

For Sale in Mount Lawley



12/96 Guildford Road, Mt Lawley From 2 Bed, 1 Bath, Unit
Call Stuart Weston 9272 3777 For \$329,000
Details.



55 Clarence Street, Mt Lawley \$1,050,000 3 Bed, 2 Bath,
Call Stuart Weston 9272 3777 For House
Details.



26 Marradong Street, Mt Lawley \$1,360,000 5 Bed, 3 Bath,
Call Stuart Weston 9272 3777 For House
Details.



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

"Thank you so much to Stuart and the team who, with their personalised, efficient and professional service ensured that we had a quick sale with the best possible outcome for all parties involved.

For what was a complex transaction it was refreshing to find an Agent who actually listened to our concerns and acted accordingly.

I would highly recommend Stuart and his team to anyone looking to buy or sell a property in these current economic times."

W Andrews, October, 2011



9272 3777
4 Walcott Street
Mount Lawley WA 6050
Email sales@stuartweston.com.au
Web www.stuartweston.com.au

When You Want to Sell ...
Sell with a
★ **Helper Agent**[®]
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

MOUNT LAWLEY MARKET REPORT

SUMMER REPORT 2012

9272 3777



STUART WESTON
REAL ESTATE

Hello and welcome to our quarterly update on the Mount Lawley Property Market



Stuart Weston

SUMMER 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 Mount Lawley Statistics

How many properties have been sold Mount Lawley during the past three months?	45
How many properties are for sale in Mount Lawley today?	139
What is the highest sales price in Mount Lawley in the past three months?	\$1,800,000
What is the lowest sales price in Mount Lawley in the past three months?	\$230,000
What is the median house sale price in Mount Lawley in the past three months?	\$862,000
The number of property sold over \$1.5m	3
Vacant land sales per sqm (rear blocks)	\$1,100 - 1,600sqm

Recent sales in the Mount Lawley 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
25 Coode Street, Mt Lawley	\$840,000	3 Bed, 1 Bath Older Renovations
82B North Street, Mt Lawley	\$675,000	3 Bed, 2 Bath Townhouse
2/16-18 Queens Crescent, Mt Lawley	\$420,000	2 Bed, 1 Bath Townhouse
98 Harold Street, Mt Lawley	\$660,000	3 Bed, 1 Bath House, Renovated
62 Clarence Street, Mt Lawley	\$818,000	3 Bed Original
5/15 Lawley Crescent, Mt Lawley	\$410,000	2 Bed Unit
33 Woodsome Street, Mt Lawley	\$1,150,000	4 Bed, 2 Bath House, Original
36 Grosvenor Road, Mt Lawley	\$895,000	3 Bed, 1 Bath Original
48 Forrest Street, Mt Lawley	\$482,000	2 Bed, 1 Bath, Weatherboard House



25 Coode Street



82B North Street



2/16-18 Queens Crescent



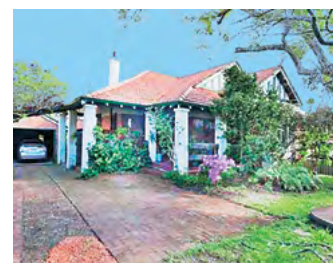
98 Harold Street



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5/15 Lawley Crescent



33 Woodsome Street



36 Grosvenor Road



48 Forrest Street