
Summary

Market Brief:

- There were 101,000 dwelling sales over the 3 months ending in Oct 2019 that roughly level with a year ago but 13% below the decade average.
- Although new listings have increased by 65%, advertised listing numbers remain 14% lower over a year ago across the combined capitals and never been this low since 2009.
- The value of new housing credit commitments for owner-occupiers increased 11.9% higher over the 3 months to Aug and investor commitments were 11.6% higher.

Released Last Week:

- Elara in Marsden Park released 10 blocks on 23 Nov 2019, 9 deposited. Block sizes from 280 to 508sqm, prices from \$399,000 to \$510,000.
- High Grove in Box Hill released 22 house and land packages on 21 Nov 2019, 1 deposited. Block sizes from 303 to 2,130sqm. 3 to 5 bedroom house prices from \$649,750 to \$1,745,000.
- The Gables in Box Hill released 9 blocks on 23 Nov 2019, deposited TBA. Block sizes from 450 to 812sqm, prices from \$535,000 to \$699,000.

Releases This Week:

- 141 Tallawong Road in Rouse Hill released 46 blocks on 27 Nov 2019, deposited TBA. Block sizes from 262 to 422sqm, prices from \$354,978 to \$702,080.

Upcoming Releases:

- Elara in Marsden Park is releasing 8 blocks on 1 Dec 2019. Block sizes from 280 to 483sqm, prices from \$389,000 to \$499,000.











Weekly Report For Week 48 Sydney Northwest

Released Last Week

Elara - Marsden Park

-  Elara Boulevard, Marsden Park
-  Land, House & Land
-  Stockland
-  4310 approx.
-  2122 approx. (Nov 2019)
-  10 blocks, 23 Nov 2019
-  9 approx.
-  From 280 to 508sqm
-  From \$399,000 to \$510,000
-  Median land price Nov 2019
 - 275sqm at \$399,000 - \$1451psm
 - 350sqm at \$447,000 - \$1277psm
 - 375sqm at \$475,000 - \$1267psm
 - 400sqm at \$489,000 - \$1223psm
 - 500sqm at \$507,500 - \$1015psm
-  Comments
 - Land registration is expected in Aug 2020.
 - 1 block is BAL affected with a rating of 12.5.

High Grove - Box Hill

-  George Street, Box Hill
-  House & Land
-  Clarendon Homes
-  300 approx.
-  155 approx. (Nov 2019)
-  22 House & Land, 21 Nov 2019
-  1 approx.
-  From 303 to 2130sqm
-  From 132 to 386sqm
-  From \$649,750 to \$1,745,000
- 3 bed
 - 9 x 3 bed, single garage, single level
 - Block sizes from 303 to 471sqm
 - House sizes from 132 to 204sqm
 - Prices range from \$649,750 to \$999,000

Weekly Report For Week 48 Sydney Northwest

4 bed

- 12 x 4 bed, single garage, single level
 - Block sizes from 303 to 457sqm
 - House sizes from 142 to 177sqm
 - Prices range from \$684,000 to \$828,000
-
- 8 x 4 bed, single garage, double level
 - Block sizes from 303 to 365sqm
 - House sizes from 187 to 223sqm
 - Prices range from \$781,150 to \$853,800
-
- 1 x 4 bed, single garage, tri level
 - Block size 346sqm
 - House size 238sqm
 - Priced at \$909,000
-
- 9 x 4 bed, double garage, single level
 - Block sizes from 372 to 486sqm
 - House sizes from 201 to 254sqm
 - Prices range from \$831,000 to \$947,300
-
- 2 x 4 bed, double garage, double level
 - Block sizes from 334 to 413sqm
 - House sizes from 182 to 215sqm
 - Prices range from \$814,200 to \$904,000
-
- 5 x 4 bed, double garage, tri level
 - Block sizes from 412 to 568sqm
 - House sizes from 229 to 312sqm
 - Prices range from \$995,800 to \$1,073,000










5 bed

- 1 x 5 bed, double garage, single level
 - Block size 2000sqm
 - House size 262sqm
 - Priced at \$1,483,000
-
- 2 x 5 bed, double garage, tri level
 - Block sizes from 508 to 2130sqm
 - House sizes from 338 to 386sqm
 - Prices range from \$1,106,000 to \$1,745,000

Weekly Report For Week 48 Sydney Northwest

- 4 x 5 bed, double garage, fonzie level
- Block sizes from 424 to 558sqm
- House sizes from 269 to 374sqm
- Prices range from \$999,800 to \$1,191,500

The Gables - Box Hill

-  121 Old Pitt Town Road, Box Hill
-  Land, House & Land
-  Celestino Pty Limited
-  4100 approx.
-  819 approx. (Nov 2019)
-  9 blocks, 23 Nov 2019
-  TBA
-  From 450 to 812sqm
-  From \$535,000 to \$699,000
-  Median land price Nov 2019
 - 450sqm at \$547,000 - \$1216psm
 - 500sqm at \$562,500 - \$1125psm
 - 575sqm at \$660,000 - \$1148psm
 - 800sqm at \$699,000 - \$874psm
-  Comments
 - 5% deposit only.
 - Delayed Settlement Promotion. Limited time only. T&C applies.
 - Choose your own builder.

Releases This Week

141 Tallawong Road - Rouse Hill

-  141 Tallawong Road, Rouse Hill
-  Land
-  Private
-  46 approx.
-  46 blocks, 27 Nov 2019
-  TBA
-  From 262 to 422sqm
-  From \$354,978 to \$702,080

Weekly Report For Week 48 Sydney Northwest



Median land price Nov 2019

- 275sqm at \$491,290 - \$1787psm
- 300sqm at \$539,206 - \$1797psm
- 325sqm at \$588,438 - \$1811psm
- 350sqm at \$630,246 - \$1801psm
- 425sqm at \$700,580 - \$1648psm

Upcoming Releases

Elara - Marsden Park



Elara Boulevard, Marsden Park



Land, House & Land



Stockland



4310 approx.



2122 approx. (Nov 2019)



8 blocks, 01 Dec 2019



From 280 to 483sqm



From \$389,000 to \$499,000



Median land price Dec 2019

- 275sqm at \$389,000 - \$1415psm
- 350sqm at \$459,000 - \$1311psm
- 400sqm at \$499,000 - \$1248psm



Comments

- Land registration expected in Aug 2020.
- 90% of the blocks are BAL affected with a maximum rating of 29.

Weekly Report For Week 48 Sydney Northwest

Legend

-  Address
-  Type of development
-  Developer
-  Lots in development
-  Total lots sold
-  Release size
-  Deposited
-  House description
-  Block size
-  Price range
-  Median land price
-  Comments

Disclaimer

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