

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite" in a bold, black, sans-serif font, with a registered trademark symbol (®) to the right. The logo is set against a solid yellow rectangular background.

RayWhite®

The background of the entire page is a photograph of a rustic interior. A large, brown burlap sack is overflowing with dark brown walnuts. In the foreground, there are several round, golden-brown cookies or biscuits. To the left, a portion of a white ceramic bowl is visible. The lighting is warm and natural, creating a cozy atmosphere.

Maroubra

Property report | Winter 2021

Courtesy of Ray White Maroubra | South Coogee

What's happening in our market?

The Australian property market continues to surge. CoreLogic's national Home Value Index showed that property values were up 1.9 per cent in June. It is taking less time for properties to sell and given the sustained levels of record demand, property prices continue to rise.

We've seen a slight change in buyer activity. Our metrics for home loan pre-approvals, open home attendees, and active auction bidders have dropped back from the frankly incredible highs of the first quarter of 2021.

The rise in new listing numbers signals an improvement in seller confidence however. More homeowners are taking advantage of strong selling conditions. The speed of sale is most definitely increasing as new stock is being absorbed very quickly. Buyers are more educated and moving with lightning speed if they see something they like. They have their finances in place and they are very determined right now.

Most experts agree the central bank won't move rates higher until at least the fourth quarter of 2022. While the economic recovery is faster than expected, the RBA's conditions for a rate hike are still far from being met.

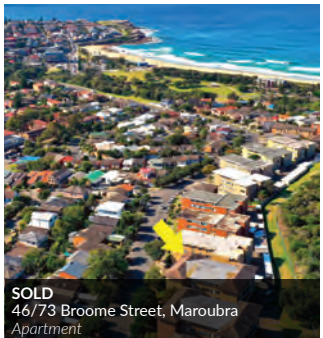
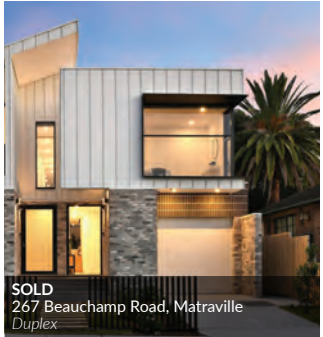
We see nothing on the horizon to suggest the current momentum will slow in 2021 and likely well into next year. Buying, selling, investing, be it your first home or upgrading – we invite you to get in touch and experience the Ray White difference for yourself.

Phillip Elmowy Director

Anthony Vella Director

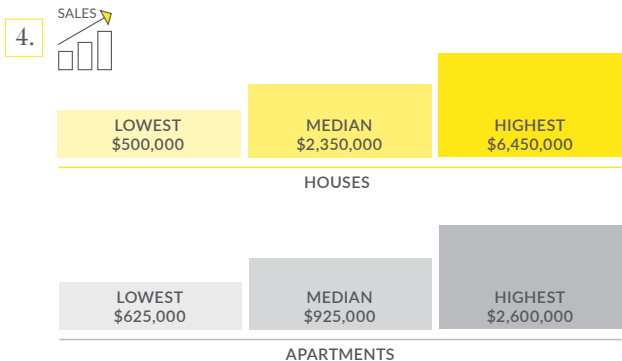
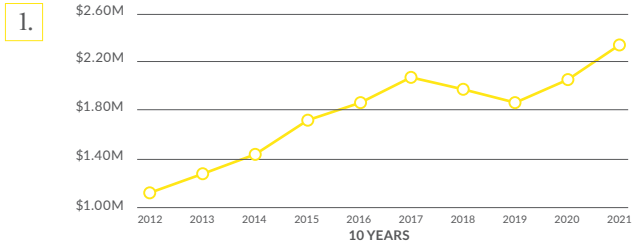
Alex Santelli Director

Recent residential sales in your area

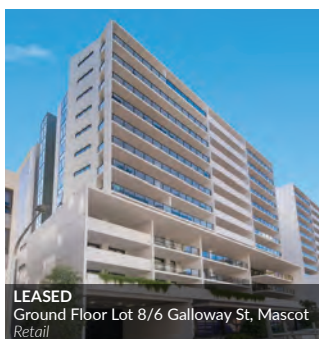
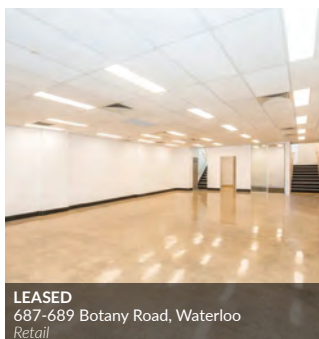
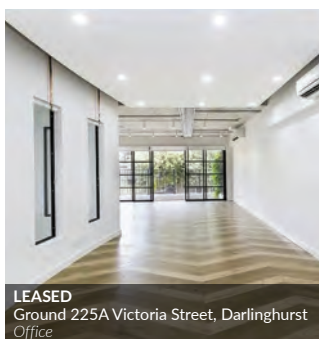


Fast facts | Maroubra

The median sales price for houses in Maroubra now sits at \$2,350,000. Compared to five years ago, the median sales price has increased 29.1% which equates to a compound annual growth rate of 5.2%.



Recent commercial activity



Your Ray White team

DIRECTORS



Phillip Elmowy
02 8347 6060
0425 285 444



Anthony Vella
02 8347 6085
0412 232 904



Alex Santelli
02 9101 8008
0403 104 146

RESIDENTIAL TEAM

No.9 Blue Office Settled Commission 2019/2020

No.1 NSW/ACT Property Management Business of the Year 2019/2020

No.3 NSW/ACT Property Management Business Development of the Year 2019/2020

Amber Halil

New Business Development

Amy Vella

Licensed Real Estate Agent

Barbara Mackay

Property Manager

Dean Cassidy

Property Manager

Dennis Theodorou

Property Manager

Dianah Farhat

Sales Accounts

Eden Elmowy

Licensed Real Estate Agent

Faye Miao

Financial Controller

Helena Apostolatos

Property Manager

James Papachristou

Property Manager

Jason Malouf

Licensed Real Estate Agent

Joan Gannon

Property Management
Administration

Joanne McNamara

Receptionist

Karrisa Lisha

Property Manager

Katrina Vassiliadis

Receptionist

Kaye Lui

Property Management
Accounts

Kobe Dymock

Reception/Administration

Koxan Oey

Leasing Consultant

Kerrie Pelayias

Property Manager

Matt Skene

Property Manager

Michael Guirguis

Property Manager

Mona Piankerd

Property Management
Support

Natasha Arifin

Marketing Manager

Orazio Palazzolo

Property Manager

Sophie Sutinen

Sales Coordinator

COMMERCIAL TEAM

Domenic Severino

Leasing Executive

Jamal Choker

Sales Executive

John Skufiris

Licensed Real Estate Agent

Mary Brownscombe

Commercial Administrator

Peter Kotzias

Commercial Sales &
Projects Manager

Tamara Shakespeare

Operations Manager

Tina Dimarchos

Commercial Administration
Support

RAY WHITE MAROUBRA SOUTH COOGEE

781 Anzac Parade
Maroubra, NSW 2035
(02) 8347 6000
rwre.com.au

RAY WHITE COMMERCIAL SOUTH SYDNEY

14/9 Danks Street
Waterloo, NSW 2017
(02) 9101 8000
rwcss.com