

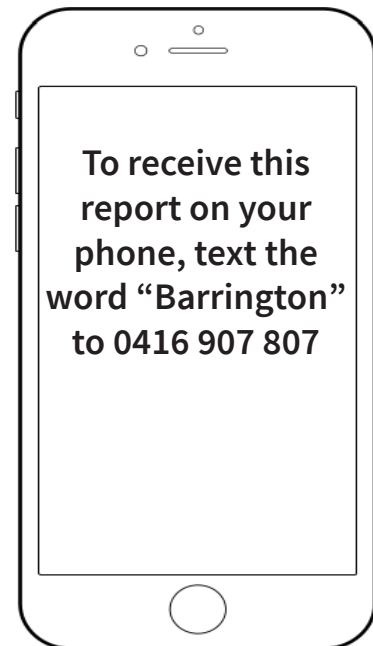
# Street Report

**AUTUMN  
2016**







## Barrington Crescent, Wakerley

### KEY MEASURES

House Sales Last 12 mths:	1
Average Sale Price Last 6 sales:	\$697,000
Top Price Last 6 Sales:	\$793,000
Ave Price Last 6 Sales Wakerley:	\$832,000
Five Year Gain (\$):	n/a
Five Year Gain (%):	n/a
% Street Sold Last 5 Years:	25%
% Wakerley Sold Last 5 Years:	37%
Est. % of Owner-Occupiers Street:	84%
Est. % Owner-Occupiers Wakerley:	70%
Record Sale in Street:	\$830,000



### LAST SIX SALES

	No.	Sold	\$	Style	Beds	Baths	Land	Pool
	8	Apr 15	793,000	Lowset	4	2	720	Y
	24	Apr 14	646,000	Lowset	4	2	720	N
	2	Sep 13	680,000	Lowset	4	2	683	N
	20	Feb 10	790,000	Lowset	5	2	720	Y
	6	May 09	currently on market	Lowset	4	2	720	Y
	18	Feb 09	625,000	Lowset	4	2	720	N

Data is sourced from RP Data and other public online sources

This report is also available online at: [www.ianwalkleyhomes.com/streetreports](http://www.ianwalkleyhomes.com/streetreports)

**Harcourts**  
Gumdale & Bayside

**Ian Walkley**  
Area Specialist  
[www.ianwalkleyhomes.com](http://www.ianwalkleyhomes.com)  
0402 945 488





“A wonderful selling experience with Ian. A true gentleman, knowledgeable and genuine.”  
**Peter Bowen, Wakerley**



“Quick hassle free sale. Would recommend Ian to sell in the Wakerley area.”  
**Ann & Colin Moody, Wakerley**



We selected Ian above three other local agents, primarily because we felt a strong sense of trust with Ian and that he would work to get us the best price, not a quick sale. His knowledge of the area is second to none and he provided a lot of good advice in how to present our home for the best outcome. As it happened, we had three offers from the first open home, and Ian was able to negotiate them to our agreed price point within 24 hours. I'd thoroughly recommend Ian if you are looking to sell your house, he is trustworthy, courteous, approachable and responsive. We were very pleased with the outcome Ian achieved for us.

**Tony Webster, Wakerley**



Ian's marketing plan is the 1st thing that stands out from the crowd – it is comprehensive & extremely professional.

Then you get to know the man, he is courteous, punctual & shows respect to both client & potential buyers. We thank Ian again & would highly recommend him.”

**Dorothy and Steve Cannon, Wakerley**



“Everything was handled very professionally by Ian and we had plenty of interest in our house. In a little over a week we had a signed contract of sale. We can highly recommend Ian.”

**Pauline and Vaughn Clair, Wakerley**



“Ian provides a level of service that all REA's should aspire to achieve! From the excellent detailed property brochure to delivering on what has been agreed we have no hesitation in recommending Ian to others.

While many REA's go an extra mile Ian went that extra few more miles to ensure that the sale of our property was completed on time, Thank You Ian! It has been a pleasure to conduct a sale through you.”

**Malcolm & Anne Irwin, Wakerley**

See more Testimonials at: <http://www.ianwalkleyhomes.com/about/testimonials/>

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