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*Source: REIWA Summary Report, Market Share 1/1/2015 - 30/6/2015

Welcome to our winter newsletter where we raise the housing issue surrounding school zones, share some insight into the market and provide other interesting real estate information.

Speculation vs. Fact

dG are Fremantle's # 1 Agent 2014*

dG are Fremantle's # 1 Agent 2013*

dG are Fremantle's # 1 Agent 2012*

dG are Fremantle's # 1 Agent 2011*

*Source: REIWA Summary Report, Market Share 2011 -2014

List with the **BEST** for **MAXIMUM** results



School Zones: Do they REALLY make a difference?

A recent Domain report analysed the growth rate of property prices within government school catchment zones nationwide to determine if particular school zones disproportionately impact property prices in those zones.

Domain Executive Editor Stephen Nicholls said the ability to easily discover whether homes fall in the catchment zones for leading schools was a "game-changer" for both buyers and sellers. "Agents say the difference between one side of the street and the other can be up to 10 per cent, based purely on schooling," said Mr Nicholls. "And much more than 10 per cent if buyers are fighting over specific properties at auction."

Perth's current hot spots are: Zones for Rossmoyne, Churchlands, Mt Lawley and Willetton Senior High Schools, Shenton College and Como Secondary College. Based on our sales experience other highly sought after government schools within the Greater Fremantle region include;

- East Fremantle Primary School
- White Gum Valley Primary School
- Beaconsfield Primary School
- Richmond Primary School
- John Curtin College of Arts

*Please note the above mentioned schools should in no way be considered as a recommendation. The information has been provided based on previous sales experience of dethridgeGROVES Real Estate.

Market Update by Hayden Groves

Since WA's population growth peaked in September 2012 and with the mining boom's peak long since passed, Perth's property values have stalled and rents have adjusted down. Values have not significantly fallen, in fact Perth's median house price over the twelve months to March 2015 shows a slight rise of 1.1 per cent.

Closer to home, the sub-region of Fremantle's median house price performed well, up 8.2 per cent on last year sitting at \$822,000. There is, however, more choice for buyers with local property listings up 18 per cent compared to last year.

Listing numbers are above normal levels and with average

selling days lengthening and a higher proportion (58%) of sellers discounting to meet the market, buyers are gaining the upper hand in a flattening market.

The rental market has adjusted down surprisingly rapidly with a sharp lift in supply (nearly 8500 rental listings currently advertised metro-wide) and vacancy rates touching 5 per cent. This has translated into median rents shrinking by 10.9 per cent throughout the Fremantle region as rental listings increased by 36 per cent in the March quarter alone.

On the bright side, interest rates remain encouragingly low removing some of the financial strain from property investors. Property values are holding too and it is somewhat refreshing to have a moderately stable property market after the relatively rapid peaks and troughs of the last decade.

Recently SOLD by Jan Ladhams



29 Holdsworth Street,
Fremantle



82b South Street,
Fremantle



39a York Street,
Beaconsfield



4/40 Paulik Way,
Hamilton Hill



To view all dG listings: www.dgre.com.au

For SALE by Jan Ladhams



424 South Terrace,
South Fremantle
\$1,190,000



20 Ives Street,
Hamilton Hill
Early to Mid \$600,000's



24/1 Forrest Street,
East Fremantle
Early \$500,000's



17/10 Stirling Street,
Fremantle
\$495,000 - \$525,000



Licensee: Grogan Nominees P/L as trustee for the Grogan Trust t/as
dethridgeGROVES ACN 107 249 829 ABN 49 393 269 382



LIKE dG and SHARE our Facebook post to go into the draw to WIN a double pass to see Tim Minchin perform @ The Fremantle Arts Centre, Thursday 6th August 2015.

Competition closes 12.00pm Wednesday 5th August 2015.
For T&C's, please see our post on FB.

Wishing you all the best of luck!

What is a Property Suburb Report?



The Real Estate industry has provided sellers and buyers with access to more information than they have ever had before. Although the information is highly beneficial it is often difficult to know where to start.

dG provide the **Property Suburb Report** as a way to gain a better understanding of your suburb market, insight into relevant facts (eg: highest sales price, median sales price), overall growth of your suburb and even a few recent sales within your area. The report is not a **Market Appraisal** and is not intended to be a valuation of your home. If you are at the point where you are interested in or ready to sell ask your preferred dG agent for a fully researched, up to the minute **Market Appraisal**.

Properties recently LEASED by dG

Keeping you up to date on the local rental market.

- 6/142 Watkins Street, White Gum Valley \$295 p/w
- 48 Quince Way, Coolbellup \$425 p/w
- 79 Hines Street, Hilton \$550 p/w
- 24/59 Breaksea Drive, North Coogee \$375 p/w
- 23/75 Phoenix Rd, Spearwood \$320 p/w

Looking to lease your Investment Property?

For an obligation free Management Prospectus please contact Nicole Iuliano 0411 597 197



My Winter Passion

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Please Note: The information outlined in this newsletter is not advice. Items herein are general comments only.

Clients should seek their own independent professional advice before making any decision or taking action.

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