

WE WELCOME JODIE FRANKLIN TO OUR PROPERTY MANAGEMENT TEAM

Jodie brings a wide range of experience to our team having worked in the local area in both sales and rentals for a number of years. She has been with us for a while now working with Michelle Barton and has enjoyed getting to know her Owners and Tenants alike.

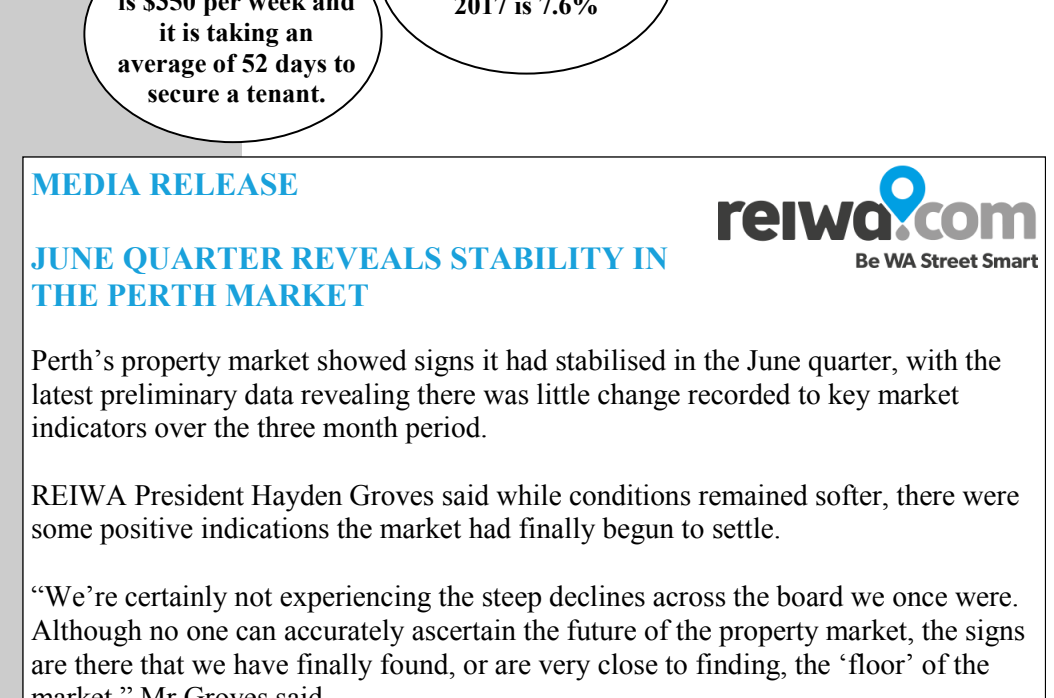


WINTER SPRINKLER BAN IS NOW OVER

The permanent winter sprinkler ban that applies until 31 August each year is now over.

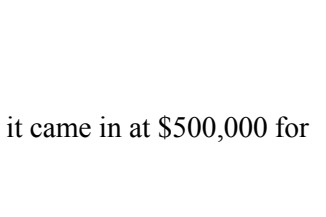


Current market snapshot



MEDIA RELEASE

JUNE QUARTER REVEALS STABILITY IN THE PERTH MARKET



Perth's property market showed signs it had stabilised in the June quarter, with the latest preliminary data revealing there was little change recorded to key market indicators over the three month period.

REIWA President Hayden Groves said while conditions remained softer, there were some positive indications the market had finally begun to settle.

"We're certainly not experiencing the steep declines across the board we once were. Although no one can accurately ascertain the future of the property market, the signs are there that we have finally found, or are very close to finding, the 'floor' of the market," Mr Groves said.

Median house and unit price

Preliminary figures for Perth's median house price shows it came in at \$500,000 for the three months to June 2017.

"As with most quarters, this preliminary figure sits noticeably below the revised March quarter median of \$515,000, but when we compare like for like, the June and March quarter preliminary medians are very comparable and show there has been little movement in median house price in the first six months of this year.

