



## Paul Zadnik Property News

Summer 2015

### MARKET COMMENT

Property industry experts in WA are predicting a changing market for 2015, primarily in response to interest rates remaining steady at their historic low and a rise in real estate stock. The consensus is that there will be more properties on the market, which will benefit buyers putting sellers on their toes.

Scarborough has still been achieving good sales and continues to achieve excellent sales results. These types of figures give prospective buyers a tremendous amount of confidence and peace of mind when considering the purchase of a property, given the current market conditions.

### MASTER PLAN FOR SCARBOROUGH REDEVELOPMENT REVEALED

A \$57.4 MILLION redevelopment including housing, restaurants, boardwalks, playgrounds and public art has been proposed for Scarborough.

In a joint announcement Premier Colin Barnett, member for Scarborough Liza Harvey and Planning Minister John Day have unveiled the Draft Master Plan for the \$57.4 million project.

The plan incorporates four precincts across 1.6 kilometres of coastland.

Mr Barnett said the project would "make Scarborough the most visited beach in Western Australia as well as a premier tourist destination."

"The community told us they wanted to get closer to the beach and the new-look Scarborough will do just that," Mr Barnett said.

"This will build on the area's identity and provide visitors with an active foreshore that people of all ages can enjoy all year round."

Mr Barnett admitted there had been issues with "anti-social behaviour" at Scarborough but was confident the redevelopment would improve the area's usage and change people's thoughts about the beach.

The project will be funded by \$30 million from the state government and about \$27 million from the City of Stirling.

The proposed beachside pool will be located in the southern part of this area. Traffic issues are expected to be addressed, with changes to traffic management. The plan also provides opportunities for increased building height levels.

The project is being overseen by the Metropolitan Redevelopment Authority and further information is available from their website

### WHAT IS YOUR HOME WORTH TODAY

Given the change in the local market this is the ideal time to get an up to date appraisal on your property. Maybe you have been considering a change or thinking about an investment property? This FREE market appraisal will take no longer than 30 minutes and you will receive a letter of appraised value and detailed area market analysis of sales for the past six months. Please call me at any time.

### MORE HOMES NEEDED...

With a number of recent successful sales we have buyers eager to purchase and require more listings.

Should you be considering selling your property now or in the near future please contact myself to achieve a great price.



2/15 Lalor Street  
Scarborough



1 C Moorland Street  
Scarborough



4/33 Edgehill Street  
Scarborough



170 The Esplanade  
Scarborough

Is yours  
next?

**Paul Zadnik**

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## Fast Facts

## Summer 2015

Year to 30/12/14 Statistics supplied by REIWA

### SUBURB Scarborough

Houses  
Units



**190**  
**266**

is the number  
of properties  
sold in the last  
12 months.



**\$816K**  
**\$542K**

is the median  
sale price in  
the last 12  
months.



**7.4%**  
**8.5%**

is the change  
for the last 12  
months.



**\$1.7M**  
**\$3.1M**

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



**47**  
**78**

is the number  
of properties  
currently on  
the market.

## Recent Sales Scarborough

Address	Type	Bed / Bath	Land sqm	Sale Date	Price
78B ABBETT ST	House	3x2	279 m	29/09/2014	\$ 755,000
112 ABBETT ST	House	3x2	682 m	01/10/2014	\$ 755,000
65B BURNISTON ST	House	4x2	431m	02/09/2014	\$ 815,000
101 BURNISTON ST	House	3x1	333 m	02/10/2014	\$ 670,000
181B BURNISTON ST	House	4x2	512 m	24/08/2014	\$ 840,000
53 DUKE ST	House	3x1	313 m	22/11/2014	\$ 530,000
86A DUKE ST	House	3x2	197 m	04/10/2014	\$ 582,000
14A EDGEHILL ST	House	3x2	233 m	03/10/2014	\$ 889,000
7/42 FILBURN ST	House	2x1	78 m	16/09/2014	\$ 515,000
24 GREENWELL ST	House	3x1	868 m	17/08/2014	\$ 930,000
16A LALOR ST	Unit	4x2	254 m	05/08/2014	\$ 840,000
24A LALOR ST	Unit	3x2	265 m	12/11/2014	\$ 628,000
1C MOORLAND ST	Unit	3x1	238 m	24/09/2014	\$575,000
5/16 MOORLAND ST	Unit	3x2	346 m	29/09/2014	\$ 785,000
14/2 PEARL PDE	Unit	2x1	79 m	17/08/2014	\$390,000
4/29 PEARL PDE	Unit	2x1	80 m	18/09/2014	\$ 450,000
20/5 RESERVE ST	Unit	2x2	158 m	31/08/2014	\$ 895,000
2/29 SACKVILLE TCE	House	3x1	163 m	07/09/2014	\$ 555,000
146 SCARB. Bch Rd	House	3x1	592 m	27/11/2014	\$ 772,500
29C SOUTHBOURNE ST	House	3x2	231 m	09/09/2014	\$ 780,000
4/1 WILTON PL	Unit	2x1	75 m	23/10/2014	\$ 405,000

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