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Bedford – Inglewood Snapshot

The big question as we start 2011 is where are prices moving to during 2011 in Bedford/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 figures in this issue of our 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!

We hope you find this, edition of our report useful and informative, and we welcome any questions you may have regarding the real estate market. **Steve and Tamara Radi**



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

Bedford Snapshot

October to December 2010 Results

Sold 15 - For Sale (approx today) - 28

Streets with Most Sales in Bedford -

Grand Promenade 3, Roseberry St, Salisbury St, Shaftesbury Ave and The Strand all with 2 each

Average days on market 52

Type	Brms	No. Sold	Highest Price	Lowest Price
Houses	2	7	\$785,000	\$495,000
	3	2	\$820,000	\$720,000
	4/5	1	\$770,000	
Group Housing		5	\$650,000	\$360,000

Inglewood Snapshot

October to December 2010 Results

Sold 17 - For Sale (approx today) - 51

Streets with Most Sales in Inglewood -

Seventh Ave & Wood St
Both With 4 Each

Average days on market 45

Type	Brms	No. Sold	Highest Price	Lowest Price
Houses	2	4	\$1,150,000	\$600,000
	3	1	\$1,050,000	
Group Housing		6	\$717,000	\$352,000
Apt./Units		6	\$430,000	\$235,000

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

FOR SALE FOR SALE FOR SALE FOR SALE



51 Birkett St, Bedford



138 Wood St, Inglewood



168a Shaftesbury Ave, Bedford



168 Central Ave, Inglewood



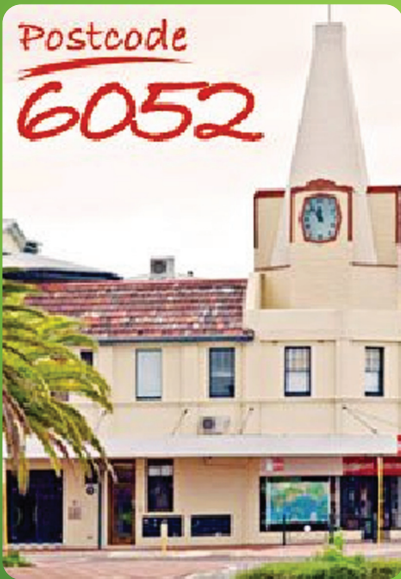
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SUMMARY OF 2008, 2009 & 2010 PROPERTY ACTIVITY IN BEDFORD & INGLEWOOD

BEDFORD STATISTICS	2008	2009	2010	INGLEWOOD STATISTICS	2008	2009	2010
Number of Properties SOLD	60	83	114	Number of Properties SOLD	87	133	104
Highest Paid House	\$825,000	\$760,000	\$879,000	Highest Paid House	\$1,025,000	\$1.1m	\$1,195,000
Highest Paid Group Housing	\$635,000	\$648,000	\$700,000	Highest Paid Group Housing	\$725,000	\$765,000	\$890,000
Highest Vacant Land	\$240,000	\$315,000	\$405,000	Highest Paid Apartments/Units	\$460,000	\$350,000	\$533,000
Lowest Paid House	\$342,000	\$400,000	\$450,000	Lowest Paid House	\$435,000	\$465,000	\$577,000
Lowest paid Group Housing	\$372,500	\$295,000	\$335,000	Lowest paid Group Housing	\$223,000	\$320,000	\$352,000
Lowest Vacant Land	\$230,000	\$249,000	\$280,000	Lowest Paid Apartments/Units	\$223,000	\$230,000	\$235,000
				Highest price for vacant land	\$370,000	\$510,000	\$695,000

Source: RPDATA.COM figures correct at time of printing 9.1.2011.



LAUNCH OF NEW COMMUNITY FACEBOOK SITE "POSTCODE 6052"

As a member of Postcode 6052, you open yourself up to many GREAT offers from some of Bedford & Inglewoods local businesses. Also access to real estate, local sporting results and upcoming events. Fantastic for local residents & businesses. JOIN TODAY!

**LOGON TO FACEBOOK AND
SEARCH "POSTCODE 6052"**



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 : 0411 755 788

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

THE CHOICE IS OBVIOUS

Days on Market (average) for 2010

Radi Estates Bedford 22 days Inglewood 26 days
Other Agencies Bedford 70 days Inglewood 57 days

Source: REIWA.

**CALL TO FIND OUT HOW
0411 755 788 OR 9275 2945**

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



The information contained within this newsletter is of an advisory nature only and due to constantly changing rules we advise you to contact us before making any formal real estate transactions. www.radiestates.com ph: 9275 2945 or email: info@radiestates.com or 0411 755 788