

2019

HAMLYN TERRACE
SPRING SALES REPORT

TUGGERAH OFFICE

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With the synergy of a 75 basis points rate cut from the reserve bank, a loosening loan serviceability policy from APRA, and the removal of uncertainty around taxation reform following the federal election outcome, we have seen the volume of house sales in Hamlyn Terrace increase by 50% over the spring quarter compared to the same quarter in 2018.

Although the median sale price remained steady at \$640,000, I really can't see any changes that would start to slow the market down in 2020.

HAMLYN TERRACE

TOTAL SPRING SALES

\$29,186,000

MEDIAN SALE PRICE

\$640,000

With access to cheap money and the introduction of the government's mortgage guarantee scheme we should see a resurgence of first home buyers in numbers during the year.

For those buyers traversing between key suburbs you are well placed to take advantage of the lift in demand to help you make that next move.



ADDRESS	DETAIL	LAND SIZE M ²	PRICE	DATE
1 Darwinia Place	4 / 2 / 1	438	\$495,000	02-Sep-19
48 Clinton Way	4 / 2 / 2	692	\$694,000	02-Sep-19
15 Freesia Way	4 / 2 / 2	508	\$635,000	08-Sep-19
45 Primrose Drive	4 / 2 / 2	528	\$565,000	11-Sep-19
9 Macdougall Crescent	4 / 2 / 3	715	\$640,000	13-Sep-19
7 Spotted Gum Close	4 / 2 / 2	714	\$583,000	17-Sep-19
13 Loretto Way	4 / 2 / 2	439	\$623,500	17-Sep-19
10 Coral Gum Road	4 / 2 / 2	602	\$750,000	20-Sep-19
18 Dundonald Road	4 / 2 / 2	720	\$665,000	24-Sep-19

ADDRESS	DETAIL	LAND SIZE M ²	PRICE	DATE
46 Louisiana Road	5 / 2 / 2	620	\$765,000	30-Sep-19
5 Farrier Crescent	4 / 2 / 2	526	\$570,000	01-Oct-19
39 Fairmont Boulevard	4 / 2 / 2	400	\$616,000	02-Oct-19
12 Sorrento Way	4 / 2 / 2	491	\$647,000	03-Oct-19
47 Dundonald Road	5 / 2 / 3	812	\$690,000	03-Oct-19
302 Warnervale Road	4 / 2 / 2	554	\$560,000	03-Oct-19
81 Loretto Way	4 / 2 / 2	430	\$610,000	04-Oct-19
16 Violet Road	4 / 2 / 2	451	\$550,000	11-Oct-19
297 Warnervale Road	4 / 2 / 2	591	\$640,000	11-Oct-19
7 River Gum Grove	4 / 2 / 2	600	\$565,000	12-Oct-19
22 Bougainvillea Road	4 / 2 / 2	680	\$676,000	12-Oct-19
3 Grey Gum Close	4 / 2 / 3	700	\$618,000	13-Oct-19
8 Lucy Street	3 / 2 / 1	322	\$570,000	16-Oct-19
31 Snapdragon Crescent	4 / 2 / 2	525	\$570,000	16-Oct-19
46 Clinton Way	4 / 2 / 2	473	\$625,000	18-Oct-19
8 Middle Tree Close	4 / 3 / 2	651	\$795,000	18-Oct-19
47 Jasper Avenue	4 / 2 / 2	488	\$702,500	19-Oct-19
4 Hornet Street	4 / 1 / 2	648	\$530,000	22-Oct-19
6 Cecilia Street	4 / 2 / 1	322	\$555,000	22-Oct-19
7 Teak Close	4 / 2 / 2	711	\$647,000	24-Oct-19
7 Ebony Drive	4 / 2 / 2	899	\$782,000	25-Oct-19
Lot 232 Cecilia Street	4 / 2 / 2	444	\$615,000	25-Oct-19
11 Loretto Way	4 / 2 / 2	438	\$620,000	28-Oct-19
45 Norwood Avenue	6 / 3 / 2	480	\$733,000	28-Oct-19
31 Scarlett Street	4 / 2 / 2	395	\$730,000	30-Oct-19
26 Highland Crescent	4 / 2 / 2	751	\$700,000	01-Nov-19
18 Yellow Rose	4 / 1 / 2	500	\$495,000	06-Nov-19
4 Wren Place	3 / 1 / 1	551	\$520,000	08-Nov-19
19 Primrose Drive	4 / 2 / 2	564	\$560,000	08-Nov-19
13 Eleanor Way	4 / 2 / 4	331	\$595,000	08-Nov-19
23 Georgia Drive	5 / 2 / 2	635	\$710,000	08-Nov-19
5 Mountain Ash Road	4 / 3 / 3	762	\$762,000	12-Nov-19
13 Skyhawk Avenue	3 / 2 / 2	540	\$570,000	13-Nov-19
48 Sorrento Way	4 / 2 / 2	489	\$585,000	13-Nov-19
4 Blue Box Close	4 / 2 / 2	638	\$660,000	15-Nov-19
72 Warnervale Road	5 / 2 / 2	514	\$687,000	15-Nov-19
8 Skye Close	5 / 3 / 2	722	\$710,000	29-Nov-19

Information sourced from RP Data. Every precaution has been taken to establish the accuracy of the above information, which we believe to be reliable; however, we cannot guarantee its accuracy.

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**EXTREMELY
HELPFUL.
NOTHING WAS
TOO HARD. WOULD
DEFINITELY
RECOMMEND HIM.**

Kirsten Stewart

**303 TUGGERAWONG ROAD, TUGGERAWONG
SOLD \$675,000**

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