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**Stuart Weston  
Real Estate**



**Inner North  
Quarterly Market Report  
April - June 2018**

**NORMANBY ROAD, INGLEWOOD**



# WELCOME

## Quarterly Market Report

Welcome to our next comprehensive Market Report for Perth's vibrant Inner North. I hope you find the following cross section of sales and property management information covering Mount Lawley, Inglewood and Bayswater interesting.

It has been a year of ups and downs to date with the general market falling further again but the shoots of recovery are starting to emerge and solid activity for well renovated properties at the higher end of the value scale.

For any help with sales or property management, please give me or my vibrant team a call.

**Matt Seabrook | 0409 198 023**  
**Principal | Stuart Weston Real Estate**

# Community News

## Inglewood Monday Night Markets

Get Excited! It is the launch of the Inglewood night markets!

This season will bring new vendors, entertainment, event and competitions!

Be sure to like the Inglewood Monday Night Markets Facebook and Instagram Page to be kept in the loop.



[www.facebook.com/  
InglewoodMondayNightMarkets.com](http://www.facebook.com/InglewoodMondayNightMarkets.com)



[@inglewoodonbeaufort](https://www.instagram.com/inglewoodonbeaufort)



## Baysie Rollers

Baysie Rollers is a community group run by volunteers aiming to activate the Bayswater town centre through a variety of channels.

For events and what's coming up be sure to follow the Facebook and Instagram page.



[www.facebook.com/baysierollers](http://www.facebook.com/baysierollers)



[@the\\_baysie\\_rollers](https://www.instagram.com/the_baysie_rollers)

# Mount Lawley Statistics

## April - June 2018

NUMBER OF  
PROPERTIES  
SOLD IN  
MOUNT LAWLEY

**43**

**61**

AVERAGE DAYS ON  
MARKET IN  
MOUNT LAWLEY

TOP SALE  
PRICE IN  
MOUNT LAWLEY

**\$1,650,000**

MOUNT LAWLEY  
MEDIAN  
HOUSE PRICE

**\$930,000**

**\$515,000**

PERTH MEDIAN  
HOUSE PRICE

Disclaimer: All information is based on independent third party data provided by reiwa.com.au and includes data for sales results across all agencies

## Our Recent Sales Last Quarter



11 Carrington Street,  
Mount Lawley



**\$575,000**



37 Burt Street,  
Mount Lawley



**\$705,000**



58 Whitley Crescent,  
Mount Lawley



**\$950,000**



# Mount Lawley Agents



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**Stuart Weston | 0417 940 105**  
**stuartw@stuartweston.com.au**

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## Excellent Agent

“We have dealt with Stuart Weston previously when selling a property, as before we found he and his staff were excellent to deal with. Stuart is very professional and a great communicator, we would have no hesitation in recommending him and will happily use his services again.”

- Rob & Maree (Vendors)



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**Matt Seabrook | 0409 198 023**  
**matt@stuartweston.com.au**

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## Great Agent

“Matt gave us exceptionally good service from start to finish. He demonstrated a thorough understanding of the market and the available marketing tools. He and his team kept us informed of all developments. I am happy to recommend him.”

- Alan (Vendor)

# Inglewood Statistics

## April - June 2018

NUMBER OF  
PROPERTIES SOLD  
IN INGLEWOOD

**20**

**45**

AVERAGE DAYS ON  
MARKET IN  
INGLEWOOD

TOP SALE  
PRICE IN  
INGLEWOOD

**\$1,277,000**

INGLEWOOD  
MEDIAN  
HOUSE PRICE

**\$811,250**

**\$515,000**

PERTH MEDIAN  
HOUSE PRICE

Disclaimer: All information is based on independent third party data provided by reiwa.com.au and includes data for sales results across all agencies

## Our Recent Sales Last Quarter



205A Sixth Avenue,  
Inglewood



**\$1,100,000**



13 Nelson Street,  
Inglewood



**\$595,000**



140A Sixth Avenue,  
Inglewood



**\$512,500**

# The Seabrook Team



**Adrian Loh | Audrey Vaslet | Matt Seabrook**

**0435 227 120**

**[TheSeabrookTeam@stuartweston.com.au](mailto:TheSeabrookTeam@stuartweston.com.au)**

## **Excellent service**

“Thank you to Matt and the team at Stuart Weston for the professional and supportive service provided in the sale of our house. Matt has extensive knowledge about the area and his advice was spot on. We felt reassured by Matt’s communication and adherence to our requests.”

