

Adrian
Kwa

Wright
Real Estate



quarterly
marketplace
report



Local Wrap

More Development Set For Scarborough Coastline



FOR SALE: Possibly Perth's best mix-use development site on Perth's coastline.

The biggest privately owned parcel of land in the multimillion-dollar redevelopment of Scarborough's beachfront is for sale.

The 17,695sqm Luna Maxi Mart shopping centre site, on the corner of West Coast Highway and Scarborough Beach Road, will be marketed domestically and internationally until June 4.

The site has the flexibility for a landmark development with a mix of apartments, commercial, short-stay accommodation, retail, food and beverage or hotel uses.

According to CoreLogic RP Data statistics, Scarborough recorded 510 residential sales in the past 12 months - 10 per cent more than Dianella, the second most popular suburb.

As mentioned in my last Quarterly Update, the State Government has contributed \$30 million and the City of Stirling has put in \$27 million towards the revitalisation of the beachfront, an area that was neglected for a number of years. The City of Stirling will also provide \$26 million towards an Olympic-size beach pool.

Exciting times to come for the area!

What's your home worth?

Over the next four weeks I will be conducting an initiative called the 'Local Price Drive'.

This **free and no obligation** service will help local residents to know the current value of their home. An updated appraisal may allow you to pursue other financial interests, sell (to either downsize or upsize), inform for tax purposes or to ensure that you have adequate insurance on your home.

I will be offering my expert opinion on prices of every home in your area. The appraisal will only take approximately fifteen minutes of your time.

What will you receive?

- A comparable market analysis of your own property
- A report on comparable sales in your area over the past three months

How do you participate?

Contact me on **0424 614 401** or alternatively you can email **adrian@wrightrealestate.com.au** and I will then schedule your home to be appraised at a time that suits you.

Strict confidentiality will be adhered to for each property.

Whether you're thinking of selling soon or in ten years, we hope you can participate and I would love to help you. To make a time to get together, simply call me on **0424 614 401**.



Adrian Kwa

Statistics

Scarborough



52

is the number of properties sold in the last quarter.



\$816K

is the median sale price in the last 12 months.



-0.8%

is the change for the last quarter.



\$2.1M

is the highest price for a property sold in the last 12 months.



154

is the number of properties currently on the market.

Doubleview



47

is the number of properties sold in the last quarter.



\$758K

is the median sale price in the last 12 months.



0.3%

is the change for the last quarter.



\$2.15M

is the highest price for a property sold in the last 12 months.



67

is the number of properties currently on the market.

*Year to 31 March 2015 statistics (houses) supplied by reiwa.com



Sales | Scarborough



3/146 Westview St, Scarborough

\$425,000

2 1 1



37A Dover Rd, Scarborough

\$767,000

3 1 1



1/2 Scalby St, Scarborough

\$744,000

4 2 2



3/62 Ewen St, Scarborough

\$530,000

3 1 1



59 Drabble Rd, Scarborough

\$1,035,000

3 1 3



58 Burniston St, Scarborough

\$650,000

3 2 2



153 Elliott Cres, Scarborough

\$1,085,000

3 1 1



78 Duke St, Scarborough

\$1,035,000

3 1 3



1/19 Drabble Rd, Scarborough

\$480,000

2 1 1



21B Wilton Pl, Scarborough

\$810,000

4 2 2



6/81-83 Calais Rd, Scarborough

\$475,000

2 1 1



140 Northstead St, Scarborough

\$630,000

2 1 2



101B Westview St, Scarborough

\$798,500

3 2 2



131 Westview St, Scarborough

\$1,140,000

3 2 2



19 Cornelian St, Scarborough

\$890,000

2 1 1

* Properties displayed are those that have settled in the past six months

Sales | Doubleview



191 Newborough St, Doubleview

\$850,000

3 3 2



39 Albermarle St, Doubleview

\$1,010,000

4 3 2



74 Paramatta Rd, Doubleview

\$1,480,000

4 2 2



242 Hancock St, Doubleview

\$800,000

2 1 1



129A Wilding St, Doubleview

\$857,000

3 2 2



164A Cobb St, Doubleview

\$1,087,500

4 2 2



20 Shearn Cres, Doubleview

\$745,000

3 2 2



183A Herbert St, Doubleview

\$680,000

3 1 2



128 Paramatta Rd, Doubleview

\$965,000

3 1 1



220A Hancock St, Doubleview

\$750,000

4 2 2



34 Queenscliffe Rd, Doubleview

\$1,200,000

4 2 1



97 Princess Rd, Doubleview

\$966,000

3 2 1



182A Herbert St, Doubleview

\$1,040,000

3 2 2



175A Herbert St, Doubleview

\$835,000

4 2 2



50 Shearn Cres, Doubleview

\$765,000

LAND

* Properties displayed are those that have settled in the past six months

Testimonials

Good morning Adrian,

I wanted to take this opportunity to thank you for handling the sale of my properties in Scarborough and Wembley Downs. Working through to the decision to sell your home is an emotional and anxious time. Your professional approach to this process made the situation less stressful and naturally most rewarding in the end.

As you are aware I did garner several valuations before giving you the sale of both properties. Not only was your valuation highly competitive and the presentation professional, I appreciated the time you took to recognise the importance of the community I live in and how this has impacted on my choice of property. I also respect the reputation Wright Real Estate has in the area.

Marketing and sale protocols proved to be efficient, effective, transparent and very satisfying. You anticipated and answered all my questions succinctly and at all times I felt I was being provided with all necessary information to ensure my decisions were clear and easy to make. All inspections were organised and conducted in a thorough and timely fashion and most importantly I never felt like I was asking a pointless question. Your professional and personable approach made it a pleasure to work with and your timely sense of humour certainly allayed anxieties at the appropriate time.

Again, thank you for your hard work and good grace throughout the process. I feel confident in recommending you to anyone I know who is planning to sell their property.

Jane Hegarty

Having chosen Wright Real Estate to sell our property, Adrian presented our home in Scarborough in such a manner that it sold following the first open house. His dedicated approach enabled us to be fully informed during the whole process and he was very conscientious in trying to assist us with our next purchase. We commend Adrian on his professional and personable manner in all our dealings with him, and thank him for his work.

Philip and Debra Goldsworthy

Thank you for all your work. A most successful relationship, I shall be sure to recommend you.

Mark Hopkins

Many thanks for your effort. We will highly recommend you in the future.

Sarah & John Twine

Thank you again for all your help with the sale of Ewen Street and Buxton Road. It was a pleasure working with you and I greatly appreciate your professionalism and consistency of service. The new place is still a mass of unpacked boxes but I'm getting there bit by bit. Wishing you every success, and many thanks again.

Lyn-Marie Hegarty

Dear Adrian,

It is with great pleasure that Sarah and I now reflect and acknowledge the professionalism and courtesy that you displayed to us in the selling process, and also to the eventual purchaser of our property. Only with those credentials could you achieve the above asking price you did in the shortest possible time, in a market that has now dropped from where it once resided.

You were able to quickly ascertain the best marketing option which was also the most frugal; the bang for our buck advertising exposure was first rate, giving us solid and sharp market penetration when and where we needed it. This resulted in only one open home and multiple offers..... Well done Adrian, we will certainly use your services again.

Hamish and Sarah Poppelwell

Wright

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