

## Steven & Tamara Radi

Directors/Property Consultants

Mb 0411 755 788

Em [steve@radiestates.com](mailto:steve@radiestates.com)



### BEDFORD-INGLEWOOD SNAPSHOT

Firstly we would like to wish everyone a very prosperous new year with many happy returns for 2013. We begin the new year with a local property market that is fundamentally strong. Rounding out a successful 2012 with growth returning to most areas of the market after over 12 months of negligible returns, the time is now for those looking to take advantage of ideal selling conditions.

It has been 3 years since similar conditions have prevailed for sellers as the buyers have a renewed economic confidence that has seen sales soar, even over the traditionally quiet Christmas and holiday period. With strong demand for real estate in the area across most property types, 2013 looks set to offer sellers continued growth well into the calendar year.

If you are considering selling but haven't yet decided when, getting a firm understanding of your home or investments value will ensure you are equipped with the right information to take advantage of prevailing market conditions. We welcome any enquiry you may have with respect to real estate in the area and look forward to the opportunity to meet and professionally discuss your priorities for 2013.

**Steven and Tamara Radi**

### RECENTLY SOLD SELECTION



**WANTED - Homes To Sell  
WE ARE SOLD OUT!**



### 2008 - 2012 SALES SUMMARY FOR BEDFORD & INGLEWOOD

BEDFORD STATISTICS		
2008 Properties Sold 60		
Highest Sale Price	H \$825,000	Group \$635,000
Lowest Sale Price	H \$342,000	Group \$372,500
Highest Sale Price	VL \$240,000	
Lowest Sale Price	VL \$230,000	
2012 Properties Sold 146		
Highest Sale Price	H \$1,070,000	Group \$850,000
Lowest Sale Price	H \$364,000	Group \$310,000
Highest Sale Price	VL \$500,000	
Lowest Sale Price	VL \$262,000	

INGLEWOOD STATISTICS		
2008 Properties Sold 87		
Highest Sale Price	H \$1,025,000	Group \$725,000
Lowest Sale Price	H \$435,000	Group \$223,000
Highest Sale Price	VL \$370,000	A \$460,000
Lowest Sale Price	VL \$370,000	A \$223,000
2012 Properties Sold 129		
Highest Sale Price	H \$1,460,000	Group \$1,125,000
Lowest Sale Price	H \$400,000	Group \$352,000
Highest Sale Price	VL \$830,000	A \$440,000
Lowest Sale Price	VL \$350,000	A \$190,000

**LEASED SELECTION**



2/123 Birkett Street  
Bedford



163 Tenth Avenue  
Inglewood

*For All Your Property Management Needs*

**CALL US NOW 9275 2945**

If you are experiencing difficulty, or dissatisfaction with the management of your investment, we would be more than happy to have a chat about how we can improve the profitability & performance of your investment property.

**GRAB YOUR DIARIES**

- 14th February Valentines Day
- 17th February Jazz In The Park Macaulay Park, Inglewood  
12.30pm – 4pm
- 4th March Labour Day
- 16th March Feature at Lightening Park (salute to Abba)  
Lightening Park, Noranda 5pm
- 29th March Good Friday
- 31st March Easter Sunday
- 7th April Autumn River Festival  
Riverside Gardens, Bayswater 10am – 4pm
- 25th April Anzac Day



**Congratulations Steven Radi**  
On your continued success

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**PRICE & TURNOVER LIFT** in December

Perth's median house price grew by around 3 per cent in the December quarter, lifting it from \$480,000 in the September quarter to \$495,000 at the end of last year. Mr Airey said the lift in median price could be attributed to a significant increase in higher priced properties that changed hands through trade-up buyers. Overall sales increased by 4 per cent in the quarter with increased activity in the higher price ranges. We have recorded more activity in the \$600,000 to \$700,000 range, as well as with homes over \$800,000. "Strong activity was recorded in the western suburbs, where sales jumped by an exceptional 57 per cent on the September quarter. Stronger turnover was also experience in the southern part of the City of Joondalup, up 9 per cent, and in the western part of the City of Stirling, up 6 per cent," Mr Airey said.



The REIWA data indicate that volume turnover in the multi-residential market was largely unchanged, but buyers switched to more expensive units, apartments, villas and townhouses.

"While turnover in this section of the market dropped off for dwellings under \$350,000, there was a marked increase in sales within the \$350,000 to \$400,000 range," Mr Airey said. The level of discounting on house prices also fell during the quarter, down from almost 60 per cent of sellers discounting in the September quarter, to around 55 per cent in the last three months of last year. Mr Airey said the number of listings continued to fall during the quarter and was down by 32 per cent on the same time last year. By year's end there were just 9,200 properties on the market including 1,800 blocks of land. "The bigger falls in listings were experienced in the City of Belmont, down by 56 per cent for the year and with the City of Canning down by 48 per cent for the year. "However, now that buyers have more confidence and sellers are meeting the market with better pricing, the number of selling days has dropped from 71 to 62 for the quarter and this figure has been trending down for a while," Mr Airey said. First home buyer activity also continued strongly during the quarter with grant applications and grants paid rising for both new-builds and established homes.

Mr Airey said the year had finished on a very positive note, with the December quarter being the best quarter of growth and turnover for 2012. "In fact, turnover for the month of December itself was the best result since December 2005," Mr Airey said. Source: reiwa.com