

## JOHN WARD PROPERTY NEWS – DECEMBER 2018



The festive season is upon us – it is hard to go out and not hear a Christmas Carol being played and see tinsels and lights everywhere!

Real estate wise it is not all lights and music though. Over the past months, as you may have read, there have been three noticeable trends – firstly, the drop in the number of properties being offered for sale; secondly, the Sydney auction clearance rate has fallen below the 50% mark; and thirdly, the subsequent fall in median prices throughout the metropolitan area.

Predictions for the market in 2019 are mixed with there being some quiet optimism that things will improve mixed with caution as there will be a State and a Federal election next year as well as the uncertainty regarding interest rates.

Locally our area continues to outperform the Sydney average. Last weekend we saw a 66% clearance rate at auction with three properties selling before the scheduled auction. At John Ward Prestige we also sold an apartment in Ryde ahead of its scheduled auction. Having an active database of purchasers with whom we are in constant contact helps considerably to sell properties in these tough times.

Our office will be closed from 5:00pm on Friday 21 December 2018 and will re-open at 9:00am on Monday 7 January 2019. I will be available on my mobile during this time should you require assistance.

The annual Carols in the Domain are on Saturday 22 December 2018 starting at 7.45pm - fun for all the family, with great performers and a great sing along enjoying the carols. Further information can be found at <http://www.carolsinthedomain.com>.



We would like to wish you and your family a very happy and prosperous 2019!



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## JUST SOLD



### 18/781 Victoria Road Ryde

#### BEST IN THE BLOCK – VIEWS AND SUN

Easily accessible via Belmore Street, this immaculate two bedroom security apartment welcomes stunning north western sun and sweeping valley views. Gracing the second floor of a well maintained low rise building, the driveway from Belmore Street leads up to the apartment's very own lock up garage. Internally the combined living and dining spaces open to an idyllic balcony ideal for entertaining. 2 BEDS, 1 BATH, 1 GARAGE

**SOLD BEFORE THE SCHEDULED AUCTION**