

## Sales Market Review

### 'Supply/Demand In-balance'

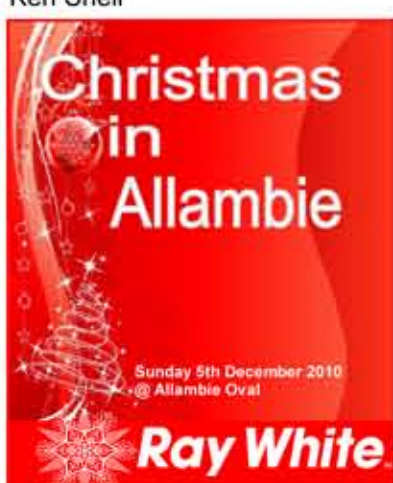
The third quarter of 2010 has seen a slight easing of supply, with continuing strong inspection numbers. Properties that are well presented & well priced are having strong competitive bidding from multiple buyers.

We are also seeing a strong influx of cashed up buyers from The Lower North Shore, looking to settle with young families on the Northern Beaches, but still with reasonable access to the city commute.

In certain price brackets we are feeling some slowing of price growth as loan repayment affordability is become of more concern with continuing upward pressure on interest rates.

To discuss your needs and concerns or for a full list of sales in the local area, don't hesitate to call.

Regards  
Ken Snell



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## Market Statistics

Allambie Heights Recent Sales History - 2nd Half 2010

Allambie Heights (Houses Only)	Sales	Lowest Price	Highest Price	Average Sale Price	Mean Sale Price
2008	76	\$620,000	\$1,500,000	\$891,244	\$838,750
2009	105	\$607,000	\$1,470,000	\$903,328	\$879,250
July - September 2010	26 (3 months)	\$625,000	\$1,430,000	\$935,913	\$902,000

## Meet the Team



Ken Snell



Lisa Hutton



David Webber

### How to win...

By booking your property appraisal in October/November & placing your name in the lucky draw, you are entering the chance to win a 16gb Apple iPad.

The winner will be announced at this year's Christmas carols on Sunday the 5th of December 2010.

Contact Ken Snell on 0400 620 000 to arrange a suitable time for the market appraisal.

Good luck to all & I look forward to hearing from you!

**Ray White**  
Allambie Heights

your chance  
to WIN  
a FREE Ipad!!!  
with your appraisal!



## Full Market Report

For a full report of all sales with photos & details, please contact us by email on [allambieheights.nsw@raywhite.com](mailto:allambieheights.nsw@raywhite.com) or call 9975 1333.



Note: Terms & Conditions do apply, contact us for more information. You can only enter once. The iPad is a registered trademark of Apple Pty Ltd.

**Ray White**  
Allambie Heights

NB: Market statistics based on settled sales recorded with RP Data & realestate.com.au during the prescribed period, plus data collected from other services. We have in preparing this document used our best endeavours to ensure the accuracy of all the information provided. We accept no liability for any errors or inaccuracies and recommend that all recipients make their own enquiries to verify any information given.

## Rental Market Review

The strong spring seasonal market has once again seen record numbers of tenants out competing for property.

Supply of rental property has continued to be restricted by lack of building and strong net migration into Sydney. Therefore rental rates are still feeling strong upward pressure. There is very strong demand for executive properties in the local area to supply the expat market working in the local area.

N.B. We currently manage over 1000 properties across the Northern Beaches, should you need any help or advice please give us a call on 8457-0100

	Average	Lowest	Highest
3 Bedroom	\$661pw	\$525pw	\$800pw
4 Bedroom	\$945pw	\$600pw	\$1250pw

### Allambie Heights



Leased for  
\$1250.00 Per Week  
4 Bed 2 Bath 2 Car  
Leased within  
2 Weeks!

### Allambie Heights



Leased for  
\$675.00 Per Week  
4 Bed 3 Bath 2 Car  
Leased within  
2 Weeks

## Testimonials

"Just a short note to say thanks for an excellent result, in spite of a difficult market. Being in the service industry & after having many bad experiences with agents in the past, I was determined to ensure this time I got it right. I appreciate the way you handled all the pressure I put you under with courtesy and professionalism. You never lost your cool! The advertising was accurate and well matched to all the needs of the property. I'll certainly recommend you to anyone looking to sell."  
- Walter McKenzie

"We wish to thank you and your staff for your professionalism and efficiency in assisting us with the purchase of the above property. We appreciated that you kept us informed by providing regular updates on the progress of the property and we certainly benefited from your advice and expertise in the Sydney real estate market."  
- Gaie & Barry Leech

"You had a complete understanding of what we needed and the quick timeframe we needed to work within. It's been a pleasure to deal with you personally and the Ray White experience has been very professional"  
- Margaret Crichton

## Area Sales

2nd Half 2010



13 Moresby Place  
Allambie Heights  
6 bed 2 bath 2 car  
Sold for: \$1,100,000



39 Kirra Road  
Allambie Heights  
3 bed 1 bath 2 car  
Sold for: \$905,000



88 Kentwell Road  
Allambie Heights  
5 bed 3 bath 2 car  
Sold for: \$1,430,000



45 Pozieres Pde  
Allambie Heights  
2 bed 1 bath 2 car  
Sold for: \$750,000



1 Larissa Road  
Allambie Heights  
Land Sale  
Sold for: \$625,000



51 Madison Way  
Allambie Heights  
4 bed 2 bath 2 car  
Sold for: \$850,000



4 Lena Avenue  
Allambie Heights  
3 bed 2 bath 2 car  
Sold for: \$835,000



29 Southern Cross W  
Allambie Heights  
4 bed 3 bath 2 car  
Sold for: \$1,395,000



9 Arnhem Road  
Allambie Heights  
3 bed 2 bath 2 car  
Sold for: \$1,060,000



20 Smith Avenue  
Allambie Heights  
3 bed 1 bath 2 car  
Sold for: \$935,000

**Ray White**  
Allambie Heights

NB: This market report may contain property's sold by Ray White and various other agents