

JULY EDITION

THE PREVIEW



eview
GROUP

Australia's Premier Network of Independent Real Estate Agents.
LIST WITH ONE, SELL WITH ALL™



HOW HAS COVID-19 AFFECTED PROPERTY?

Welcome to The Preview Magazine

There is no question that we have been living in unprecedented times, and as we enter our third month of what we now consider a new protocol, 'social distancing,' the most asked question since the outbreak has been 'how has the pandemic affected the property market?'

Being in the coalface has its advantages in answering that question, as we have real time data. That is, real people wanting to buy & sell, as opposed to statistical data that has been collated after the fact. What has been extremely evident, is that Australian's have an absolute love affair with property and as with anything that stimulates such emotion and passion, so does interest and demand.

There have been many 'experts' who have made predictions of a massive downturn and plummeting house prices but three months in, that has simply not occurred. What we have seen is an overall easing of pricing of a few percentage points, more cautious expectations from sellers, and eager buyers still willing to pay fair market value for their dream home. Have there been 'opportunistic buyers' in the marketplace? Absolutely! But guess

what, they have always been in the market, no matter what the market conditions. As real estate agents, we are trained to look out for them, protect our sellers from them and of course politely educate them to current market values. There are also strong signs that an early 'spring selling' rush could be on the horizon as more government stimulus packages directed to first home buyers and building renovations, become available further increasing demand.

Despite the current economic conditions, the historically low Reserve Bank rates and stimulus packages have cushioned the initial blow of the coronavirus and whilst no one can predict with 100% certainty what will happen in the short or long term, things will eventually go back to our 'traditional' normal. Albeit with some tweaking and positives we have taken form our lockdown period. People will recover, people will go back to restaurants and many will get back to a football game!

Our goal, as property professionals is to help all our clients navigate this challenging period, providing the right advice for everyone's individual

circumstance and needs. There is never a 'one size fits all' solution. This may be the right time to buy or sell. It may also be the wrong time for some. Everyone's goals and aspirations are different. We would love the opportunity to help you make the right decision.

We hope you enjoy this month's edition of The Preview Magazine.

- Manos Findikakis





FLIRTING WITH A SEACHANGE

By: Madeleine Keating



Since the rapid presentation of COVID-19 and the subsequent introduction of restrictions across our nation, our once 'predicted and safe' reality has been challenged multiple times. We've not only seen tight-knit communities, but complete industries forced to evolve and adjust in response to repetitive tightening of restrictions. Yet, as we ease our way back to a 'new normal', subsequently awakening recently sleepy and sparse communities, many new lessons and ideas are pondered and explored. Whether it's been the walks in fresh air, or the dreamy days filled with endless possibilities, COVID-19 has produced the opportunity for people to re-evaluate their true desires, with many reconsidering the need to live within inner-city suburbs, opting to explore a more stress-free and low-key regional lifestyle.

House Prices

What once was only considered part of a retirement plan, a tree or sea change has now gained wide-spread appeal, with many now exploring a more diverse range of options. For those currently trying to establish themselves within the property market, a combination of steady and exorbitant inner-city property prices, together with a new-found desire since COVID-19, to seek a more relaxed and stress-free lifestyle, has led people across many age brackets, to flaunt the idea of a more regional tree or sea change. With the concept of being able to purchase 'more bang for their buck' in conjunction with the now proven ability to successfully work from home, a sea or tree change is far more appealing than what it was prior to COVID-19. Forced to adapt to a remote working lifestyle almost overnight, we've all learnt (including employers) just how undisruptive, and arguably more productive and effective, a remote working lifestyle can be. The welcomed addition of highly modernised infrastructure, together with fast-paced NBN delivered across many regional areas, has only provided positive momentum when weighing up options.

The silver-lining

When talking to buyers who are consciously flirting with the idea of a tree or sea change, one of the major concerns often voiced is the fear associated around limited employment, with many buyers unsure of exactly how their skill or trade will translate into a smaller, more relaxed community. Many worry about the hours spent commuting

during peak hours, and the detrimental effects it would have on their bodies.

