



**The natural attractions of Madora Bay.**

Pictures: Stewart Allen

# Freeway helps to drive sales

**J**UST north of Mandurah, the coastal suburb of Madora Bay was the best performing in the Peel region, with an increase in the median price of 15.3 per cent.

Paradoxically, Madora Bay's neighbouring suburb, San Remo, went the other way, recording -31.4 per cent - the biggest fall for the whole state.

Acton Mandurah sales manager Michael O'Brien said San Remo's result might be due to the area's age.

"San Remo is an older pocket. Homes there are mostly 15 to 20 years old," Mr O'Brien said. "Madora Bay is new and glitzy with beautiful landscaped parks, so it's really attractive.

"It could have taken buyers from San Remo, but I'm just speculating here."

Mr O'Brien said Madora Bay had performed so well because of its location close to Mandurah.

"Mandurah's getting very big and the north of town is becoming really popular because it has easy access to the freeway. Being close to the freeway is becoming very important to the FIFO workers," he said.

"The beach in Madora Bay is also nice and sandy. It's good for fishing, for swimming and for families, and the buildings in that area are of good quality."

Mr O'Brien said the suburb has two distinct areas: "Old Madora Bay has classic 'beach getaway' shack-style properties and new Madora Bay has the newer stock from about \$400,000 to \$1 million."

Madora Bay's biggest sale in the past 12 months was \$715,000 in Chilena Place, a cul-de-sac two streets from the beach.

CLAIRE BICKERS



The Peel region's highest sale price for the past 12 months was \$3m for a canal-front stunner in Brindabella Cres, Halls Head.

## TOP 10 peel

1-YEAR CHANGE \*

	Median house sale price
Madora Bay	15.3%
Lakelands	6.5%
Wannanup	6.1%
Waroona	6%
Mandurah	5.3%
Pinjarra	4.8%
Falcon	3.4%
Halls Head	3.4%
Coodanup	1.1%
Greenfields	0.7%

\* Suburbs with fewer than 10 sales within a 12-month period have not been included.