

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®



Maroubra Property Report

SPRING 2021

Courtesy of Ray White Maroubra | South Coogee

WHAT'S HAPPENING IN OUR MARKET?

The big change from our last report is of course the lockdown in Greater Sydney. This has created a dramatic drop in properties available. Listings in July slumped 41% per cent compared to June. They are now below the number of listings we saw in 2020, although about the same as the 2019 level. More detailed data we have on auction listings show that people aren't withdrawing from the market, but rather holding off on decision making.

Meanwhile, although listings have dropped, active bidders at auction have hit particularly high levels and the gap between highest prior offer and price sold at auction remains high.

At this stage, there is still a lot of uncertainty as to when things will go 'back to normal'. Although we are not seeing the same spike in volume of properties coming to market that we would usually see as we move into spring, there is no doubt that buyer numbers have remained strong. Our sought-after coastal suburbs and the lifestyle they offer supports price growth conditions. Competition from buyers is fierce and with low stock it means sellers who come to market now are achieving above expectation prices.

Whether you are 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

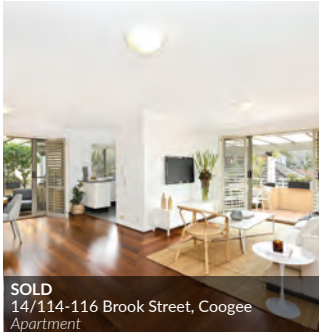
Anthony Vella Director

Alex Santelli Director

RECENT RESIDENTIAL SALES



SOLD
26 Livingstone Avenue, Botany
House



SOLD
14/114-116 Brook Street, Coogee
Apartment



SOLD
20/50 Carr Street, Coogee
Apartment



SOLD
30/188 Maroubra Road, Maroubra
Apartment



SOLD
6 Canara Avenue, Phillip Bay
House



SOLD
247/116 Maroubra Road, Maroubra
Apartment



SOLD
3/752 Anzac Parade, Maroubra
Apartment

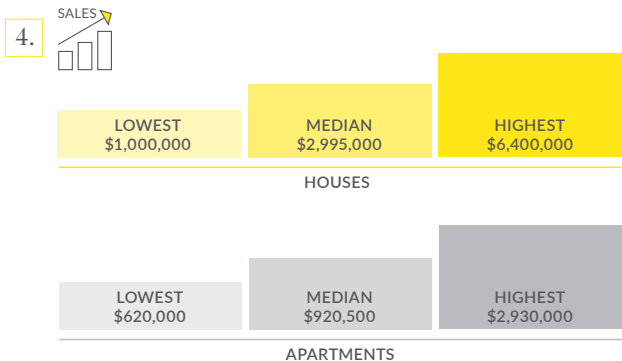
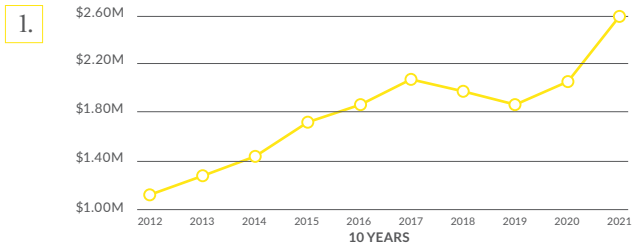


SOLD
1-4/171 Fitzgerald Avenue, Maroubra
Townhouses

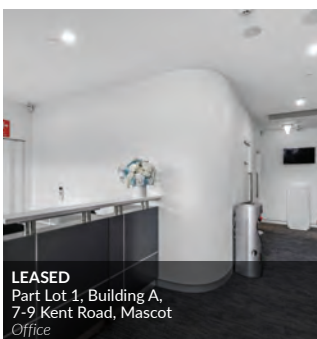
FAST FACTS

MAROUBRA

The median sales price for houses in Maroubra now sits at \$2,600,000. Compared to five years ago, the median sales price has increased 43% which equates to a compound annual growth rate of 7.4%.



RECENT COMMERCIAL SALES



YOUR RAY WHITE TEAM

DIRECTORS



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Anthony Vella
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Alex Santelli
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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

Dean Cassidy

Property Manager

Dennis Theodorou

Property Manager

Dianah Farhat

Sales Accounts

Eden Elmow

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

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

Tim Psaltis

Property Manager

COMMERCIAL TEAM

Domenic Severino

Leasing Executive

Eddie Petro

Special Projects &
Capital Markets

Jamal Choker

Sales Executive

John Skufris

Licensed Real Estate Agent

Kerrie Pelayias

Commercial Leasing &
Management

Mary Brownscombe

Commercial Administrator

Michael Khouri

Licensed Real Estate Agent

Peter Kotzias

Commercial Sales &
Projects Manager

Tamara Shakespeare

Operations Manager

Tina Dimarchos

Commercial Administration
Support

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