



**RayWhite**

# Maroubra

Property report | Autumn 2021

Courtesy of Ray White Maroubra | South Coogee

# What's happening in our market?

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2021 has kicked off strongly, with Australia's housing market now well entrenched in one of the strongest growth phases on record. At the moment, despite our expectation of a lift in new listing numbers in March and April, buyer demand is still outpacing new stock additions. All our buyer metrics, such as loan pre-approvals, open for inspection numbers, registered auction bidders are all up, even online traffic to our website is up 65%.

All these metrics are surging into the stratosphere on the back of ultra low interest rates and the improving economy. Confidence is also returning with the ongoing rollout of vaccines. The central bank said recently that "the path ahead is likely to remain bumpy and uneven but there are better prospects for a sustained recovery than there were a few months ago".

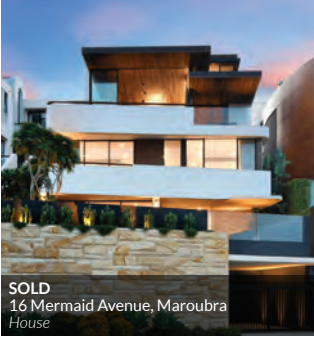
What we do know is that market fundamentals right now are helping our clients who are looking to sell. Our data tells us that our sellers who choose to sell via the auction method are rewarded with a 12% higher price under the hammer than if they'd accepted a prior offer. We cleared 82% of all auction stock last month, with record numbers of registered bidders. There's a deep buyer pool for sellers to take advantage of. Our question remains, "What are you waiting for?". We'd love to speak with you today!

**Phillip Elmowy** Director

**Anthony Vella** Director

**Alex Santelli** Director

# Recent residential sales in your area



**SOLD**  
16 Mermaid Avenue, Maroubra  
*House*



**SOLD**  
127 Moverly Road, South Coogee  
*House*



**SOLD**  
342 Maroubra Road, Maroubra  
*House*



**SOLD**  
84 Elizabeth Bay Road, Elizabeth Bay  
*House*



**SOLD**  
28 Inman Street, Maroubra  
*House*



**SOLD**  
98 Broome Street, Maroubra  
*House*



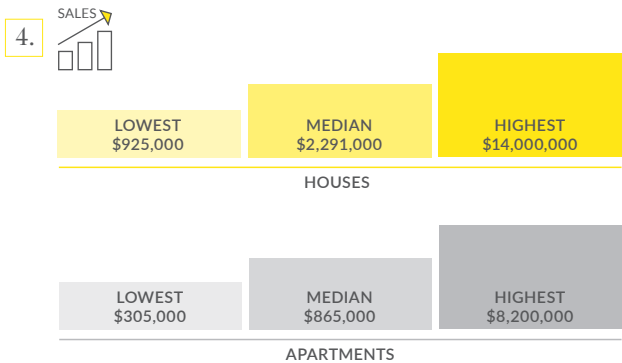
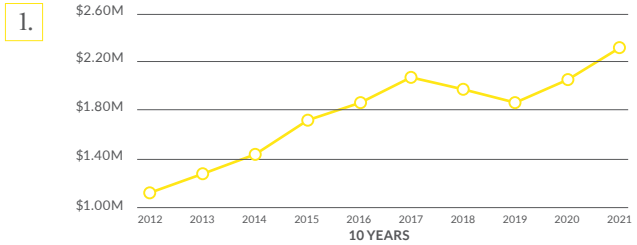
**SOLD**  
2/19 Neptune Street, Coogee  
*Apartment*



**SOLD**  
9/15 Bona Vista Avenue, Maroubra  
*Apartment*

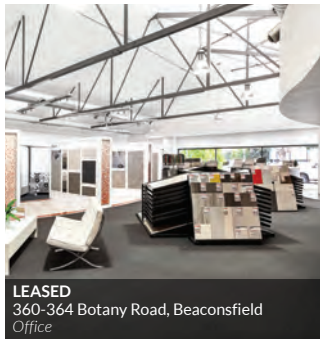
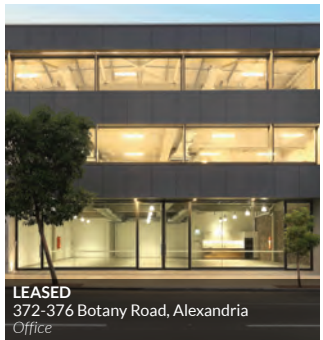
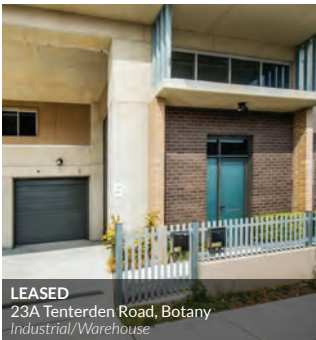
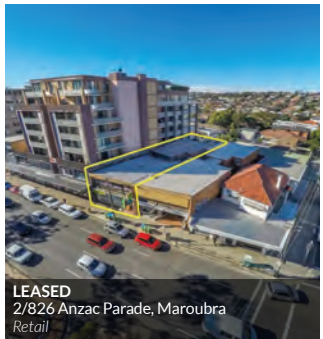
# Fast facts | Maroubra

The median sales price for houses in Maroubra now sits at \$2,305,500. Compared to five years ago, the median sales price has increased 26.9% which equates to a compound annual growth rate of 4.9%.





# Recent commercial activity



# Your Ray White team

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## 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

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## SALES

No.9 Blue Office Settled Commission 2019/2020

**Nader Hotait**  
Licensed Real Estate Agent

**Jason Malouf**  
Licensed Real Estate Agent

**Archibald Wadsworth**  
Sales Executive to Nader Hotait

**Naomi Ng**  
Sales Executive to Nader Hotait

**Tamara Heaps**  
Executive Assistant to Nader Hotait

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## PROPERTY MANAGEMENT

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**  
New Business Development

**Barbara Mackay**  
Property Manager

**Dean Cassidy**  
Property Manager

**Dennis Theodorou**  
Property Manager

**Eden Elmowy**  
Licensed Real Estate Agent

**Helena Apostolatos**  
Property Manager

**James Papachristou**  
Property Manager

**Koxan Oey**  
Leasing Consultant

**Kerrie Pelayias**  
Property Manager

**Matt Skene**  
Property Manager

**Michael Guirguis**  
Property Manager

**Orazio Palazzolo**  
Property Manager

**Tim Psaltis**  
Property Manager

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## COMMERCIAL

**Domenic Severino**  
Leasing Executive

**John Skufris**  
Licensed Real Estate Agent

**Nicole Karet**  
Leasing Executive

**Peter Kotzias**  
Commercial Sales & Projects Manager

**Victor Issa**  
Sales/Leasing

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## RAY WHITE MAROUBRA SOUTH COOGEE

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## RAY WHITE COMMERCIAL SOUTH SYDNEY

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