Naturally, there's always high demand for trades within regional towns and communities. This too, usually applies for jobs within the health and education sectors. Yet, if COVID has taught us anything, it's the potential to decentralise the workplace, and revolutionise the way we think about how we work and where we work, with the intention of limiting or completely eradicating the negative health implications, created within our workplace. Imagine limiting the hours spent commuting back and forth for many, on a daily or weekly basis – what a more efficient and stress-free environment we would be creating for ourselves! The need for travel to attend meetings is now insignificant, thanks to the extensive virtual world we live in.

Back to basics

Another positive to evolve during COVID-19, is the desire for many to go 'back to basics'; aiming to continue this slower, more relaxed pace of life, even once restrictions completely ease. The guidelines outlined by our national government encouraged the nation to remain at home, unless necessary to leave. This alone, has regenerated the passion Australian families have for their backyards. The hurtling pace in which life was progressing pre-pandemic, meant many backyards were left unattended and unloved, by many households. Unexpected warm and sunshine-filled days, together with tight restrictions, has seen many families depend on the area provided by their backyards, to offer additional space to utilise whilst at home. Veggie patches and compost bins have been reinvigorated, whilst chicken coops are reinstated, with many people trialling a sustainable and eco-friendly lifestyle. This desire for space and sustainability is yet another reason many are enjoying dreaming of the possibilities involved with a tree or sea change.

How we can help you

With a network of independent agents spanning nation-wide, virtually connected, and all working together to help you achieve your property desires, the Eview Group can help you make your next property move, a successful and positive one. If you would like to discuss your options as you look to sell, buy, or enquire, Eview Group agents are readily available to chat all things real estate.

Find your local agent at www.eview.com.au

Frankston



Market Overview



\$590,500
MEDIAN HOUSE PRICE

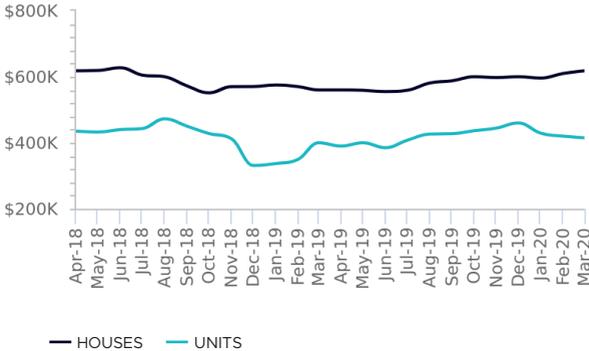


\$421,000
MEDIAN UNIT PRICE



839
TOTAL SALES

Median Sales Price




27 **31**
DAYS ON MARKET
HOUSES UNITS



0.9% **2.1%**
12 MONTH MEDIAN GROWTH

Rental Insight



\$395 **\$330**
MEDIAN ASKING RENT / WEEK
HOUSES UNITS



3.69% **4.3%**
YIELD
HOUSES UNITS



799 **836**
NUMBER OF RENTALS
HOUSES UNITS

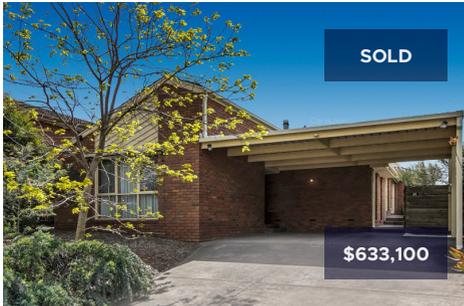
Latest Sales



S5 Coprosma Avenue | Frankston VIC 3199
3 Bed | 1 Bath | 2 Car



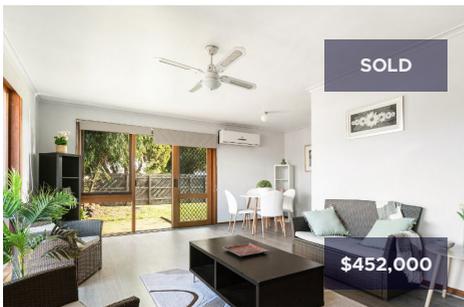
S7 Franciscan Avenue | Frankston VIC 3199
4 Bed | 2 Bath | 2 Car



