mckillop report

1st quarter

2015

bowral
berrima
burrawang
burradoo
colo vale
mittagong
robertson

mckillop property

mckillopreport

Good news story

The numbers in this report show another quarter of healthy property turnover but I don't actually think they tell the full story of how dynamic the local market has been so far this year.

You might remember that throughout 2014 in the McKillop Report I talked of the value of the steady Highlands property market. Last year the local property wasn't necessarily setting new records but it was delivering solid consistent returns.

This year has been a whole different story. And it's definitely a good news story.

It started with a bang in January and has continued to accelerate to the point where March was the biggest and busiest ever recorded for McKillop. We had more sales, more listings and more enquiries than I have ever known.

And right now there appears to be no sign of it slowing down.

It was interesting to read a recent report that said prices in Sydney increased by 6% in the first quarter of this year. On the back of those headlines I do caution local vendors that prices locally haven't been driven to that same extent, but neither have prices anywhere else in the country. It's important to remember that Sydney property is a world all of it's own!

The prices we are achieving locally are strong. Buyers recognise there is competition and are prepared to pay a fair price. Even in such a buoyant market I'm finding buyers are willing and eager but they remain cautious.

So my advice is to potential vendors is to get cracking. I don't believe the cooling temperatures are going to automatically cool this hot market so don't be afraid to list and sell over Winter.

Give us a call.

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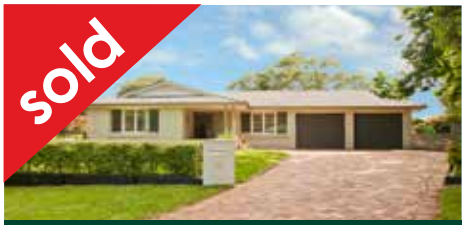
57 shepherd street, bowral
$1,245,000

18 elizabeth street, burradoo
$860,000



6 camellia place mittagong
offers over $595,000

34 mittagong street, welby
$445,000

42 bendooley street, bowral
offers over $1,300,000

12 swan street, robertson
offers over $445,000

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total sales

sales statistics supplied by rpdata.com.au, sales numbers reflect properties settled in the listed areas

bowral

number of sales	**114**
lowest price	$120,000
highest price	$4,500,000

* 4 bronwyn place

burradoo

number of sales	**24**
lowest price	$725,000
highest price	$4,175,000

* 21 nerang street

mittagong

number of sales	**52**
lowest price	$265,000
highest price	$2,390,000

* 56 alfred street

robertson

number of sales	**16**
lowest price	$290,000
highest price	$1,750,000

* 56 may street

burrawang

number of sales	**4**
lowest price	$260,000
highest price	not disclosed*

* 41 hoddle street

colo vale

number of sales	**6**
lowest price	$330,000
highest price	$1,032,000

* 15 elm street

berrima

number of sales	**23**
lowest price	$335,000
highest price	$1,800,000

* 18 oxley street

moss vale

number of sales	**66**
lowest price	$130,000
highest price	$945,000*

* 232 iona park road

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contacts

please feel free to contact us for a market report on your immediate area, we'd be delighted to assist.

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	• **Jeremy**	0417 871 471
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in **person**

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- Shop 3, 74-76 Hoddle Street, **ROBERTSON**

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via our **website** www.mckillopproperty.com.au

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