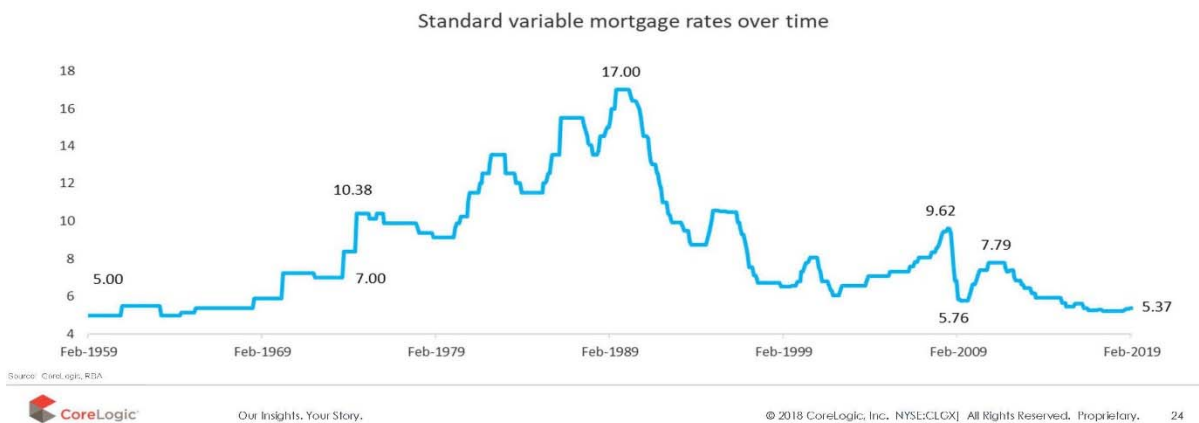


Newsletter Update – Warriewood March 2019

Mortgage rates seem to be the talk of the money sector at present due to interest rates being the lowest they have been since the 1960's. All eyes are on now on the RBA to see what their next move will be at the completion of the last quarter in the financial year. My bet is they are waiting to see the outcome of the federal election and potential change of government.

Mortgage rates are set to remain around the lowest level since the 1960's



While previous housing cycles have generally been dictated by changes in interest rates, the current slowdown has been heavily influenced by changes in the credit availability. Despite the reduction in investment activity, investors remain concentrated within New South Wales and Victoria.

The positive side to all of this is that buyers in 2019 are actively looking to find suitable properties and committing to purchasing their next property, as many sellers adjust their price expectations to meet the market their properties are now selling.



Please feel free to call Nash anytime on **0432 847 245** or email [**nash@drakerealestate.net.au**](mailto:nash@drakerealestate.net.au)



WARRIEWOOD - RECENT SALES – JAN, FEB, MARCH – (see over)

Sale Price & Date	Address	Property Description	Photo
\$1,030,000	37/26 Macpherson St	3 bed, 2 bath, 2 car	
\$1,050,000	34/28 Macpherson St	3 bed, 2 bath, 2 car	
\$1,065,000	192 Warriewood Rd	3 bed, 1 bath, 1 car	
\$1,200,000	5 Rosella Way	3 bed, 2 bath, 2 car	
\$1,200,000	4 Moriac Street	4 bed, 3 bath, 2 car	

Sale Price & Date	Address	Property Description	Photo
\$1,250,000	157 Macpherson St	3 bed, 3 bath, 2 car	
\$1,300,000	3 Lakeview Parade	3 bed, 2 bath, 3 car	
\$1,535,000	140 Warriewood Rd	3 bed, 2 bath, 2 car	
\$1,580,000	50 Arnott Crescent	3 bed, 2 bath, 2 car	
\$1,600,000	15 Bertana Crescent	4 bed, 3 bath, 2 car	

Sale Price & Date	Address	Property Description	Photo
\$1,605,000	10 Bella Vista Court	4 bed, 2 bath, 2 car	
\$2,150,000	35 Orchard Street	5 bed, 4 bath, 2 car	



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