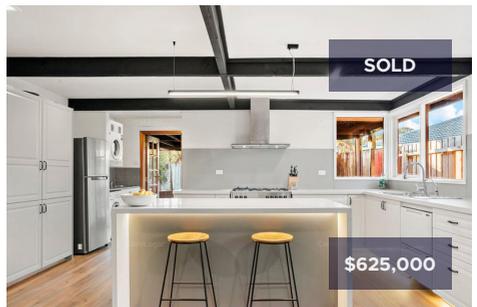
S21 Whitford Way | Frankston VIC 3199
4 Bed | 2 Bath | 2 Car



S1/57 Bayview Road | Frankston VIC 3199
3 Bed | 1 Bath | 1 Car

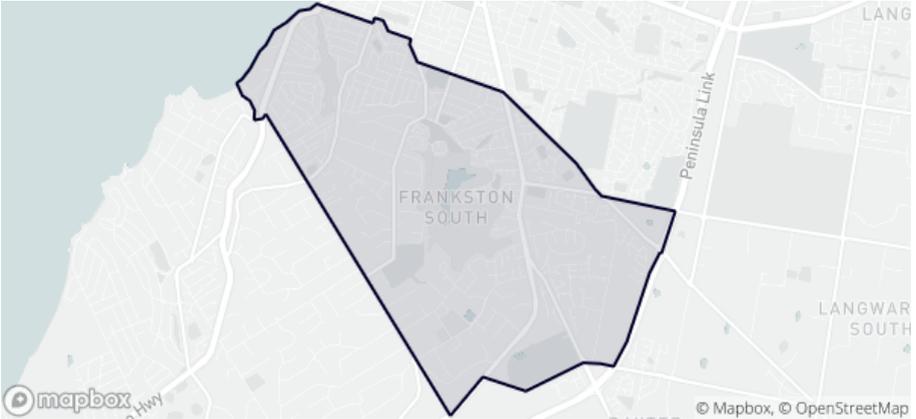


S1/19 Gairloch Drive | Frankston VIC 3199
3 Bed | 1 Bath | 1 Car



S6 Highgate Court | Frankston VIC 3199
4 Bed | 2 Bath | 2 Car

Frankston South



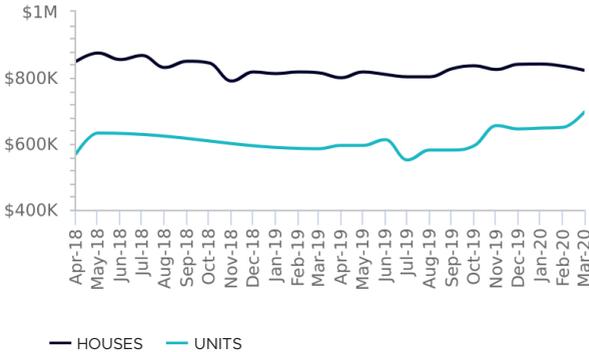
Market Overview


\$820,000
 MEDIAN HOUSE PRICE


\$620,000
 MEDIAN UNIT PRICE


327
 TOTAL SALES

Median Sales Price




29 **45**
 DAYS ON MARKET
 HOUSES UNITS


-1.3% **-4.8%**
 12 MONTH MEDIAN GROWTH

Rental Insight


\$480 **\$410**
 MEDIAN ASKING RENT / WEEK
 HOUSES UNITS


2.93% **3.87%**
 YIELD
 HOUSES UNITS


211 **99**
 NUMBER OF RENTALS
 HOUSES UNITS

Latest Sales



**570A Fleetwood Crescent | Frankston South
VIC 3199
3 Bed | 1 Bath | 2 Car**



**522 Thames Street | Frankston South VIC 3199
3 Bed | 2 Bath | 2 Car**



**511 Overport Road | Frankston South VIC 3199
3 Bed | 2 Bath | 2 Car**



