

Local Property News
Winter Edition 2014



w: fletchers.net.au e: manningham@fletchers.net.au

THE MANNINGHAM EDITION

As the winter months draw to a close, we are pleased to bring you the latest edition of our Local Property News.

Traditionally, we see fewer properties on the market in winter than in the peak seasons of autumn and spring. This winter has, however, been the busiest yet for Fletchers in our 95 year history. We are proud to report that our auction clearance rate for the financial year is 10 per cent higher than the industry average and attendance at open for inspections is at an all time high.

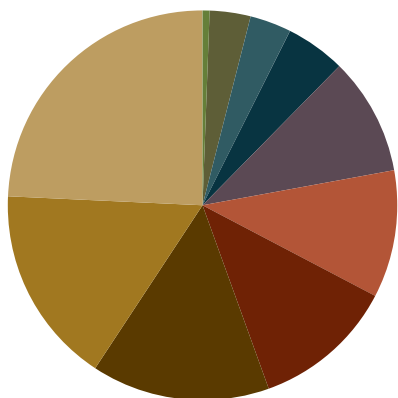
Across Manningham, many suburbs have experienced significant growth in median house prices. In particular, the leafy suburb of Donvale experienced a 25 per cent increase in the last financial year. The REIV has noted that auction levels are up 30 per cent on the previous year and, from available data, we can report that suburbs in Manningham are averaging a success rate of 79 per cent*.

We were thrilled to be named as finalists across six categories for the 2014 Real Estate Business Awards. We were recognised for being amongst the best in the business in: Boutique Network of the Year; Property Management Business of the Year; Sales Agent of the Year (Metropolitan) — Tim Heavyside; Business Development Manager of the Year (Rentals) — Cherie Paterson; Industry Thought Leader — Bradley Brown; and Best Training and Education Program.

If you are thinking of selling your home this Spring, now is the ideal time to start your preparations and avoid the stress of a last minute rush to the market. If you would like a complimentary appraisal of your property, or just to chat about the current trends, please do not hesitate to get in touch with me today.

MANNINGHAM AT A GLANCE

A look at some of our favourite suburbs*



Manningham Population (%)

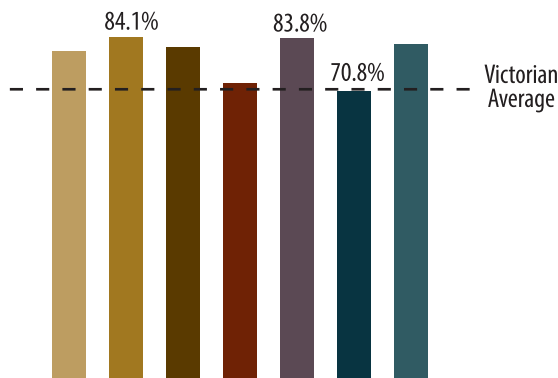
- Bulleen
- Doncaster
- Doncaster East
- Donvale
- Park Orchards[‡]
- Templestowe
- Templestowe Lower
- Warrandyte
- Warrandyte South
- Wonga Park

The average age of our residents ranges

FROM ONLY
40 TO 44

Victorian Auction Clearance Rate[†] (%)

(INCLUDES AVAILABLE DATA ONLY)



AUCTION
CLEARANCE RATES

81% 71%

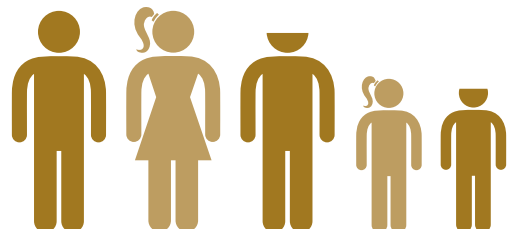
FLETCHERS EASTERN OFFICES^{**} VICTORIAN AVERAGE[†]

& **\$32 HIGHER**

the average rent per week is

than the Greater Melbourne average.

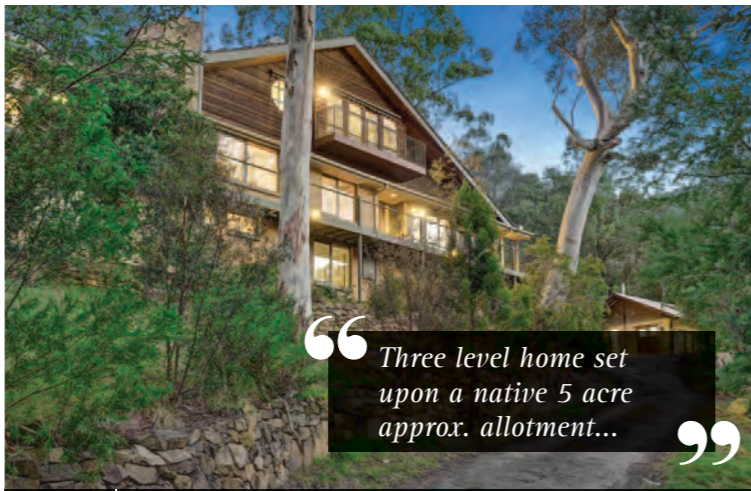
There is also an average of 2.9 and 2.6 people per household in Manningham and Melbourne respectively and 1.9 and 1.8 children per family.



