

SCORECARD

THE PONDS
MAY 2015

Welcome to the May issue of The Ponds Scorecard on the Local Real Estate Market.

Did you know?

- The Ponds Shopping centre is now open! Woolworths and other outlets opened their doors on Thursday 28th May. Providing The Ponds residents with a retail outlet within their own neighbourhood, further increasing the facilities within the area.
- Recent Core Logic RP Data statistics show that median house prices in The Ponds have increased by 20% in the last year.
- A growing number of homes in The Ponds, on blocks as small as 396sqm, are selling for \$1 million and more.
- Urban Land & Housing is a boutique property company with over 25 years' experience in the industry. Equipped with an extensive team of experts that specialise in a range of first class customised property services to any of our client's needs.
- For more information about The Ponds and to be kept up to date with the latest URBAN listings in the area please visit www.the-ponds.com.au
- The value and experience that URBAN brings to the sale of your property is essential in achieving the maximum result
- Our Sales Consultant Jesse offers an obligation free market appraisal, to take up this offer please contact Jesse on the details below or through our office 9672 6055



Sales Consultant
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Recent Statistics – The Ponds

How many completed or lived in homes are currently for sale in The Ponds?	18
How many homes have been sold in The Ponds in the last 3 months?	37
What is the highest house sale price in the last 3 months at The Ponds?	\$1,290,000
What is the lowest house sale price in the last 3 months at The Ponds?	\$745,000
What is the median house sale price at The Ponds?	\$1,010,000



Most Recent Property Sales – The Ponds

Property	Type	Sold date	Sold price	Configuration
5 Arrowroot Street	House	30-Apr-15	\$1,200,000	5 bed, 2 bath, 2 car, double storey
7 Keriba Street	House	29-Apr-15	\$1,015,000	4 bed, 2 bath, 2 car, double storey
19 Lapstone Street	House	23-Apr-15	\$1,200,000	4 bed, 3 bath, 2 car, single storey
28 Faulconbridge Street	House	23-Apr-15	\$1,000,000	4 bed, 2 bath, 2 car, single storey
32 Ekala Avenue	House	22-Apr-15	\$995,000	4 bed, 2 bath, 2 car, double storey
33 Mosaic Avenue	House	20-Apr-15	\$935,000	4 bed, 2 bath, 2 car, double storey
6 Ivory Street	House	16-Apr-15	\$1,030,000	4 bed, 2 bath, 2 car, double storey
29 Buttercup Street	House	15-Apr-15	\$1,290,000	4 bed, 2 bath, 2 car, double storey
9 Amarco Circuit	House	15-Apr-15	\$1,050,000	4 bed, 2 bath, 2 car, single storey
16 Paddle Street	House	11-Apr-15	\$810,000	3 bed, 2 bath, 1 car, single storey
15 Lyrebird Crescent	House	10-Apr-15	\$1,175,000	4 bed, 3 bath, 2 car, double storey
77 Hastings Street	House	08-Apr-15	\$945,000	4 bed, 2 bath, 2 car, single storey
28 Bather Street	House	07-Apr-15	\$934,000	4 bed, 2 bath, 2 car, single storey

^ Sold by Urban Land and Housing

Properties For Sale - The Ponds

Property	Type	List Price	Configuration
79 Mallard Drive	House	Just Listed	3 bed, 2 bath, 1 car, single storey
32 Lapstone Street	House	Just Listed	4 bed, 2 bath, 2 car, single storey
10 Fanflower Street	House	Just Listed	4 bed, 2 bath, 2 car, single storey
24 Fanflower Street	House	Just Listed	4 bed, 2 bath, 2 car, single storey
4 Everglades Street	House	Offers over \$930,000	4 bed, 2 bath, 2 car, single storey
13 Yosemite Street	House	Offers over \$1,025,000	4 bed, 2 bath, 2 car, single storey
146 Ridgeline Drive	House	Offers over \$990,000	4 bed, 1 bath, 2 car, single storey
Lot 1616 Shipley Street	House	\$989,950	4 bed, 3 bath, 2 car, double storey

Are you thinking of Selling or Leasing your home?

Urban Land & Housing Group has been a prominent sales/leasing agent in The Northwest region. If you have thought about selling your home or block now is the time to do so with never before seen levels of demand and record values being achieved

- We are always being asked for completed new and lived in homes and/or registered/unregistered land
- If you are interested in selling contact us for an obligation free market appraisal

*Information provided is correct to the best knowledge of Urban Land & Housing Group as at May 2015.

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