$ 1,743
8 Birrima St, North Balgowlah	3	2	1	545	29-Jul-11	\$880,000	\$ 1,615
29 Condoover St, North Balgowlah	5	3	2	555	19-Jul-11	undisclosed	
13 Lone Pine Pl, North Balgowlah	4	4	2	696	11-Jul-11	\$1,600,000	\$ 2,299
6/1 St Pauls Rd, North Balgowlah				719	04-Jul-11	\$464,500	
16 Serpentine Cr, North Balgowlah	3	1	1	1066	25-Jun-11	undisclosed	
12 Burringbar St, North Balgowlah	3	2	3	726	25-Jun-11	\$1,185,000	\$ 1,632
23 Eileen St, North Balgowlah	4	3	1	485	17-Jun-11	\$1,075,000	\$ 2,216
20 Condoover St, North Balgowlah	4	2	2	558	17-Jun-11	\$915,000	\$ 1,640
57 Woodbine St, North Balgowlah	3	2	1	479	01-Jun-11	\$830,000	\$ 1,733
11 Serpentine Cr, North Balgowlah	4	2	2	633	27-May-11	\$1,307,820	\$ 2,066
20 Eurella Av, North Balgowlah	4	2	2	458	20-May-11	\$985,000	\$ 2,151
23 Hunter St, North Balgowlah	3	2	1	395	03-May-11	\$800,000	\$ 2,025
13a Woodbine St, North Balgowlah	3	1	2	730	20-Apr-11	\$1,022,500	\$ 1,401
132 Clontarf St, North Balgowlah				1248	13-Apr-11	undisclosed	
38 Bangaroo St, North Balgowlah	4	2	2	672	09-Apr-11	\$1,720,000	\$ 2,560
4 Urunga St, North Balgowlah	3	1	2	626	08-Apr-11	\$995,000	\$ 1,589
1 St Pauls Rd, North Balgowlah	12	6	3	719	05-Apr-11	\$2,070,000	\$ 2,879
36 Woodbine St, North Balgowlah	3	1	2	463	01-Apr-11	\$845,000	\$ 1,825
28 Myrtle St, North Balgowlah	4	2	2	642	25-Mar-11	\$1,200,000	\$ 1,869
50 Bangaroo St, North Balgowlah	3	2	1	671	19-Mar-11	\$917,000	\$ 1,367
20 Daisy St, North Balgowlah	5	2	2	1084	12-Mar-11	\$2,375,000	\$ 2,191
15 Woodbine St, North Balgowlah	3	2	2	665	08-Mar-11	\$852,000	\$ 1,281
48 Eileen St, North Balgowlah	4	2	3	459	05-Mar-11	\$1,470,000	\$ 3,203
19 Serpentine Cr, North Balgowlah	4	2	2	838	03-Mar-11	\$1,070,000	\$ 1,277



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