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Mt Lawley – Inglewood Snapshot

The big question as we start 2011 is where are prices moving to in 2011 in Mt Lawley/Inglewood? This is the 64 million dollar question and if this could be answered there would many of us who would be wealthy, because it is something the experts and economists can not even predict with accuracy. As you can see from the figures in this issue of my report property is still selling and will continue to do so in any market. Buying at the bottom and selling at the top may suit some, however buying and selling in the same market carries far less risk. Think about your plans, it may be a good time to move!

I hope you find this edition of my report useful and informative. I welcome any questions you may have regarding the real estate market. **Emma**



909a Beaufort St, Inglewood
Opposite IGA Inglewood
Office (08) 9275 2945

Mt Lawley Snapshot

July to December 2010 Results

Sold 105 - For Sale (approx today) - 109

Streets with Most Sales in Mt Lawley -

Fourth Ave and Walcott Street,
both with 9 each.

Average days on market 49

Type	Brms	No. Sold	Highest Price	Lowest Price
Houses	2	11	\$1.93M	\$605,000
	3	20	\$3.3M	\$550,000
	4/5	4	\$2.275M	\$1.51M
Group Housing		30	\$1.125M	\$325,000
Apartments		40	\$575,000	\$215,000

Inglewood Snapshot

July to December 2010 Results

Sold 48 - For Sale (approx today) - 51

Streets with Most Sales in Inglewood -

Wood Street with 7 and
Sixth Ave with 5.

Average days on market 45

Type	Brms	No. Sold	Highest Price	Lowest Price
Houses	2	10	\$1.105M	\$600,000
	3	5	\$1.05M	\$820,000
	4/5	1	\$655,000	
Group Housing		18	\$890,000	\$352,000
Apt./Units		14	\$430,000	\$235,000

Source REIWA. Figures correct at time of printing 9th Jan 2011.

FOR SALE FOR SALE FOR SALE FOR SALE



5 Briggs St, Bassendean



138 Wood St, Inglewood



168a Shaftesbury Ave, Bedford



168 Central Ave, Inglewood



**Register to receive this Snapshot by
Emailing: info@radiestates.com - Add us to your safe list.**

Should you not wish to receive further Oliver Reports please phone 9275 2945

Who is Emma Oliver?

My story so far? As a graduate of architecture, with experience in design and building management, I am now actively pursuing my passion for real estate. Over the past 11 years my family has lived in the Mt Lawley and Inglewood areas, which has given me extensive local knowledge and appreciation of what our suburbs have to offer.



What is important to me? With three children in local schools, our family enjoys the ideal sports and other facilities throughout the area. I look to have the same enjoyment and satisfaction in my work as I have in every day that I spend with my family.

What I am optimistic about? The past has been fantastic and I am looking forward to the future being spectacular.

Best about the area I work in? I really enjoy working in the area where I live. I love the community atmosphere, charming streetscapes, and the mix of contemporary and character residences. The people are warm and welcoming plus the large range of cafes and services within easy walking distance make every day an enjoyable experience.

My mentors are? Friends, colleagues, and family, who share my strong moral compass and family values, Real Estate is a service industry and I enjoy the trust that is built when helping people with their property transactions.

What is my motto? 'Wisdom is knowing what to do next; skill is knowing how to do it, and virtue is doing it.' - David Starr Jordan

HOW HAS MY AREA CHANGED?

Would you like to see how your property or general area has changed over time?

www.nearmap.com



What's My Property Worth?

- What an agent says?
- What the market is prepared to pay?
- What your friends say?
- What you think?
- What next door sold for?



Give me a call **TODAY** to Get the Facts!

HOTLINE : 0413 542 764

FREE UPDATE!

Posted or emailed to you every 6 months!

This is a useful service if you are planning to sell or just keeping up to date with the current state of the market.

Register NOW to keep your FINGER ON THE PULSE!

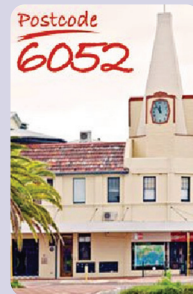
info@radiestates.com

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JOIN TODAY!

LOGON TO FACEBOOK AND SEARCH "POSTCODE 6052"

THE CHOICE IS OBVIOUS

Days on Market (average) for 2010

Radi Estates	Inglewood 26 days
Other Agencies	Inglewood 57 days

Source: REIWA.

CALL TO FIND OUT HOW

0413 542 764

9275 2945

**THE CHOICE IS SIMPLE
RADI ESTATES LIST & SELL
IN YOUR COMMUNITY.**