*DATA SOURCED FROM 2011 CENSUS OF POPULATION AND HOUSING **RECORDED BY FLETCHERS 1/1/14-30/6/14 † RECORDED BY THE REIV 1/1/14-30/6/14 ‡ ONLY PARTIALLY IN MANNINGHAM



3 **DONCASTER**
Sold for \$1,000,000

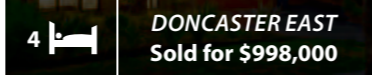


5 **WARRANDYTE Gold Memorial Road**
Sold for \$1,065,000

“Three level home set upon a native 5 acre approx. allotment...”



4 **WONGA PARK**
Sold for \$905,000



4 **DONCASTER EAST**
Sold for \$998,000

HIGHLIGHT FLETCHERS SALES



4 **BULLEEN**
Sold for \$830,000



3 **DONCASTER**
Sold for \$920,000



4 **WARRANDYTE Aylesbury Way**
Sold, Undisclosed



4 **DONCASTER EAST Colchester Drive**
Sold for \$1,050,000

“Brilliantly designed near-new two storey town residence...”



3 **WONGA PARK**
Sold for \$555,000



5 **BULLEEN**
Sold, Undisclosed

Address	Suburb	Price	Bedrooms
Darryl Street	Bulleen	\$880,000	4
Church Road	Doncaster	\$833,000	3
Braeside Drive	Doncaster	\$910,000	4
Inez Court	Doncaster	\$730,000	3
Bowen Road	Doncaster East	\$515,000	2
McGowans Road	Donvale	\$1,277,000	4

Address	Suburb	Price	Bedrooms
Hopetoun Road	Park Orchards	\$1,200,000	Land
Wood Street	Templestowe	\$640,000	3
Grandview Road	Warrandyte	\$635,000	Land
Blackwood Drive	Wonga Park	\$849,000	4
Gatters Road	Wonga Park	\$1,010,000	Land
Ibis Court	Wonga Park	\$850,000	4

IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER AGENT, PLEASE DISREGARD THIS NOTICE | *DISCLOSED PRICES ONLY, SOME PROPERTIES SOLD BY OTHER AGENCIES

TOP SALES

March-June 2014*

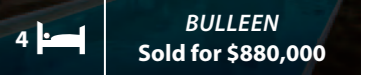
- BULLEEN**
\$1,260,000
- DONCASTER**
\$1,575,000
- DONCASTER EAST**
\$2,000,000
- DONVALE**
\$1,805,000
- PARK ORCHARDS**
\$1,690,000
- TEMPLESTOWE**
\$4,820,000
- TEMPLESTOWE LOWER**
\$2,315,000
- WARRANDYTE**
\$1,697,500
- WARRANDYTE SOUTH**
\$1,580,000
- WONGA PARK**
\$1,671,000



5 **WONGA PARK Yarra Brae Close**
Sold for \$1,500,000



4 **DONCASTER**
Sold for \$900,000



4 **BULLEEN**
Sold for \$880,000



3 **DONCASTER**
Sold for \$550,500



3 **DONCASTER EAST**
Sold for \$720,000



5 **TEMPLESTOWE LOWER**
Sold for \$1,123,000



5 **TEMPLESTOWE LOWER**
Sold for \$790,000



3 **WARRANDYTE Yarra Street**
Sold for \$870,870

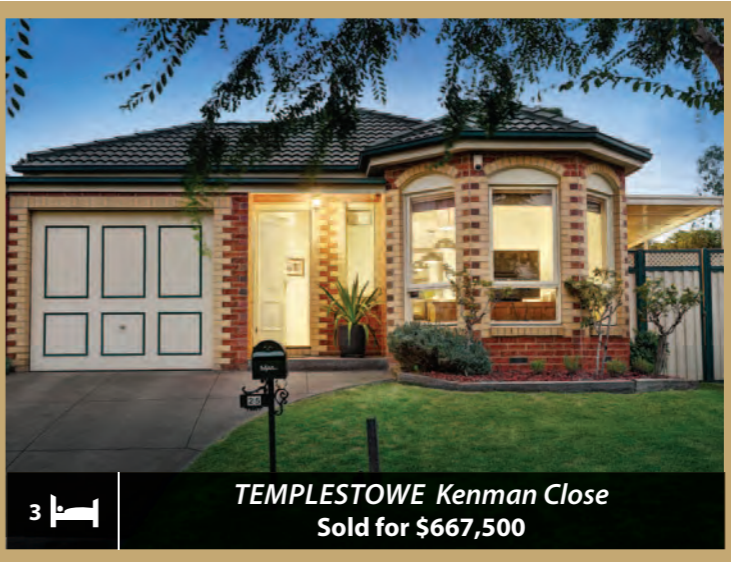
“Elevated and renovated three bedroom home with riverside outlook...”