**542 Sanders Road | Frankston South VIC 3199
4 Bed | 2 Bath | 1 Car**

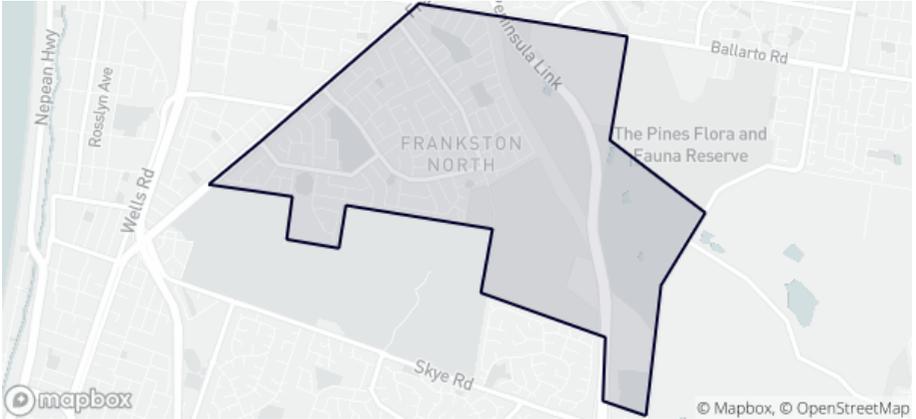


**53 Manchelle Close | Frankston South VIC 3199
4 Bed | 2 Bath | 2 Car**



**525 Stradbroke Avenue | Frankston South VIC
3199
4 Bed | 2 Bath | 1 Car**

Frankston North



Market Overview


\$430,000

MEDIAN HOUSE PRICE

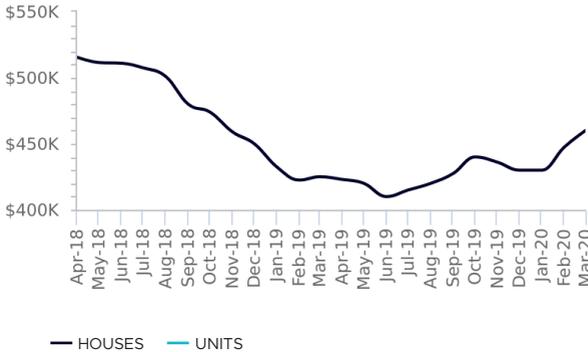

NA

MEDIAN UNIT PRICE


99

TOTAL SALES

Median Sales Price




41 **NA**
 DAYS ON MARKET
 HOUSES UNITS


-10.9% **NA**
 12 MONTH MEDIAN GROWTH

Rental Insight


\$330 **\$345**
 MEDIAN ASKING RENT / WEEK
 HOUSES UNITS


4.03% **NA**
 YIELD
 HOUSES UNITS


172 **12**
 NUMBER OF RENTALS
 HOUSES UNITS

Latest Sales



**S10 Rosemary Crescent | Frankston North VIC
3200
3 Bed | 1 Bath | 3 Car**



**S4 Aleppo Crescent | Frankston North VIC
3200
1 Bed | 1 Bath | 1 Car**



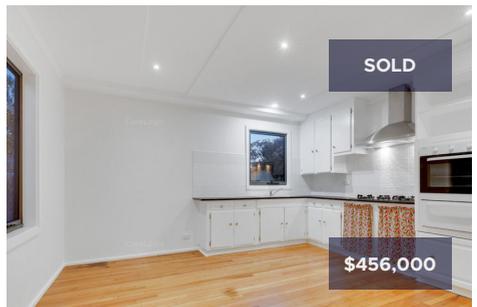
**S421 Frankston-Dandenong Road | Frankston
North VIC 3200
3 Bed | 1 Bath | 2 Car**