"Once all transactions have settled, we expect the revised June quarter median to increase to a level commensurate with the revised March quarter median," Mr Groves said.

Perth's preliminary median unit price also fared quite well in the June quarter, coming in at \$412,000. "Pleasingly, this is only down a marginal 1.8 per cent on the revised March quarter unit price, which suggests that once all sales have settled, this quarter's median unit price should come in higher than last quarter," Mr Groves said.

Sales activity

Landgate's preliminary data shows there were 6,188 total dwelling sales in Western Australia in the three months to June 2017.

Mr Groves said this quarter's preliminary total dwelling sales figure was similar to the preliminary figures initially reported in the December and March quarters.

"Sales activity in WA over the last three quarters has been fairly consistent, which is a welcome change from the declining trends we were observing previously. Once all transactions for the quarter settle, we expect the final sales figure to lift to just above 9,000, which will put it on par with the December and March quarter," Mr Groves said.

"We've also seen a similar trend in the Perth metro area, with early reiwa.com data showing there were 4,000 house sales over the quarter. This figure should lift to around 6,100 once sales have settled, putting it on par with the revised March quarter figure and slightly higher than the same time last year, which is a trend we also witnessed last quarter."

Listings for sale

Listings for sale in Perth decreased from 14,841 at the end of March to 14,076 by the end of June.

Mr Groves said this 5.2 per cent decline in stock levels was likely a result of the steadily improving sales transactions.

"Although we still have plentiful choice in the market, we do appear to have hit a ceiling and are no longer seeing the increases we once were. As long as transactions remain steady, we should see listing levels decline," Mr Groves said.

Average selling days and discounting

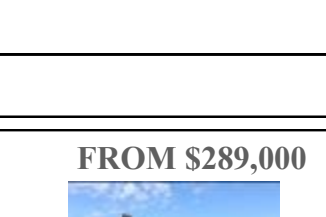
It was one day faster to sell a house in Perth in the June quarter than it was in the March quarter.

"The average selling days figure for the three months to June was reported at 68 days, which is a small improvement on the March quarter and another example of the stable conditions that appear to be prevailing," Mr Groves said.

The proportion of vendors who had to discount their asking price over the quarter, reduced marginally to 54.8 per cent.

"We also saw a minor shift in the amount sellers were having to reduce by, which lifted to 6.6 per cent from 6.4 per cent in the March quarter," Mr Groves said.

PERTH RENTAL MARKET SUBDUED IN JUNE QUARTER, BUT ANNUAL LEASING FIGURES REMAIN STRONG



Leasing activity in Perth was more subdued in the June quarter than it was in the March quarter, but when compared to the same time in 2016 reiwa.com data shows leasing levels in Perth increased by six per cent.

REIWA President Hayden Groves said although activity had dropped off across the metro area in the three months to June, annual activity levels had continued to improve.

"The data for the June quarter 2017 clearly shows an uptick in activity on an annual basis across the board, which is pleasing. We're seeing notably more properties being leased now than we were this time last year.

"All five sub-regions saw lifts in their annual activity levels. The stand out performers were the South East and Central sub-regions, which improved by 10.5 per cent and 6.6 per cent respectively when comparing June quarter 2017 to June quarter 2016," Mr Groves said.

Despite Perth experiencing a decline in activity on a quarterly basis, there were a number of suburbs throughout the metro area which saw the volume of leased rentals increase over the quarter.

"Huntingdale, Booragoon, Bedford, Aubin Grove and Sorrento saw the biggest improvement in leasing activity in the three months to June 2017," Mr Groves said.

Median rent price

Perth's overall median rent price softened in the June quarter, edging back slightly to \$350 per week from \$360 in the March quarter.

Mr Groves said this was a trend felt across each of the sub-regions, but a number of suburbs had stood out over the quarter, recording increases in their overall median rent price.

"Karrinyup in the Central sub-region was the best performing suburb for rent price, with its overall median lifting to \$570 per week for the three months to June.

