

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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Belle Property Seaforth
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seaforth 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. We'd also like to give a special welcome to our new tenants who are starting the year in a lovely new home. We're here to look after you and we hope you'll enjoy your new residence. 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 Seaforth Market

There were 102 homes and 9 units sold in Seaforth during 2011 and the current median prices are \$1,244,000 for houses and \$652,500 for units. The median house price fell by 6.4% during 2011.

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
30 Wakehurst Parkway, Seaforth	\$1,180,000
48 Kempbridge Ave, Seaforth	\$1,200,000
17 Palmerston Place, Seaforth	\$1,310,000
129 Upper Clontarf Street, Seaforth	\$1,170,000

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



seaforth market report

belle property seaforth – balgowlah

9948 0292

Recent Sales in Seaforth*

Address	Bed	Bath	Car	Land sqm	Date	Price	Price/sqm
15 Dalwood Av, Seaforth	4	4	2	1295	20-Jan-12	undisclosed	
17 Palmerston Pl, Seaforth	4	2	2	529	19-Jan-12	\$1,310,000	\$2,476
11 Edgecliffe Esp, Seaforth	3	3	2	455	22-Dec-11	undisclosed	
129 Upper Clontarf St, Seaforth	5	3	2		16-Dec-11	\$1,170,000	
51 Peacock St, Seaforth	4	2	2	568	13-Dec-11	\$1,560,000	\$2,746
5/27-29 Castle Cct, Seaforth	4	2	2		13-Dec-11	undisclosed	
80 Peacock St, Seaforth	2	1	1	734	09-Dec-11	\$1,103,000	\$1,503
93a Peacock St, Seaforth	3	3	2	373	08-Dec-11	\$1,385,000	\$3,713
13 Wakehurst Pky, Seaforth	4	2	1	566	06-Dec-11	undisclosed	
32 Montauban Av, Seaforth	3	1	2	554	30-Nov-11	\$900,000	\$1,625
5 Ainslee Pl, Seaforth	4	2	2	504	26-Nov-11	undisclosed	
37 Ellery Pde, Seaforth	3	2	2	795	25-Nov-11	\$1,610,000	\$2,025
15 Gurney Cr, Seaforth	4	3	4	1178	24-Nov-11	\$2,660,000	\$2,258
7 Sangrado St, Seaforth	5	4	4	1141	23-Nov-11	undisclosed	
18 Bligh Cr, Seaforth	4	3	2	1024	23-Nov-11	\$2,300,000	\$2,246
16 Fromelles Av, Seaforth	4	2	2	629	19-Nov-11	\$1,230,000	\$1,955
61 Gurney Cr, Seaforth	3	3	2	1029	15-Nov-11	\$1,850,000	\$1,798
103 Peacock St, Seaforth	3	2	2	378	14-Nov-11	\$1,370,000	\$3,624
10 Brook Rd, Seaforth	2	1	1	538	11-Nov-11	\$890,000	\$1,654
72 Baringa Av, Seaforth	3	1	1	598	04-Nov-11	\$915,000	\$1,530
3/27-29 Castle Cct, Seaforth	4	2	2	683	29-Oct-11	\$802,000	\$1,174
2/27-29 Castle Cct, Seaforth	4	2	2	992	29-Oct-11	\$880,000	\$887
2/1a MacMillan St, Seaforth				613	28-Oct-11	\$845,000	\$1,378
1a MacMillan St, Seaforth	3	2	1	613	28-Oct-11	\$845,000	\$1,378
114 Seaforth Cr, Seaforth	5	3		1249	27-Oct-11	\$2,802,500	\$2,244
24 Kempbridge Av, Seaforth	5	3	2	457	21-Oct-11	\$1,045,000	\$2,287
41 Baringa Av, Seaforth	3	1	1	536	21-Oct-11	\$870,000	\$1,623
28 Hope St, Seaforth				556	20-Oct-11	\$915,000	\$1,646
169 Seaforth Cr, Seaforth	5	3		607	13-Oct-11	undisclosed	
15 Acacia Rd, Seaforth	4	2	2	648	10-Oct-11	\$1,035,000	\$1,597
27/538-540 Sydney Rd, Seaforth				1473	07-Oct-11	\$460,000	\$312
92 Frenchs Forest Rd, Seaforth	3	1	2	617	06-Oct-11	\$794,701	\$1,288
203/538-540 Sydney Rd, Seaforth	1	1	1	1473	30-Sep-11	undisclosed	
36 Hope St, Seaforth	4	2	2	583	30-Sep-11	\$945,000	\$1,621
15a Grandview Gr, Seaforth	3	2	2	733	30-Sep-11	\$1,175,000	\$1,603
16 MacMillan St, Seaforth	4	2	4	455	29-Sep-11	\$906,000	\$1,991
18 Judith St, Seaforth	3	1	2	596	29-Sep-11	\$970,000	\$1,628
15 Redman St, Seaforth	4	3	2	670	23-Sep-11	\$1,647,500	\$2,459
28 Seaforth Cr, Seaforth	3	2	2	574	21-Sep-11	\$2,082,212	\$3,628
12 Aden St, Seaforth	5	3	4	504	20-Sep-11	\$1,400,000	\$2,778
39 Peacock St, Seaforth	2	1	2	708	19-Sep-11	\$1,310,000	\$1,850
114 MacMillan St, Seaforth	4	2	3	794	19-Sep-11	undisclosed	
6 Abernethy St, Seaforth	5	4	2	1179	17-Sep-11	undisclosed	
30 Wakehurst Pky, Seaforth	4	2	1	551	16-Sep-11	\$1,180,000	\$2,142
48 Kempbridge Av, Seaforth	3	2	2	505	16-Sep-11	\$1,200,000	\$2,376
16 Boronia La, Seaforth	5	3	2	1064	15-Sep-11	\$1,225,000	\$1,151
17 Fromelles Av, Seaforth	3	1		799	12-Sep-11	\$1,135,000	\$1,421
94b Peacock St, Seaforth	3	2	1	313	07-Sep-11	\$790,000	\$2,524
85 Ellery Pde, Seaforth	4	3	2	553	02-Sep-11	\$1,300,000	\$2,351
52 Peacock St, Seaforth	5	4	3	731	30-Aug-11	\$1,732,000	\$2,369
56 Ellery Pde, Seaforth	4	2	2	711	20-Aug-11	\$1,050,000	\$1,477
8 Redman St, Seaforth	3	2	2	335	19-Aug-11	\$892,500	\$2,664
13 Gurney Cr, Seaforth				913	19-Aug-11	\$1,650,000	\$1,807
17 Hope St, Seaforth	4	3	2	568	18-Aug-11	\$1,301,000	\$2,290
602 Sydney Rd, Seaforth	9	5	4	498	17-Aug-11	\$1,276,000	\$2,562
75 Peacock St, Seaforth	3	2	2	721	14-Aug-11	\$1,310,000	\$1,817
1 Princes Prm, Seaforth	4	2	2	915	05-Aug-11	\$1,738,000	\$1,899
5 Peacock St, Seaforth	3	1	1	572	01-Aug-11	\$1,250,000	\$2,185
39 Ellery Pde, Seaforth	5	5	2	1209	03-May-11	\$3,360,000	\$2,779



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

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