

The RayWhite logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background in the top right corner of the page. The background of the entire page is a photograph of a cozy living room interior. On the left, a light-colored armchair with a striped cushion and a blue patterned pillow sits on a patterned rug. A large potted plant with green and white foliage is positioned in the foreground. In the background, a fireplace mantel holds two woven vases, and a framed abstract painting hangs on the wall. A large, round, gold-framed mirror is partially visible on the right side of the image.

RayWhite

Maroubra Property Report

WINTER 2022

Courtesy of
Ray White Maroubra | South Coogee

WHY SELL NOW?

The Australian market is high functioning with high turnover, and there isn't much of a gap between buyers and sellers. We know we're in a new cycle but there are a number of reasons why prices aren't likely to drop dramatically. Since the RBA flagged the start of their monetary policy tightening cycle, borrowers were told to expect four to five interest rate rises.

Some pundits are now predicting up to 20% price falls in some markets off the back of the supersized, inflation-busting rate rise. These were also the same pundits who were predicting 30% falls at the start of the pandemic. We've always said that we don't have a crystal ball to predict the future. We work in the 'now'. More worrying is a prolonged period of high inflation - which will no doubt lead to lower rates of household saving and may potentially weaken a prospective borrower's ability to meet serviceability assessments from lenders.

What we know right now is that our all critical appraisal numbers are up 62% on two years ago and 22% higher than last year. Our volume of sales are also up on two years ago too. Scheduled auctions across our group remain higher over the last two years. The average days on market right now is 37, which is still a week shorter than it was five years ago.

Our job has always been the same. To create competition for our sellers - and we can do that in any market. The process remains the same to market our properties as far and widely as possible for our sellers. We've never lost sight of that.

Phillip Elmowy Director
Anthony Vella Director
Alex Santelli Director

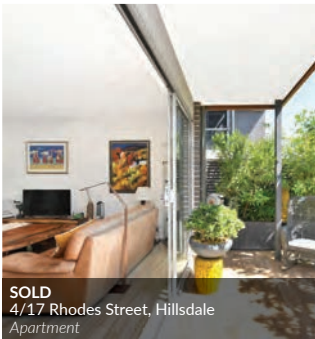
RECENT RESIDENTIAL SALES



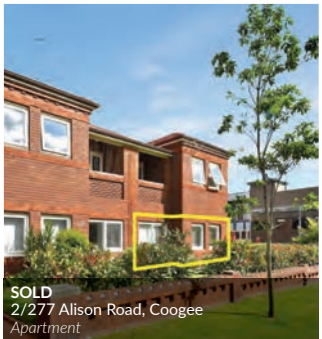
SOLD
29 Fowler Crescent, South Coogee
House



SOLD
202/263-265 Maroubra Road, Maroubra
Apartment



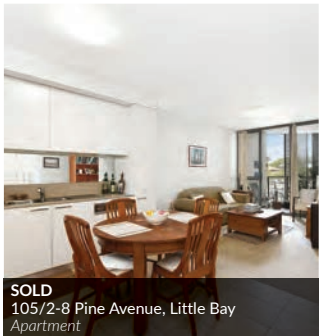
SOLD
4/17 Rhodes Street, Hillsdale
Apartment



SOLD
2/277 Alison Road, Coogee
Apartment



SOLD
30/231 Anzac Parade, Kensington
Apartment



SOLD
105/2-8 Pine Avenue, Little Bay
Apartment



SOLD
88 Australia Avenue, Matraville
House

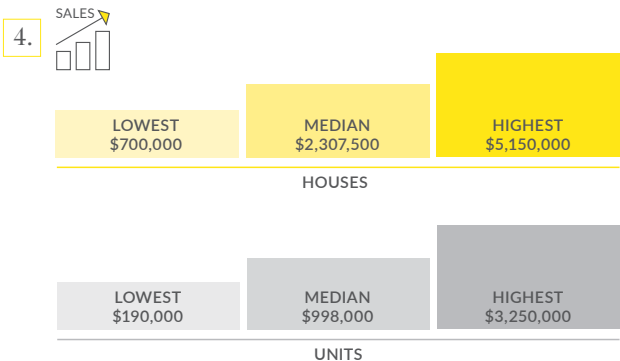
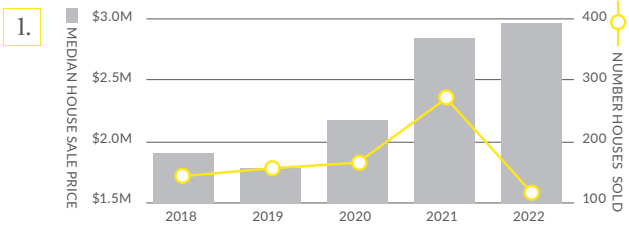


SOLD
71-73 Willis Street, Kingsford
Block Of Units

FAST FACTS

MAROUBRA

Compared to five years ago, the median sales price for houses in Maroubra has increased 39.3% which equates to a compound annual growth rate of 6.85%.



RECENT COMMERCIAL ACTIVITY



SOLD
2/32 Epsom Road, Rosebery
Retail



SOLD
Ground/61-65 Regent Street, Chippendale
Retail



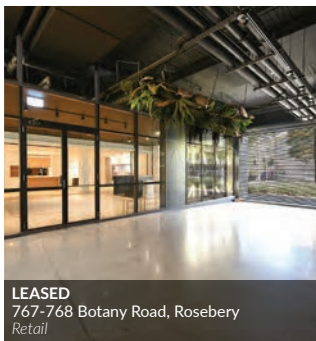
LEASED
25/34 Ralph Street, Alexandria
Offices



LEASED
360-364 Botany Road, Beaconsfield
Retail



LEASED
2/14A Underwood Avenue, Botany
Industrial/Warehouse



LEASED
767-768 Botany Road, Rosebery
Retail



LEASED
Shop 1/3 Henderson Road, Alexandria
Retail



LEASED
1/147 King Street, Sydney
Offices

YOUR RAY WHITE TEAM

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

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

COMMERCIAL TEAM

Domenic Severino
Leasing Executive

Eddie Petro
Special Projects &
Capital Markets

John Skufris
Licensed Real Estate Agent

Kerrie Pelayias
Commercial Sales & Leasing

Mary Dudley
Commercial Administrator

Michael Khouri
Licensed Real Estate Agent

Peter Kotzias
Commercial Sales &
Projects Manager

Tamara Shakespeare
Operations Manager

Tina Dimarchos
Commercial Administrator

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