"Other suburbs to record positive growth to their median rent prices were Booragoon, East Fremantle, Mount Pleasant and Mindarie," Mr Groves said.

reiwa.com data shows the median house rent price for the three months to June came in at \$360 per week, while Perth's median unit price was recorded at \$330 per week.

Average leasing days

It took an average of 52 days for Perth landlords to secure a tenant for their rental in the June quarter.

Mr Groves said the figure recorded for the three months to June was fairly steady on the March quarter, having only increased by one day.

"This stability was felt across all sub-regions, with only minor changes recorded in the average leasing day figure for the June quarter. The North West sub-region was the only sub-region to experience a reduction in the number of days it took to lease a property, while the South East sub-region saw no change," Mr Groves said.

Great buying

<p>4 Duncraig Court, COOLOONGUP</p> <p>A GREAT PACKAGE A classy, neat as a pin 3x1 in the Woodbridge Estate with drive through access to an unbelievably large double doored powered workshop</p>	<p>FROM \$289,000</p>
<p>28 Carlindie Parkway, GOLDEN BAY</p> <p>OPPOSITE PARKLAND Fabulous, low maintenance 3x2 on a cottage block in the new estate over looking fantastic parkland.</p>	<p>FROM \$325,000</p>
<p>25 Yindana Boulevard, LAKELANDS</p> <p>THE PERFECT HOME AWAILS GORGEOUS 4x2 in a well established section of this ever popular estate, located across the road from parklands.</p>	<p>FROM \$339,000</p>
<p>18 Tangier Parkway, PORT KENNEDY</p> <p>FAMILY HOME OVERLOOKING PARKLAND Lovely and modern 4x2 home on a 647sqm block with stylish kitchen overlooking family/dining and games room. Large backyard and alfresco under main roof.</p>	<p>\$399,000</p>
<p>80 Council Avenue, ROCKINGHAM</p> <p>UPDATED 3X1 Updated 3x1 with a large kitchen, separate meals area and a good size lounge room. Drive through access from the carport and huge side access potential.</p>	<p>\$279,000</p>
<p>11 Hercules Street, ROCKINGHAM</p> <p>A CUT ABOVE THE REST An out of the ordinary 3x1 with two WC's, real wood flooring, brand new carpets and a renovated bathroom.</p>	<p>FROM \$249,000</p>
<p>2/7 Merope Close, ROCKINGHAM</p> <p>SECURITY & SPACE A one of kind unit set on a large lot with drive through ability and room to store 2-3 cars as well as a caravan, boat or trailer.</p>	<p>FROM \$259,000</p>
<p>24 Seawind Drive, ROCKINGHAM</p> <p>BEST VALUE FOR MONEY Renovated 4x2 neat as a pin with fresh paint, new skirtings, modern flooring and window treatments throughout as well as fantastic new features to the kitchen.</p>	<p>UNDER OFFER</p>
<p>4/7 Sepia Court, ROCKINGHAM</p> <p>BE IMPRESSED! On offer is a fabulous 2 bedroom, 1 bathroom villa with two courtyards. The home has been tastefully decorated with lovely floor coverings and furnishings.</p>	<p>FROM \$249,000</p>
<p>24 Townsend Road, ROCKINGHAM</p> <p>GENUINE SIDE ACCESS Lovely 3x1 home with 2 x WC's. Situated on a huge 848sqm block next to beautiful parkland. Genuine side access to a 4.5x6mtr workshop.</p>	<p>\$297,000</p>
<p>2 Turana Place, ROCKINGHAM</p> <p>RENOVATED 3X1 ON LARGE BLOCK Recently renovated with brand new flooring and the modern look kitchen, bathroom and toilet. Located on a 658sqm block in a lovely cul de sac location.</p>	<p>FROM \$265,000</p>
<p>2 Teakdale Close, SAFETY BAY</p> <p>FULLY RENOVATED 4X2 Beautifully renovated 4x2 home on a 732sqm block. Lovely open lounge/dining room. Enclosed outdoor entertaining area. Drive through access to workshop.</p>	<p>UNDER OFFER</p>
<p>42 Bonaparte Drive, SECRET HARBOUR</p> <p>TICKS ALL THE BOXES Beautifully finished 5x2 family home on a 1000sqm block with workshop, heated pool, huge gabled patio, a separate plumbed and powered annexure and much more.</p>	<p>\$639,000</p>
<p>10/26 Bolsabay Drive, WAIKIKI</p> <p>THE WOW FACTOR Fully renovated 3x1 unit in a complex of 13. Genuine wood floorboards to living and passage, new carpets in bedrooms and stylish kitchen. Colorbond gabled roof patio.</p>	<p>ALL OFFERS CONSIDERED</p>
<p>15 Portsmouth Place, WAIKIKI</p> <p>UPDATED 3X1 OR 4X1 Larger than normal 3x1 with an o/plan kitch/meals/family area and a sep lounge / theatre room that can be a 4th bedroom if needed. On a big 765sqm block on the beach side</p>	<p>\$319,000</p>
<p>10 Barracuda Rise, WARNBRO</p> <p>AMAZING VALUE FOR MONEY Updated 4x2 on a great 548sqm block with new carpets & window treatments as well as an updated kitchen with stainless steel appliances. Full length patio for entertaining.</p>	<p>\$299 - \$319,000</p>
<p>13 Murphy Way, WARNBRO</p> <p>THE SIZE WILL SURPRISE A true 5 bedroom plus study home built in 2000 on a 728sqm block with large wrap around patio, a good size shed and lawns and gardens reticulated from a bore.</p>	<p>MID \$500,000's</p>
<p>COMING SOON...</p>	
<p>8 Orania Mews, WARNBRO</p> <p>4x1 link easy walk to the new Warnbro Fair Shopping Centre with plenty of features.</p>	<p>\$295,000</p>
<p>28 Link Way COOLOONGUP</p> <p>Fantastic 3x1 on a 530sqm corner block with rear access and a workshop</p>	<p>\$319,000</p>
<p>42 Watts Rd, SHOALWATER</p> <p>Two storey 3x2 townhouse with ocean views walking distance to the water's edge.</p>	<p>\$879,000</p>