**S2 Mulberry Crescent | Frankston North VIC
3200
3 Bed | 1 Bath | 4 Car**

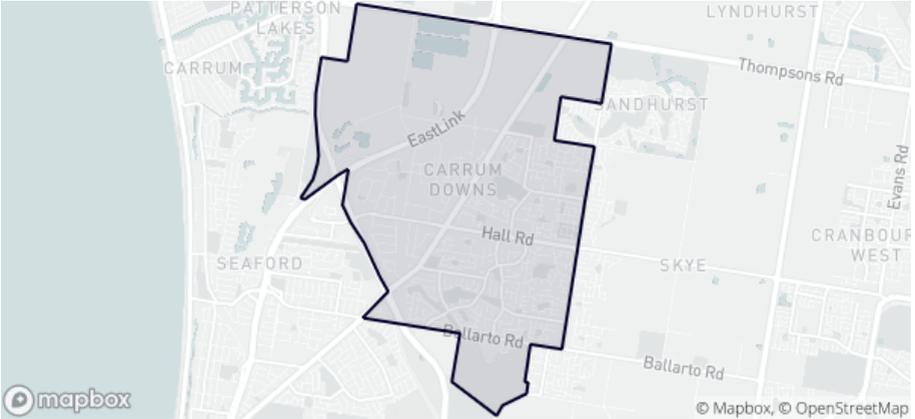


**S3 Honeysuckle Street | Frankston North VIC
3200
3 Bed | 1 Bath | 1 Car**



**S14 Longleaf Street | Frankston North VIC
3200
3 Bed | 1 Bath | 1 Car**

Carrum Downs



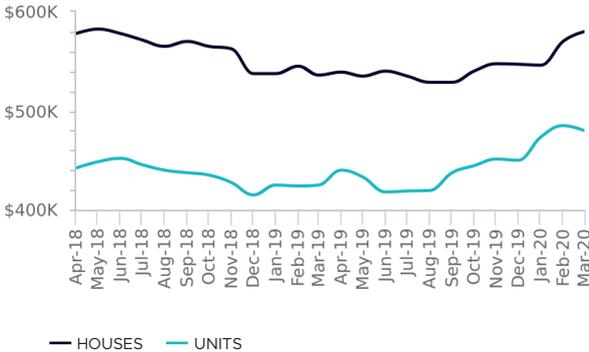
Market Overview


\$545,000
 MEDIAN HOUSE PRICE


\$440,000
 MEDIAN UNIT PRICE


457
 TOTAL SALES

Median Sales Price




16 **25**
 DAYS ON MARKET
 HOUSES UNITS


-3.5% **0.9%**
 12 MONTH MEDIAN GROWTH

Rental Insight


\$395 **\$370**
 MEDIAN ASKING RENT / WEEK
 HOUSES UNITS


3.89% **4.4%**
 YIELD
 HOUSES UNITS


236 **191**
 NUMBER OF RENTALS
 HOUSES UNITS

Latest Sales



S11 Maplewood Court | Carrum Downs VIC 3201
3 Bed | 2 Bath | 2 Car



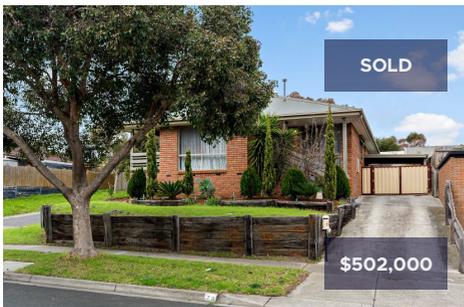
S169 Ballarto Road | Carrum Downs VIC 3201
3 Bed | 1 Bath | 2 Car



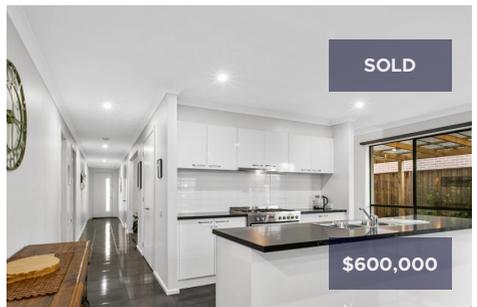
S8/67 Brumbys Road | Carrum Downs VIC 3201
2 Bed | 1 Bath | 1 Car