4 **WONGA PARK**
Sold for \$1,150,000



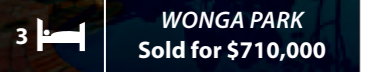
4 **WONGA PARK**
Sold for \$1,350,000



3 **TEMPLESTOWE Kenman Close**
Sold for \$667,500



3 **BULLEEN**
Sold for \$670,000




3 **WONGA PARK**
Sold for \$710,000

SALES UPDATE

Melbourne's median house prices have continued to grow in the first six months of the year, with the REIV reporting an increase of 3 per cent to \$637,000 in the June quarter, bringing the annual increase up to an impressive 17 per cent. Units and apartments recorded a similar level of demand to houses, with a 2 per cent increase in seasonally adjusted terms to \$492,000. Suburbs with the strongest growth in median prices were concentrated in the inner and middle ring: Balwyn, Balwyn North, Hawthorn East, Kew, Blackburn North and Donvale.

Melbourne ended the financial year with just over 18,000 auctions held since 1 January and an average clearance rate of 71 per cent. Fletchers are proud to report that we performed above the industry average, with a clearance rate of 81 per cent. The focus on auction campaigns in Melbourne was especially evident in many eastern suburbs, with clearance rates in these areas reaching as high as 97 per cent.



It has been clear that buyers have retained their strong belief in purchasing property and are taking advantage of record low interest rates and strong market conditions to make this a reality. It is already shaping up to be an action packed second half of the year with many auctions already scheduled.

If you are thinking of selling in 2014, please contact us today.

Rob Fletcher Executive Chairman

RENTALS UPDATE

Rental growth has begun to stabilise across most types of houses and units in Melbourne, with the current median rent for houses being \$400, a moderate increase from last month's average of \$390. The REIV has recorded Melbourne's rental vacancy rate at 2.8 per cent, which has remained stable for the past four months. Fletchers vacancy rate has remained below the industry average, keeping between 1-1.2 per cent for the year to date.

The recent boost in investor activity in the property market has resulted in an increase in the number of investment properties acquired, with an abundance of options for prospective tenants. Director and Company Property Manager, Andrew Paterson notes that the success in leasing a rental property is largely due to a constant focus on the correct pricing of properties. Current market conditions, recent results and competition analysis are factors that assist with ensuring that rental prices are meeting the market equilibrium.



If you know of anyone who is considering listing their property for lease, please put them in touch with our team. We would be delighted to offer a complimentary rental appraisal and for any successful new managements obtained that you refer us to, we are happy to offer you a \$300 Fletchers Westfield debit card. There is no better time to broaden your investment portfolio.

Andrew Paterson Director & Company Property Manager

FLETCHERS NEWS

The Fletchers Group has continued to thrive this year, recording our busiest and most successful twelve months in our 95 year history...

At Fletchers we pride ourselves on setting the bar for exceptional customer service and we were thrilled to be recognised for our outstanding customer service with a score of 98.73 per cent in the 2014 Australian Achiever Awards for customer satisfaction.

“ We were thrilled to be announced as finalists in six categories at the Real Estate Business Awards... ”

We were recently recognised for excellence at the Real Estate Business Awards, held in Sydney in July. As the company qualifying as finalists in the most categories, we are proud to be amongst the best in the business in: Boutique Network of the Year; Property Management Business of the Year;

Sales Agent of the Year (Metropolitan) — Tim Heavyside; Business Development Manager of the Year (Rentals) — Cherie Paterson; Industry Thought Leader — Bradley Brown; and Best Training and Education Program.

Our Property Management team has continued to grow from strength to strength with a significant increase in demand for our services across Whitehorse, Manningham and Maroondah. Our experienced team has recently grown to 14 enthusiastic property management specialists, including two dedicated Business Development Managers. In the coming months there will be a Property Manger working out of every Fletchers office in the eastern suburbs!

Growth and development is a constant focus of the Fletchers Group and we are looking forward to another action packed Spring!

VISIT US AT YOUR LOCAL OFFICE

Fletchers Manningham

Suite 5, 1012 Doncaster Road,
Doncaster East, VIC 3109

9841 5788

manningham@fletchers.net.au

If you're considering selling, please contact us today for a complimentary appraisal of your property.



AWARDED 2013 AUSTRALIA'S BEST LARGE AGENCY (REIA)

If your property is already listed by another agent, please disregard this notice. Every precaution has been taken to verify the accuracy of the details contained in this newsletter. However, Fletchers gives no warranty to these details and expressly disclaims all liability for any loss or damage, whatever the cause which may arise from any person acting on any such statements. All data has been sourced from the REIV, Census and Property Data Online.