

For Sale in Inglewood



7/2 Wheeler Street, Morley From 1 Bed, 1 Bath, Unit
Call Stuart Weston 9272 3777 For \$275,000
Details.



4/77 Second Avenue, Mt Lawley \$425,000 2 Bed, Townhouse
Call Stuart Weston 9272 3777 For
Details.



10A York Street, Inglewood \$889,000 - 4 Bed, 3 Bath,
Call Stuart Weston 9272 3777 For \$939,000
Townhouse
Details.

Rentals Wanted Today

The rental market is busy and rentals are in short supply, quality tenants and good rent are available now!

Call our department for a rent appraisal or details of our services. Over 20 years of rental experience.

9272 3777 or rentals@stuartweston.com.au

What Clients Are Saying

"Matt, Thank you for assisting in my recent purchase. I must say your positive attitude and honest approach made the process stress-free and without any obstacles. I very much appreciate your efforts."

Dean 7.39 Fourth Avenue,

December 2011



9272 3777

4 Walcott Street
Mount Lawley WA 6050

Email sales@stuartweston.com.au

Web www.stuartweston.com.au

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a new age in real estate

All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INGLEWOOD MARKET REPORT

SUMMER REPORT 2012

9272 3777



STUART WESTON
REAL ESTATE

Welcome to our quarterly update on the Inglewood Property Market



Matt Seabrook

SUMMER MARKET REPORT 2012

Summer and the New Year traditionally brings with it a lift in property activity as people get serious about buying and getting settled early in the year. We expect this will be the case this year with the recent drop in interest rates a possible catalyst to move things along.

Sovereign debt issues and economic uncertainty in major world economies dominated the news throughout 2011 which resulted in the market taking a cautious wait and see attitude to property. A resultant lack of buyer confidence brought property turn over to its lowest in many years and with increasing stock levels property prices fell across the market.

What for 2012? Some people are forecasting better times and there is cautious optimism within the Perth property market with many believing that the states strong population growth and the flow-on affects of planned investment in the resources industry in the north will precipitate an early recovery in the Perth property market. There is already great tenant pressure on the rental market for property and the resultant rising rents should be a catalyst for both renters and investors to consider buying soon.

Recent Inglewood Statistics

How many properties have been sold in Inglewood during the past three months?	15
How many properties are for sale in Inglewood today?	59
What is the highest sales price in Inglewood in the past three months?	\$915,000
What is the lowest sales price in Inglewood in the past three months?	\$560,000
What is the median house sale price in Inglewood in the past three months?	\$645,000
Vacant Land Sales Per Square Meter?	\$1450/m ² (Small Block)
Development Site Sales Per Square Meter?	\$1067/m ² (Duplex Block)
Three Bedroom Townhouse/Villa Sales?	\$650,000 to \$730,000
Two Bedroom Unit/Villa Sales?	\$280,000 to \$495,000
One Bedroom Unit Sales?	\$291,000 to \$300,000

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
7 Chatham Street, Inglewood	\$740,000	3 Bed, 2 Bath, House 289sqm
208 Crawford Road, Inglewood	\$645,000	3 Bed, 2 Bath, House 288sqm
347 Crawford Road, Inglewood	\$915,000	3 Bed, 1 Bath, House 534sqm
321 Crawford Road, Inglewood	\$535,000	2 Bed, 1 Bath, House 399sqm
83 Wood Street, Inglewood	\$645,000	2 Bed, 1 Bath, House 610sqm
30 Walter Road, Inglewood	\$630,000	2 Bed, 1 Bath, House 610sqm
158B Ninth Avenue, Inglewood	\$650,000	3 Bed, 2 Bath, Villa
2/39 Wood Street, Inglewood	\$385,000	2 Bed, 1 Bath, Villa
9/140 Normanby Road, Inglewood	\$300,000	2 Bed, 1 Bath, Unit 69sqm
15/3 Oxford Street, Inglewood	\$291,000	2 Bed, 1 Bath, Unit 68sqm
17/3 Oxford Street, Inglewood	\$291,000	2 Bed, 1 Bath, Unit 68sqm
47A Wood Street, Inglewood	\$335,000	Land, Rear Block 448sqm



7 Chatham Street



208 Crawford Road



347 Crawford Road



321 Crawford Road



83 Wood Street



30 Walter Road



158B Ninth Avenue



2/39 Wood Street



9/140 Normanby Road



15/3 Oxford Street



17/3 Oxford Street



47A Wood Street