

# mckillop report

1st quarter

# 2016

bowral  
berrima  
burrawang  
burradoo  
colo vale  
mittagong  
robertson

mckillop  
property

# mckillopreport



## Quiet Opportunity

To date when you look at the numbers for the first quarter it appears 2016 might be set to be a quieter year than last. However the story behind the numbers is one of opportunity rather than despair.

Certainly the number of sales secured so far this year has been less than 2015 in most areas across the Highlands. In truth the numbers reflect a lack of supply rather than lack of demand which is evidenced by the fact prices achieved by our team remain very healthy across all price brackets.

It is quite a unique situation where there are less properties available to sell but still a good number of buyers keen to purchase. It is a trend also playing out in Sydney where recent reports have identified listings down 40% on the same time last year.

It represents a great opportunity for potential vendors to list now and take advantage of that unmet demand which is sustaining the good prices. Attendances at all our Open for Inspections have been incredibly high which is a clear indication that interest in property remains high. Our database of qualified buyers is large and growing.

In particular, we are seeing very strong demand for lifestyle properties with buyers coming down from Sydney and our offices in Mittagong, Bowral and Robertson have achieved fabulous results for vendor clients in recent months. Prestige listings continue to attract significant interest and buyer competition is fierce for residential properties on the market for under a million dollars.

Remember, in recent years our team has found that the cool Winter months have become a hot time to sell in the Highlands as buyers remain highly motivated to find their perfect property. Perhaps it's the appeal of finding somewhere inviting to keep warm!

So for anyone thinking of selling I recommend seriously considering listing now. Give one of our team a call and they will be happy to discuss in more detail how the market is currently playing out.

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83 burradoo road, burradoo  
\$1,750,000 - \$1,870,000



48 caalong street, robertson  
\$495,000



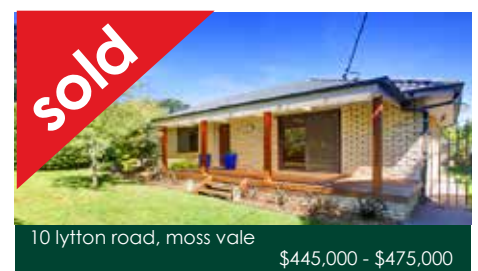
7 bronwyn place, bowral  
\$525,000 - \$545,000



10 wyong street, hill top  
\$518,000



"kings park" 40 joadja road, high range  
\$1,860,000



10 lytton road, moss vale  
\$445,000 - \$475,000

# total sales

sales statistics supplied by rpdata.com.au,  
sales numbers reflect properties settled in the listed areas

## bowral

<b>number of sales</b>	<b>74</b>
lowest price	\$333,333
highest price	\$4,150,000*



\* 41 centennial road

## burradoo

<b>number of sales</b>	<b>28</b>
lowest price	\$172,500
highest price	\$1,625,000*



\* 603 moss vale road

## mittagong

<b>number of sales</b>	<b>51</b>
lowest price	\$260,000
highest price	\$1,112,500



\* 45 alfred street

## robertson

<b>number of sales</b>	<b>11</b>
lowest price	\$340,000
highest price	\$540,000*



\* 62 north street

## burrawang

<b>number of sales</b>	<b>2</b>
lowest price	\$970,000
highest price	\$1,150,000 *



\* 22 hoddle street

## colo vale

<b>number of sales</b>	<b>14</b>
lowest price	\$270,000
highest price	\$820,000*



\* 160 colo road

## berrima

<b>number of sales</b>	<b>11</b>
lowest price	\$280,000
highest price	\$970,000



\* 11 wilkinson street

## moss vale

<b>number of sales</b>	<b>48</b>
lowest price	\$214,000
highest price	\$1,156,000*



\* 8 hill road

# contacts

please feel free to contact us for a market report on your immediate area, we'd be delighted to assist.

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- **Ben** 0419 019 423
- **Scarlett** 0406 163 116



mittagong



bowral



robertson

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