A full list of our available sales and rental properties, along with additional photos, information and viewing/home open times, can be found on our website: noblerealestate.com.au

Find our rentals at rentalsrockingham.com.au

COUNCIL MEETING WRAP UP BY COUNCILLOR MATT WHITFIELD

A full Council Meeting was held on Tuesday 22nd Aug 2017 and here are some of the more newsworthy items from quite a light agenda.

- The Council approved the final design for the Enclosed Dog park in Baldvis - which should be completed by Mid 2018. This is going to be around 2700sqm of space (larger than the Rockingham Dog Park) and has two sections (one for large dogs and one for smaller dogs).
- The Council approved a Vodafone Mobile Phone Tower for on Kerosene Lane in Baldvis to help with the coverage issues.
- We endorsed the Draft Community Parking Strategy for the Rockingham Foreshore. This will now go out to the community and I strongly encourage you to have your say if this affects you. I need to point out in no uncertain terms that paid parking is not being discussed by Council at all!
- We approved the Bushfire Risk Mitigation Strategy which should help better protect property and lives.
- Council signed off on Pedestrian refuge islands to go along Safety Bay Road (from Waimea Road through to Rand Avenue)
- Council endorsed the very exciting French Renaissance technopole project formally which could be a game changer for the city in the long term, both for employment and socially.
- The City was asking for the Council to approve an extra \$2.24m towards the first stage of the Foreshore Redevelopment project.
- My notice of motion to get something done about the pedestrian issues over Safety Bay road was approved, and I thank the Council for their support. The City will now go and run costings for all options, which would also include a pedestrian bridge over the road.

Full details of the Council meeting can be found on the City Of Rockingham's website. Follow Matt on facebook or at www.baldvisnow.com.au

