

For Sale in Inglewood

Address	Asking Price	Summary
154 Eighth Avenue, Inglewood	\$ 950,000	House, 1012m ²
161 Eighth Avenue, Inglewood	\$ 495,000	Villa, 263m ²
95 Sexton Road, Inglewood	\$ 749,000	House, 562 m ²

“SPRING HAS SPRUNG!”

Spring and the warmer months have, historically, been a great time to move. If you are thinking of selling or would simply like an indication of your properties current value, I would love to come past and inspect your home. This service is absolutely free with no obligation at all. If you feel this might be a useful service please feel free to call me on 0409 198 023. Regards, Matt and the Stuart Weston Team.



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A Helper Agent[®] is an agent trusted and respected for their honesty, integrity and transparency. It is someone who will maintain the professionalism expected while empathizing with and caring for your needs.

Stuart For more information, please go to www.helperagent.com.au.

What Clients Are Saying

"Dealing with Matt took so much of the anxiety of my first home buying experience. His courteous and professional manner made him such a pleasure to deal with and if I was ever to consider selling or buying another property he would be the first person I would call." A Robinson



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INGLEWOOD MARKET REPORT

SPRING REPORT 2011

9272 3777



Welcome to our quarterly update on the Inglewood Property Market

Spring Market Report 2011

Matt Seabrook



The real estate market still remains relatively quiet however there seems to be more genuine buyer interest around now than in the first half of the year. On a positive note the Reserve Bank has kept interest rates on hold which has helped with continued interest from first home buyers for the lower to mid range properties. Houses up to the \$800,000 mark are well sought after by buyers looking for the renovator/original house on full blocks and fully renovated properties, 4 bed x 2 baths, family etc over the \$1M mark are also finding buyers. The rental market continues to gain strength as predicted, with properties leasing in a very short time after being advertising and for consistently high weekly prices.

How many properties have been sold Inglewood during the past three months?	16
How many properties are for sale in Inglewood today?	72
What is the highest house price in Inglewood in the past three months?	\$910,000
What is the lowest house price in Inglewood in the past three months?	\$600,000
What is the median house price in Inglewood in the past three months?	\$699,000
Vacant Land Sales Per Square Meter?	\$1450/m² (Small Block)
Development Site Sales Per Square Meter?	\$1067/m² (Duplex Block)
Three Bedroom Townhouse/Villa Sales?	\$680,000 to \$730,000
Two Bedroom Unit/Villa Sales?	\$280,000 to \$495,000
One Bedroom Unit Sales?	\$234,000 to \$365,000

Recent sales in the Inglewood Property Market

All care is taken to source accurate information. All information is sourced from REIWA and www.realestate.com.au and contains properties sold by Stuart Weston Real Estate and other agents.

Address	Sales Price	Summary
1/819 Beaufort Street, Inglewood	\$295,000	1 bed, 1 bath, Character Unit
3/28 Carrington Street, Inglewood	\$280,000	2 bed, 1 bath, Unit
7/38 Carrington Street, Inglewood	\$234,000	1 bed, 1 bath, Unit
169 Crawford Road, Inglewood	\$870,000	4 bed, 2 bath, House 541 m ²
208 Crawford Road, Inglewood	\$672,000	3 bed, 2 bath, House 288 m ²
240A Crawford Road, Inglewood	\$600,000	3 bed, 2 bath, House 332m ²
343 Crawford Road, Inglewood	\$729,000	3 bed, 1 bath, House 534 m ²
5A Park Street, Inglewood	\$495,500	2 bed, 1 bath, Villa 298 m ²
4/109 Sixth Avenue, Inglewood	\$680,000	3 bed, 2 bath, Townhouse
120 Sixth Avenue, Inglewood	\$910,000	4 bed, 2 bath, House 675 m ²
31 Waterford Street, Inglewood	\$670,000	3 bed, 2 bath, House
2/116 Sixth Avenue, Inglewood	\$730,000	3 bed, 2 bath, Townhouse



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Inglewood



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343 Crawford Road
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120 Sixth Ave
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3/28 Carrington St
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208 Crawford Road
Inglewood



5A Park Street
Inglewood



31 Waterford St
Inglewood



7/38 Carrington St
Inglewood



240A Crawford Road
Inglewood



4/109 Sixth Ave
Inglewood



2/116 Sixth Ave
Inglewood