S31/11 Brunnings Road | Carrum Downs VIC 3201
2 Bed | 1 Bath | 1 Car

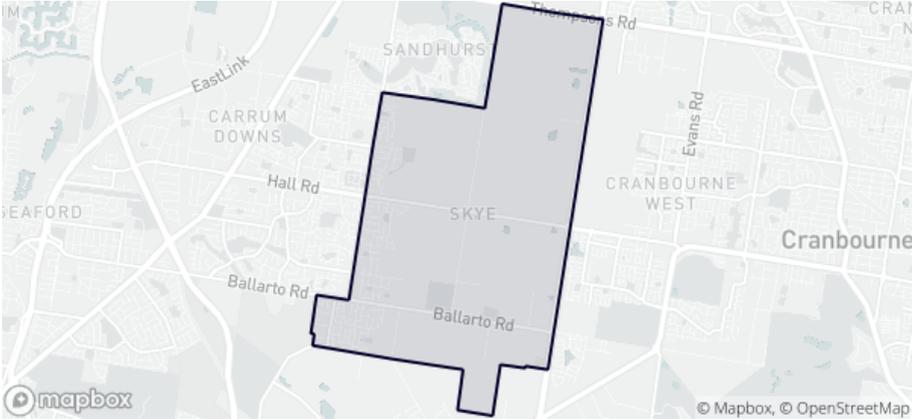


S79 Carrum Woods Drive | Carrum Downs VIC 3201
3 Bed | 2 Bath | 2 Car



S4 Alluvian Way | Carrum Downs VIC 3201
4 Bed | 2 Bath | 2 Car

Skye



Market Overview



\$600,000

MEDIAN HOUSE PRICE



\$445,000

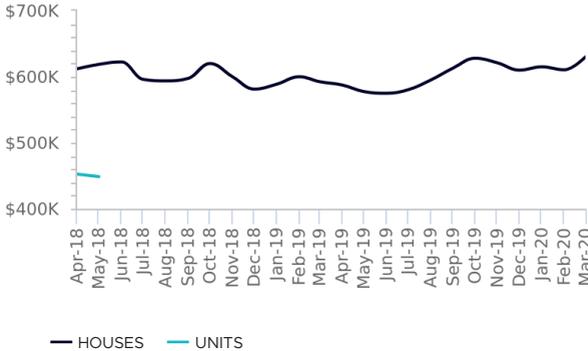
MEDIAN UNIT PRICE



134

TOTAL SALES

Median Sales Price



25 **45**

DAYS ON MARKET
HOUSES UNITS



-0.5% **-3%**

12 MONTH MEDIAN GROWTH

Rental Insight



\$450 **\$380**

MEDIAN ASKING RENT / WEEK
HOUSES UNITS



3.82% **4.37%**

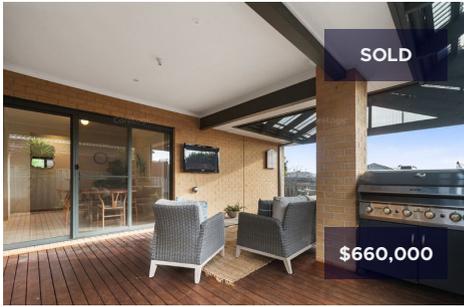
YIELD
HOUSES UNITS



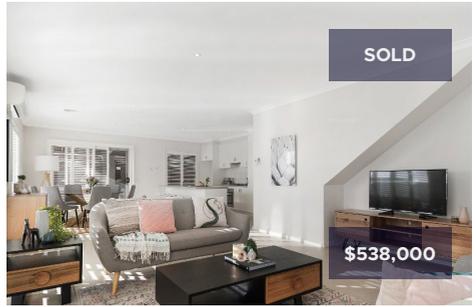
67 **10**

NUMBER OF RENTALS
HOUSES UNITS

Latest Sales



S23 Lily Way | Skye VIC 3977
4 Bed | 2 Bath | 2 Car



S7/35 Lily Way | Skye VIC 3977
3 Bed | 2 Bath | 2 Car



S3 Triumph Way | Skye VIC 3977
