

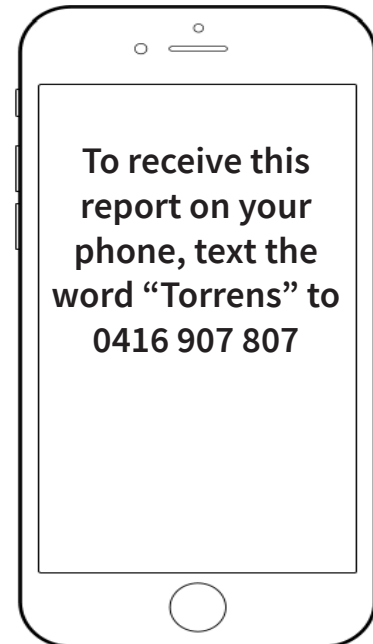
Street Report

Torrrens Crescent, Wakerley

AUTUMN
2016

KEY MEASURES

House Sales Last 12 mths:	4
Average Sale Price Last 6 sales:	\$742,000
Ave Price Last 6 Sales Wakerley:	\$832,000
Top Price Last 12 Months:	\$795,000
Top Price Five Years Ago:	\$665,000
Five Year Gain (\$):	\$130,000
Five Year Gain (%):	19.5%
% Street Sold Last 5 Years:	26%
% Wakerley Sold Last 5 Years:	37%
Est. % of Owner-Occupiers Street:	83%
Est. % Owner-Occupiers Wakerley:	70%
Record Sale in Street:	\$795,000



LAST SIX SALES

	No.	Sold	\$	Style	Beds	Baths	Land	Pool
	16	Nov 15	740,500	Lowset	4	2	600	N
	12	Aug 15	708,000	Lowset	4	2	600	N
	53	Jul 15	795,000	Lowset	4	2	638	Y
	45	Apr 15	776,000	Lowset	4	2	600	N
	57	Jan 15	700,000	Lowset	4	2	600	N
	14	May 14	735,000	Lowset	4	2	600	Y

Data is sourced from RP Data and other public online sources

This report is also available online at: www.ianwalkleyhomes.com/streetreports

Harcourts
Gumdale & Bayside

Ian Walkley
Area Specialist
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/>