- Stephan & Monica (Vendors)

## **Agent with integrity**

“Adrian is a lovely person and has a true passion for real estate, his honesty and integrity made the sale of our property much more pleasant than many stories one hears when selling. Thank you SW and a big thank you Adrian.”

- Ronda & Anthony (Vendors)

# Bayswater Statistics

## April - June 2018

NUMBER OF  
PROPERTIES SOLD  
IN BAYSWATER

**50**

**72**

AVERAGE DAYS  
ON MARKET IN  
BAYSWATER

TOP SALE  
PRICE IN  
BAYSWATER

**\$1,230,000**

BAYSWATER  
MEDIAN  
HOUSE PRICE

**\$572,500**

**\$515,000**

PERTH MEDIAN  
HOUSE PRICE

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## Our Recent Sales Last Quarter



5A Grand Promenade, Bayswater



**\$690,000**



164 Railway Parade, Bayswater



**\$590,000**



# Richard Lyster



**Richard Lyster**

**0488 681 361**

**[richard@stuartweston.com.au](mailto:richard@stuartweston.com.au)**

## **A pleasure doing business**

“A good experience in purchasing this property.

Richard was accommodating at every point, enjoyable to deal with and seemed to be on top of everything. I would be happy to use Richard again with future purchases or sales of property.”

- John (Buyer)

## **Great person to work with**

“Richard was a great person to work with.

We were well communicated about any matters regarding to the sale of our house. We highly recommend Richard to people who are looking for an agent to sell their property for them.”

- Clive & Van (Vendors)

# Stuart Weston Real Estate

## Recent Leases

LEASED



13 Harcourt Street, Inglewood



\$725 per week

LEASED



359 Crawford Road, Inglewood



\$425 per week

LEASED



12 May Street, Bayswater



\$360 per week

LEASED



8/54 Central Avenue, Maylands



\$330 per week

During the period of April to June we leased a total number of 26 properties.

# Property Management Team



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**Helen Thompson | 9272 3777**

**[helen@stuartweston.com.au](mailto:helen@stuartweston.com.au)**

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Helen comes into the industry from a solid background of management and executive responsibilities within various UK based international service organisations.

She leads our rental department team and is responsible not only for the day to day management of it but also the growth and long term development of the department particularly around the advancement of our service offerings and the application of new technology.



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**Tina Smythe | 9272 3777**

**[tina@stuartweston.com.au](mailto:tina@stuartweston.com.au)**

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Tina is our Trust Account & Senior Administration Manager and has an extensive experience in book keeping and trust management.

Her knowledge of trust accounting, financial systems and rental software ensure she provides audited and balanced accounts and monthly statements to our owners, accurately and regularly.



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**Lauren Seetsen | 9272 3777**

**[lauren@stuartweston.com.au](mailto:lauren@stuartweston.com.au)**

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Lauren is a critical member of our 5 star property management team and works hand in hand with Helen to provide all our clients an excellent service full of energy and enthusiasm.

# Support your locals



Loubna 0488 093 440 | Drip Espresso Bar | 94718000  
3 King William Street Bayswater 6053  
belhassnloubna@gmail.com

Richard Lyster and Drip Espresso invite you to have 15% off your total bill on them.

Present this voucher to redeem.

## 15% off

the total bill.

Valid until 30th November 2018

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& STUART WESTON REAL ESTATE

Valid until 30th November 2018



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REAL ESTATE

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