3 Bed | 2 Bath | 2 Car



S57 Sanoma Drive | Skye VIC 3977
3 Bed | 2 Bath | 2 Car



S5 Di Blasi Court | Skye VIC 3977
4 Bed | 2 Bath | 2 Car



S5 Deborah Court | Skye VIC 3977
3 Bed | 2 Bath | 2 Car

Langwarrin



Market Overview



\$630,000

MEDIAN HOUSE PRICE



\$453,500

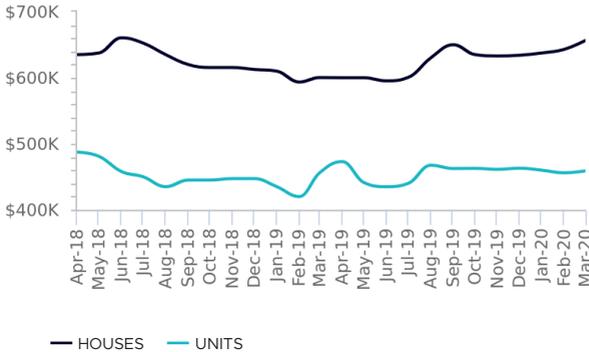
MEDIAN UNIT PRICE



396

TOTAL SALES

Median Sales Price



17 **23**

DAYS ON MARKET
HOUSES UNITS



1.6% **0.8%**

12 MONTH MEDIAN GROWTH

Rental Insight



\$450 **\$360**

MEDIAN ASKING RENT / WEEK
HOUSES UNITS



3.59% **4.28%**

YIELD
HOUSES UNITS



191 **146**

NUMBER OF RENTALS
HOUSES UNITS

Latest Sales



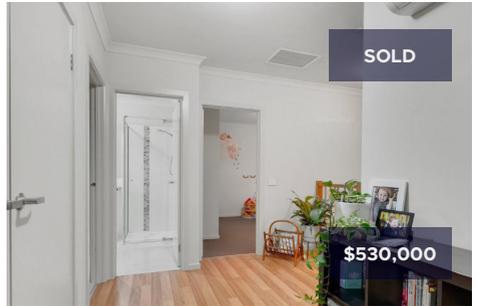
S14/95 Warrandyte Road | Langwarrin VIC 3910
3 Bed | 1 Bath | 2 Car



S1/9 John Street | Langwarrin VIC 3910
3 Bed | 2 Bath | 2 Car



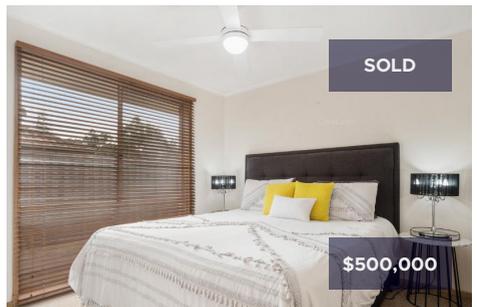
S10 Bush Court | Langwarrin VIC 3910
3 Bed | 1 Bath | 5 Car



