

Buyers' 12-month search ends



21 Trade St, Newtown, sold at auction for \$1.88 million on the weekend.

Newtown home smashes its reserve by nearly \$200,000. **Brendan Wong** reports.

A VICTORIAN terrace in Newtown sold for \$1.88 million, \$180,000 above the vendor's reserve.

The three-bedroom home received five registrations at the auction on Saturday with three actively bidding.

Bidding opened at \$1.5 million and rose in \$10,000 lots.

The buyers were a couple who had spent the past 12 months looking for the right house.

Selling agent Michael Harris from Raine & Horne Newtown had 92 groups inspect the home and issued 10 contracts.

"The owners were realistic with the price," Mr Harris said.

Newtown's median house price has risen 27.3 per cent in the past 12 months to \$1,272,500, according to CoreLogic RP Data.

REALISTIC EXPECTATIONS

A THREE-BEDROOM semi at 65 Gipps St, Concord sold for \$1.28 million.

The property attracted three registered bidders with the successful buyers a family upsize from a Canada Bay apartment.

Selling agent Dib Chidiac from Raine & Horne Concord saw through 40 groups and issued eight contracts during the campaign.

"Provided that expectations are at today's prices, things are definitely selling," Mr Chidiac said.

"If you're going to campaign with expectations of six months or 12 months ago, you're not going to be able to sell."

SNAPSHOT INNER WEST COURIER CITY

MEDIAN PRICES
HOUSES / \$1.3 MILLION UNITS / \$720,000

SALES

TOP TEN SALES

1	1a Lord St, Newtown	\$2,420,000
2	185/5 Wulumay Cl, Rozelle	\$1,950,000
3	30 Fotheringham St, Enmore	\$1,888,000
4	21 Trade St, Newtown	\$1,880,000
5	91 Douglas St, Stanmore	\$1,850,000
6	6 Redmond St, Leichhardt	\$1,842,500
7	108 Cavendish St, Stanmore	\$1,780,000
8	42 Fitzroy Av, Balmain	\$1,618,000
9	17 Macleay Pl, Earlwood	\$1,610,000
10	37a Francis St, Marrickville	\$1,570,000

ON THE MARKET

NUMBER OF PROPERTIES

\$0-\$299,999	Houses	1
\$0-\$299,999	Units	3
\$300,000-\$499,999	Houses	2
\$300,000-\$499,999	Units	21
\$500,000-\$699,999	Houses	1
\$500,000-\$699,999	Units	53
\$700,000-\$999,999	Houses	9
\$700,000-\$999,999	Units	43
\$1million+	Houses	44
\$1million+	Units	37

TOP PRICE

\$2,420,000

1a Lord St, Newtown

MEDIAN
\$985,000

2a Yaralla St, Newtown

BARGAIN
\$454,000

8/4 Hunter St, Lewisham

NEW LISTING



\$1.425 million to \$1.5 million
26/20 PHILLIPS ST, CABARITA



Cameron Nicholls / 0421 733 118

THIS recently renovated home has an open-plan living and dining area, four bedrooms and a double lockup garage in a secure basement. There are also air-conditioning, intercom entry and lift access. Residents have access to resort facilities including tennis courts, pools, spa, and gym. Contact Cameron Nicholls from Nicholls & Co Estate Agents on 0421 733 118.

PRIVATE
TREATY

353

LAST
WEEK
299

AUCTIONS

250

LAST
WEEK
204

NEW
LISTINGS

69

GENERAL TIME
ON MARKET

46

DAYS