

August 2013 Update

Melbourne House Prices Rise in the June Quarter

The median price of a house in Melbourne rose slightly in the June quarter with a 2.4 per cent increase in seasonally adjusted terms to \$562,000 from a revised \$549,000 in the March quarter.

REIV CEO Enzo Raimondo said that the improvements recorded over the past few months had been retained this quarter and Melbourne was still on track for moderate growth in 2013.

Mr Raimondo said "conditions for both buyers and sellers look very solid in the lead up to the spring selling season. Unlike last year there are more active buyers looking for a home and this is driving moderate price growth.

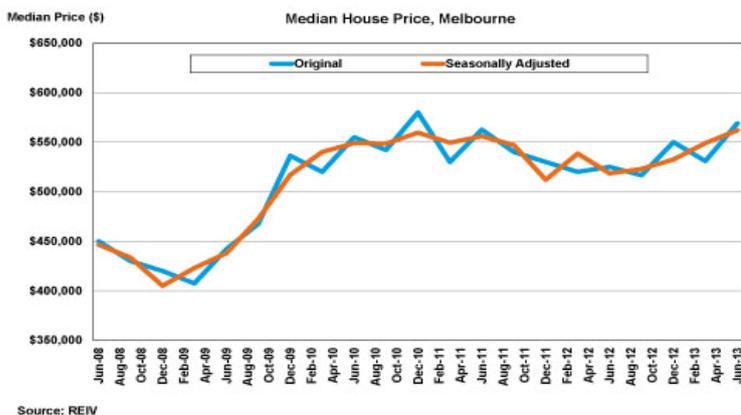
"Interest rates are low, consumer sentiment has improved, and clearance rates are higher. Those considering buying or selling should take advantage of these improved conditions.

"The healthy demand recorded in many suburbs around the median price point including Keysborough, South Morang, Craigieburn and West Footscray will in part be a result of first home buyers rushing to take advantage of the now ended \$7,000 Grant.

"Units and apartments recorded similar level of demand to houses with a 2.8 per cent increase in seasonally adjusted terms to \$464,500.

"Clearance rates were stable compared to the March quarter but up 10 points on this time last year.

"Median rents also remained stable in most parts of the metropolitan area except for 2 bedroom houses in the middle suburbs which saw a 4.5 per cent rise. (Source: REIV)



Keep in touch and up to date by following us on:

Ray White



YouTube

Cheltenham / Dingley Village

Property of the month:



13 Jubilee Boulevard Waterways

Pristine Townhouse

This cool and classy townhouse has plenty to offer first home buyers and investors alike, and is located in a superior area of Waterways, on a corner block of a brand new, quiet estate, moments to Braeside Park with its beautiful walkways and bike riding tracks, Keysborough Golf Club, shops, Mornington Peninsula Freeway, and all that Waterways has to offer, plus the beach is just 15 minutes away!

- Elegant formal living and dining with access to private courtyard
- Modern, well-appointed kitchen boasting stainless-steel gas cook top, electric oven, range hood and dishwasher, plus island bench with timber breakfast bar incorporated
- Comfortable kitchen with solid appliances, storage and casual meals area, overlooking a spacious, light infused family zone
- Spacious laundry and downstairs powder room
- 1st floor – 3 robed bedrooms, one with a balcony offering a local outlook and the master with full en suite and extensive mirrored robes
- Central bathroom with bath, gas ducted heating and a single lock up carport
- Heating and cooling plus single car garage

CONTACT: Genevieve Hill 0423 094 639

PRICE: \$490,000-\$530,000



Some of our New Listings:



1/28 Howard Road,
Dingley Village



21B Friendship Square
Cheltenham



12 Coorong Circle
Waterways



1/71 Chesterville Road
Hightett



13 Goulburn Street
Cheltenham



5 Bettina Court
Cheltenham



1A Howard Road
Dingley Village



16/131 Cavanagh Street
Cheltenham



304C Warrigal Road
Cheltenham



47A Centre Dandenong Road
Dingley Village

Would you like to receive our Weekly Market Update email? [Click here](#) to join our weekly email list where you will receive news of our listings, current stock and up to date market information.

Getting to Know Kristy Devola

**Business Development Officer for
Ray White Cheltenham & Dingley
Village**



Kristy grew up in a Real Estate family:

her early childhood recollections are of being dragged to open for inspections with her dad being a real estate agent - so real estate is in her genes. Prior to Ray White Cheltenham Kristy had worked in hospitality management and community service work, but real estate is her passion and she works very hard to achieve the best possible results for everyone.

You can contact Kristy on 00432 601 725 or kristy.devola@raywhite.com

Q: What are you currently listening to on your iPod?

A: Bruno Mars

Q: What is your favourite quote?

A: "Don't cry because it's over, smile because it happened."

Q: What is your favourite book?

A: The Outsiders by S.E Hinton

Q: What do you enjoy doing in your spare time?

A: Cooking—especially baking cakes & cookies for my work colleagues

Q: If you could have dinner with any 3 people (dead or alive), who would they be?

A: My Grandfather, Albert Einstein, Johnny Depp

Q: What is your greatest accomplishment?

A: Buying my first home

Q: What would you do with \$1 million dollars?

A: Buy a few investment properties and travel Europe again.



Josh Bartlett
Getting your finance
back on course...
LoanMarket
home finance brokers
0402 235 001
josh.bartlett@loanmarket.com.au
4/107 Tulip Street,
Cheltenham 3192