S1/75 Cranbourne-Frankston Road | Langwarrin VIC 3910
3 Bed | 2 Bath | 2 Car



S2/20 Northgateway | Langwarrin VIC 3910
2 Bed | 1 Bath | 1 Car



S1 Monique Drive | Langwarrin VIC 3910
3 Bed | 1 Bath | 1 Car

Seaford



Market Overview



\$660,750

MEDIAN HOUSE PRICE



\$520,000

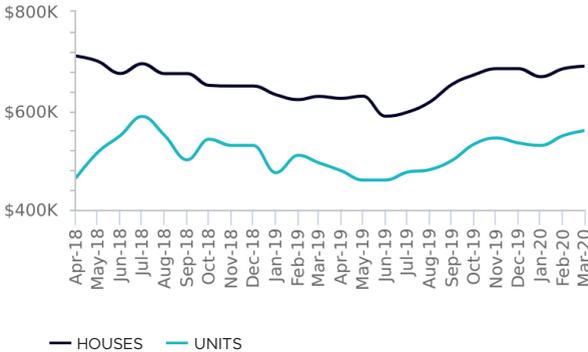
MEDIAN UNIT PRICE



382

TOTAL SALES

Median Sales Price



29 **40**

DAYS ON MARKET
HOUSES UNITS



0.7% **1.6%**

12 MONTH MEDIAN GROWTH

Rental Insight



\$410 **\$370**

MEDIAN ASKING RENT / WEEK
HOUSES UNITS



3.31% **3.94%**

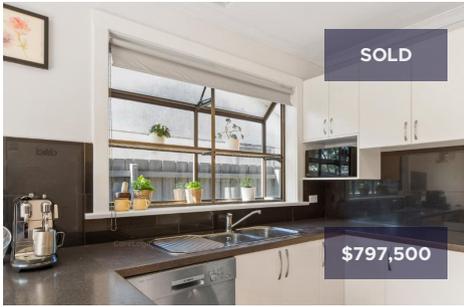
YIELD
HOUSES UNITS



263 **319**

NUMBER OF RENTALS
HOUSES UNITS

Latest Sales



S10 Admans Avenue | Seaford VIC 3198
3 Bed | 1 Bath | 1 Car



S3 Cane Mews | Seaford VIC 3198
2 Bed | 1 Bath | 1 Car



S56 Boonong Avenue | Seaford VIC 3198
3 Bed | 2 Bath | 3 Car



S9 Manyung Court | Seaford VIC 3198
3 Bed | 2 Bath | 0 Car



S9 Bainbridge Avenue | Seaford VIC 3198
3 Bed | 1 Bath | 1 Car



S24 Weatherston Road | Seaford VIC 3198
3 Bed | 2 Bath | 1 Car

Mount Eliza



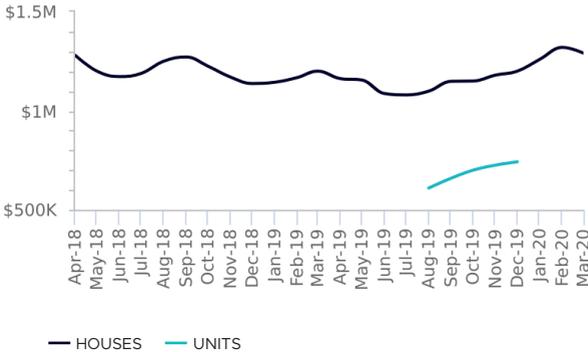
Market Overview


\$1,155,000
 MEDIAN HOUSE PRICE


\$620,000
 MEDIAN UNIT PRICE


341
 TOTAL SALES

Median Sales Price




40 **26**
 DAYS ON MARKET
 HOUSES UNITS


-3.1% **18.1%**
 12 MONTH MEDIAN GROWTH

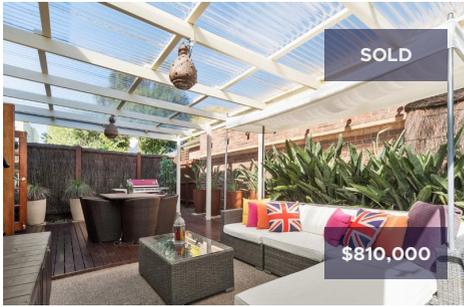
Rental Insight


\$750 **\$430**
 MEDIAN ASKING RENT / WEEK
 HOUSES UNITS


3.23% **3.58%**
 YIELD
 HOUSES UNITS


175 **65**
 NUMBER OF RENTALS
 HOUSES UNITS

Latest Sales



SOLD

\$810,000

S16/109 Canadian Bay Road | Mount Eliza VIC 3930
3 Bed | 2 Bath | 2 Car



SOLD

\$916,000

S41 Wynnstay Road | Mount Eliza VIC 3930
4 Bed | 2 Bath | 2 Car



SOLD

\$750,000

S33 Autumn Crescent | Mount Eliza VIC 3930
3 Bed | 1 Bath | 2 Car



SOLD

\$1,375,000

S36 Allison Road | Mount Eliza VIC 3930
4 Bed | 2 Bath | 2 Car



SOLD

\$900,000

S6 Koetong Parade | Mount Eliza VIC 3930
3 Bed | 2 Bath | 4 Car



SOLD

\$2,130,000

S94 Allison Road | Mount Eliza VIC 3930
5 Bed | 3 Bath | 4 Car

zebra

PROPERTY MANAGEMENT



Don't wait around for great service. Experience for yourself, how our 'black and white' approach to property management will help elevate your investment potential.

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About

About Karen Finch

Karen is a passionate and focused operator when it comes to Real Estate and works with integrity and a refreshingly down to earth approach, making her an agent for all!

With a knowledge from her many years of working in a constantly changing property market, she always endeavours to push the boundaries when trying to achieve the best for her client whether it's selling or buying a property with her. Known widely known as a friendly, ethical and accomplished agent who puts your needs first and a skilled negotiator with outstanding people skills, which is evident in her strong relationships which have been built and maintained over many years! A natural communicator, she listens to what people need and understands the challenges often involved in the process. Her insights into current property trends and market information provide her clients with the right guidance and structure for the best outcome possible.

"When I list your home for sale, my goal is always to not only negotiate the highest price possible for you, but also take away the stress that often goes hand in hand with selling or buying. It's a privilege to be part of the process and have the opportunity to assist clients with their move to the next home"

As part of the Eview Group she says "we put our clients at the centre of everything we do, work like one team and with forward-thinking leadership our clients really can...List with one, sell with all.



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