



August | September 2016

Ray White Mitcham Quarterly Market Review

Property prices across Whitehorse and Maroondah remained steady in the June quarter despite the uncertainty of the federal election. Mitcham's median house price fell to \$868,888 and Vermont increased to \$880,000. Overall, unit prices increased slightly.

Although interest rates remain low, banks have tightened their lending criteria and many agencies are reporting that fewer buyers are inspecting properties compared with 2015. The low number of properties offered for sale has helped to keep prices up, with auction clearance rates remaining around 75%.

At Ray White Mitcham we are proud that our clearance rate for 2016 remains above 90%.

If you are thinking of selling, sooner might be better than later, with a flood of properties expected on the market in late spring/summer.

Contact Ray White Mitcham today to learn how we can maximise your sale price.

MEDIAN HOUSE PRICE

	JUN 16		MAR 16	SEP 13
MITCHAM	868,888	↓	932,500	632,000
VERMONT	880,000	↑	840,000	650,000
VERMONT SOUTH	1,057,500	↓	1,100,000	780,000
NUNAWADING	931,250	↑	863,000	650,000
FOREST HILL	886,000	↑	877,000	650,000
BLACKBURN	1,197,750	↑	1,135,500	830,000
BOX HILL	1,380,500	↓	1,500,000	840,000
RINGWOOD	800,000	↑	790,000	535,000
RINGWOOD EAST	736,500	↓	741,000	560,000
RINGWOOD NORTH	830,000	↑	805,000	660,000
HEATHMONT	785,500	↓	789,000	580,000

YOUR RAY WHITE TEAM

Principal:

Janet Stubbs
0408 384 022

Principal/Auctioneer:

Mark Walsh
0403 294 828

Property Appraisals/Sales:

Kim Seng Fang
0403 008 248

Melissa Carey
0421 464 236

Lilliana Djakovic
0413 729 333

Effie Sun
0401 132 862

Building & Development:

Adam Harrison
0417 968 058

Property Management:

Monique Holgye
0428 212 559

Justin Schenk
0409 895 799



If you require any further information, or a FREE sales or rental appraisal, please contact **www.raywhitemitcham.com** 554 Whitehorse Road Mitcham 3132 Ph: 9872 3995 Email: mitcham.vic@raywhite.com

NB: All sales by Ray White from April to June 2016. All figures are approximate and we recommend that you rely on your own enquiries. Please disregard this communication if your property is listed exclusively with another agent.

RECENT RAY WHITE SALES



\$1,360,000
641 Canterbury Rd
Vermont
5 2 1 1535 m² LAND



\$1,034,000
2 Rothwell Ct
Mitcham
5 3 2 643 m² LAND



\$1,130,000
12 Cook Rd
Mitcham
0 0 0 930 m² LAND



\$761,000
1 Longleaf Grove
Mitcham
3 2 1 208.9 m² LAND



\$800,000
8 Mcghee Ave
Mitcham
4 2 2 768 m² LAND



\$440,000
6/482 Mitcham Rd
Mitcham
2 1 1 95.2 m² LAND



\$925,000
24 Beaufort St
Mitcham
4 2 2 931 m² LAND



\$790,000
2 Blossom St
Mitcham
3 2 1 418 m² LAND



\$889,000
2/4 Vernal Av
Mitcham
3 1 2 469 m² LAND



\$852,000
16 Alexander St
Mitcham
3 1 0 600 m² LAND



\$728,000
8 Dampier Gr
Mitcham
3 1 1 639 m² LAND



\$725,000
1b Norman St
Mitcham
3 2 1 225 m² LAND



\$740,000
63 Betula Av Vermont
Vermont
3 1 1 591 m² LAND



\$1,190,000
1 Avila Ct
Vermont
4 2 2 830 m² LAND



\$720,000
4/12 Beleura Av
Vermont
3 2 2 412 m² LAND



\$855,000
20 Taronga Ct Nunawading
Nunawading
3 1 1 700 m² LAND



\$1,225,000
361 Whitehorse Rd
Nunawading
3 1 2 660 m² LAND



\$861,000
11 Brae Gr
Nunawading
5 3 0 568 m² LAND



\$1,252,000
6 The Summit
Ringwood North
4 2 2 1070 m² LAND



\$695,000
13 Marcel Ct
Ringwood North
3 1 1 674 m² LAND



\$860,000
18a William St
Ringwood
4 2 2 287 m² LAND



\$1,000,000
2 Wilton St
Blackburn North
4 1 1 759 m² LAND



\$951,000
8 Eckersley Ct
Blackburn South
3 1 2 515 m² LAND



\$600,000
2/10 Middlefield Dr Blackburn North
Blackburn North
3 1 0 218 m² LAND