

# Maroubra Property Report

—  
AUTUMN 2022

Courtesy of  
Ray White Maroubra | South Coogee

**RayWhite**<sup>®</sup>



# WHY SELL NOW?

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The main event looming on the near-term horizon that may accelerate any slow down phase is if the central bank adjusts monetary policy sooner rather than later. Financial markets and economists believe inflation pressures will force the RBA to start normalising rates by August, ahead of spring selling season.

While inflation “has picked up more quickly than expected”, the central bank is not ready to conclude that inflation will remain sustainably within their 2-3% target range. Uncertainty related to the war in Ukraine, rising energy costs and global supply chain disruptions are adding further complexity to the policy environment.

While the unemployment rate is trending towards the sub 4% range, a more significant lift in wages remains the missing piece of the puzzle before the cash rate shifts higher.

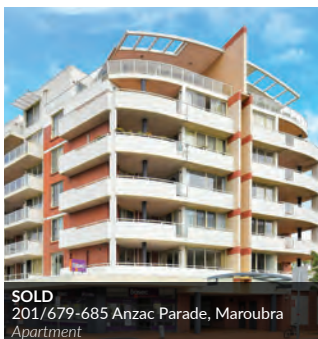
Despite the growing downside risks to the housing sector, other factors should help to offset a significant downturn. As the economy strengthens and labour markets tighten, the risks around mortgage stress or default should lessen. Open international borders will help to support demand.

The number of properties for sale will also increase over 2022 which creates more choice for buyers. What we do know is that market fundamentals right now are still helping our clients who are looking to sell. Our data tells us that our sellers who choose to sell via the auction method are rewarded with a 12% higher price under the hammer than if they'd accepted a prior offer.

Since the start of 2022, we've cleared 81% of all auction stock under the hammer, with an average of 5.8 registered bidders. There's a deep buyer pool for sellers to take advantage of right now. Our question remains, “What are you waiting for?”

**Phillip Elmowy** Director  
**Anthony Vella** Director  
**Alex Santelli** Director

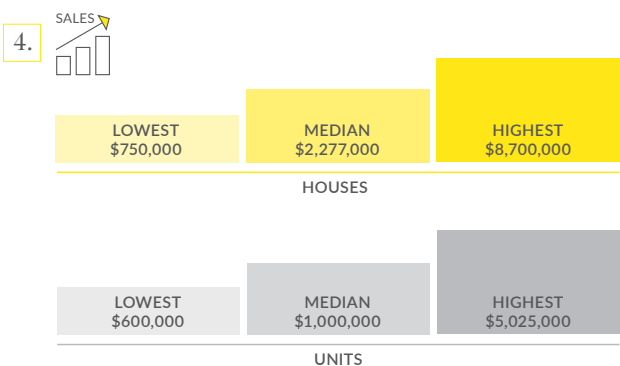
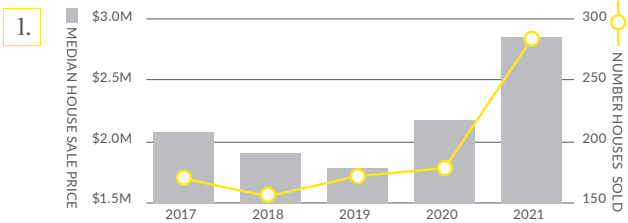
# RECENT RESIDENTIAL SALES



# FAST FACTS

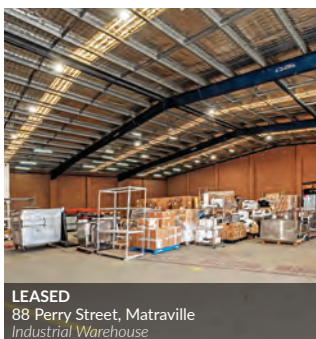
## MAROUBRA

Compared to five years ago, the median sales price for houses in Maroubra has increased 36% which equates to a compound annual growth rate of 6.35%.



Source: CoreLogic RP Data 1 January - 31 March 2022

# RECENT COMMERCIAL ACTIVITY



# YOUR RAY WHITE TEAM

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## DIRECTORS

Premier Business Leader 2020/2021 & 2021/2022



**Phillip Elmowy**  
02 8347 6060  
0425 285 444



**Anthony Vella**  
02 8347 6085  
0412 232 904



**Alex Santelli**  
02 9101 8008  
0403 104 146

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## RESIDENTIAL TEAM

No.1 NSW/ACT Property Management Business of the Year 2019/2020 & 2020/2021  
No.3 NSW/ACT Property Management Business Development of the Year 2019/2020  
No.9 Blue Office Settled Commission 2019/2020

**Alessandra Tsoukalas**  
Reception/Administration

**Amber Halil**  
New Business Development

**Amy Vella**  
Licensed Real Estate Agent

**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

**Jamal Choker**  
Sales Executive

**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

**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

**Sienna Elmowy**  
Executive Assistant

**Sophie Sutinen**  
Sales Coordinator

**Tim Psaltis**  
Property Manager

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## COMMERCIAL TEAM

**Domenic Severino**  
Leasing Executive

**Eddie Petro**  
Special Projects &  
Capital Markets

**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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## RAY WHITE MAROUBRA SOUTH COOGEE

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## RAY WHITE COMMERCIAL SOUTH SYDNEY

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