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Art Deco marvel sells for \$5.15m in



This Art Deco classic at 26 Clements St in Russell Lea sold for \$5.15 million.

THE DESIGN OF THE HOUSE MADE IT AN EXTRA SPECIAL SALE FOR THE AGENTS, WRITES OWEN ROBERTS

One of Russell Lea's premier Art Deco homes, a three-bedroom property at 26 Clements St has sold at auction for \$5.15 million.

Designed in 1939 by noted architect Guy Crick, the split level house had more than 60 groups through during the campaign, with 10 contracts being issued.

Bidding started at \$4 million and progressed in increments of \$100,000, \$25,000, \$10,000 and finally \$1000.

There were six registered bidders competing for the house, four of which were active.

Adrian Sereni and Warwick Williams of Warwick Williams Real Estate Drummoyne sold the property and said it was the design of the house that made it an extra special sale.

"This was arguably one of the most recognisable homes in Russell Lea. It was a great result for the vendors, the purchasers and for the area," they said.

On a 934sqm parcel of land, the house has views of the city and Iron Cove Bay from both levels.

TRENDY TERRACE A BIG SELLER

A family from Waverton the buyers of renovated three-bedroom terrace in Newtown, which sold at auction for \$2.065 million.

The house at 4 Pine St was inspected by 98 groups throughout the campaign, with 12 contracts issued.

35 people turned up to watch four registered bidders, three of which were active, battle it out for the split-level terrace.

SNAPSHOT INNER WEST COURIER - CITY

MEDIAN PRICES
HOUSES / \$1.475 MILLION UNITS / \$800,000

SALES

TOP 5 AUCTIONS

1	4d Duke St, Balmalm East	\$3,750,000
2	14 Rosser St, Rozelle	\$2,650,000
3	164 Albion St, Annandale	\$2,090,000
4	39 Neville St, Marrickville	\$1,960,000
5	30 Rose St, Annandale	\$1,605,000

TOP 5 PRIVATE TREATY

1	901/29 Margaret St, Rozelle	\$2,950,000
2	3 Scotsman St, Forest Lodge	\$1,950,000
3	46 Elizabeth St, Rozelle	\$1,810,000
4	12 Stanley St, Marrickville	\$1,800,000
5	20 Reynolds Av, Balmalm	\$1,739,999

ON THE MARKET

NUMBER OF PROPERTIES

\$0-\$299,999	Houses	3
\$0-\$299,999	Units	2
\$300,000-\$499,999	Houses	0
\$300,000-\$499,999	Units	17
\$500,000-\$699,999	Houses	1
\$500,000-\$699,999	Units	56
\$700,000-\$999,999	Houses	6
\$700,000-\$999,999	Units	67
\$1million+	Houses	25
\$1million+	Units	42

TOP PRICE
\$3,750,000

4d Duke St, Balmalm East

MEDIAN
\$1,250,000

203/47 Norton St, Leichhardt

BARGAIN
\$375,000

4/14 Ross St, Forest Lodge

AUCTION CLEARANCE



Current Clearance
Auction properties that sold on or prior to auction this week

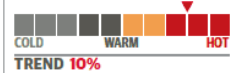
Last month clearance
Properties that sold under the hammer last month

Auction plus clearance
Properties that went to auction four weeks ago that are now reported as sold

AUCTION RESULTS

Reported Auctions	61
Sold at Auction	30
Sold before Auction	16
Withdrawn	1
Passed In	12
Sold After Auction	2

AUCTION EFFECTIVENESS
80% HOT



PRIVATE TREATY 376 LAST WEEK 385 AUCTIONS 403 LAST WEEK 379 NEW LISTINGS 87 GENERAL TIME ON MARKET 51 DAYS AUCTION TIME ON MARKET 27 DAYS CoreLogic RP Data

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auction after start at \$4m

An opening bid of \$1.85 million started the auction, with purchaser feedback placing price expectations at around the \$2 million mark.

Michael Harris and Duncan Gordon of Raine & Horne Newtown sold the property, with Mr Harris believing the home's unique renovation made it a popular choice among owner-occupiers.

The house previously sold for \$1.265 million in March 2014.

YOUNG FAMILY MOVES IN

A five-bedroom house in Strathfield has sold at auction for \$3.4 million to a young family moving into the area.

Bidding for the property at 5 Francis St started at \$2.8 million.



5 Francis St, Strathfield, sold for \$3.4m.

with all three registered bidders participating.

Selling agent Joe Campisi of Devine Real Estate Strathfield said that while there wasn't a lot of interest, the price reached the owner's expectations.

“This was arguably one of the most recognisable homes in Russell Lea. It was a great result for the vendors, the purchasers and for the area.

ADRIAN SERENI & WARWICK WILLIAMS- WARWICK WILLIAMS REAL ESTATE”



This attractive terrace at 4 Pine St in Newtown sold for \$2.065 million.

POPULAR PROPERTY CRACKS \$2M

There were 80 groups through a three-bedroom Croydon house at 22 Greenhills St, which sold at auction over the weekend for \$2.06 million.

There were 60 people in attendance as 11 bidders, five of which were active, competed.

A family looking to relocate to a more convenient location were the buyers, with bidding starting at \$1.6 million.

Selling agents Marco and Riccardo Errichiello of Rich and Oliva Croydon Park sold the property and said that the home's biggest selling point was its attractive facade and desirable location close to transport.



The facade of 22 Greenhills St, Croydon.



COUPLE SNAP UP QUAIN SEMI

A QUAIN two-bedroom semi-detached house in Erskineville has sold at auction for \$1.43 million – \$130,000 above the reserve.

A young couple were the happy buyers of the house at 68 Swanson St, beating two other active bidders.

There were 81 groups through the inspections during the campaign, with bidding starting at \$1.25 million.

On a 184sq m block, the well-maintained home has two large bedrooms, a central lounge room and classic features throughout.

Shaun Stoker and Christopher Bedzo of Ray White Surry Hills and Alexandria sold the property, with both agents believing the potential and location of the home were its two biggest selling points.



ONE-BEDDER BLITZES RESERVE

A ONE-bedroom apartment in Drummoyne has sold at a midweek auction for \$870,000.

The unit, at 16/72 Day St, has views of the city skyline, as well as a quality Caesarstone kitchen and large bedroom with a built-in wardrobe.

It sold for \$70,000 more than the reserve, with five of the nine

registered bidders participating in what was a competitive auction.

Aladdin Hassen, of The Agency Inner West Annandale, sold the property with Danny Hassen.

The unit is within walking distance of Birkenhead Point Shopping Centre and has a large lockup garage.

It previously sold in August 2007, for \$405,000.

