

Hello and Welcome to our monthly update on the Kingsgrove Marketplace

With the spring season now underway, a great deal is happening in the Kingsgrove property market, and we are definitely in for an exciting time in the lead up to the holidays.

The Canterbury area had the best auction clearance rate this side of the harbour bridge recording 88.2%, which should boost your confidence if you were to sell this year.

A weakening economy with rising unemployment and a high Australian Dollar would signal downward pressure on interest rates and bring to the market more money for buyers to spend.

This comparative market report will keep you up to date with your area and you will receive a new Kingsgrove market regularly to ensure you are kept fully informed about relevant market activity.



Kingsgrove Statistics

Sales in the past three months	42
Homes currently for sale today	37
Highest price paid in past three months	\$1.92m
Lowest price paid in past three months	\$307k
Kingsgrove median sale price past three months	\$973k
Kingsgrove Auction clearance rate	72%
McGrath Auction clearance rate	75%
Sale by Auction versus Private Treaty	21:18

August recent Sales

Address	Price	Summary
2 Bennett St	\$1.111m	3 bed, 1 bath, 2 car
5/102 Caroline St	\$830k	3 bed, 2 bath, 1 car
69 Glenwall St	\$1.35m	5 bed, 3 bath, 3 car
2 Kinsel Ave	\$1.37m	4 bed, 4 bath, 2 car
82 Staples St	\$976k	3 bed, 1 bath, 2 car
17 Monaro Ave	\$1.92m	7 bed, 5 bath, 2 car
5 Beumont St	\$1.302m	3 bed, 1 bath, 1 car
73 Rosemath Ave	\$1.112m	3 bed, 2 bath, 1 car
12/15 St Albans Rd	\$500k	2 bed, 1 bath, 1 car
18 Ashby St	\$1.3m	3 bed, 2 bath, 2 car
51 Vivienne St	\$1.053m	2 bed, 1 bath, 1 car
47 Margaret St	\$1.069m	3 bed, 2 bath, 2 car