



Your Trusted Property Partner

Want to buy or sell a property, but aren't sure if now is a good time? This quick snapshot by Dimitri Yiamarelos, our Sales Specialist, should give you enough information to help make the best decision for you and your family!

CHECKING IN

Firstly, I wanted to check in with my dear clients (albeit virtually, of course) to make sure you are ok during this time. I hope you are staying safe and well. I, like all my Open Real Estate colleagues am always available to answer any questions you have about your property, general real estate questions or even just a friendly chat with someone outside of your household. Please feel free to reach out, Dimitri.

MY RECENT SALES

PROPERTY ADDRESS	DAYS ON MARKET	SOLD PRICE
19/36-40 Gladstone St, North Parramatta	7 days	\$726,000
24/36-40 Gladstone St, North Parramatta	Off Market	\$720,000
33/17-19 Hassall St, Parramatta	15 days	\$650,000
42/45-51 Balmoral Rd, Northmead	Off Market	\$670,000

Please Note: The above recent sales were all achieved during the last 4 weeks of our lockdown.

SUBURB SNAPSHOT

North Parramatta

See below the positive shift for unit sales in North Parramatta over the last year, sourced from RP Data. Statistics are calculated on a rolling 12 month period.

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS
2021	150	\$610,000	15.1% ▲	23	184
2020	125	\$530,000	-5.4% ▼	36	142

Want to know about the sales statistics in your area? Just ask, I would be happy to share this with you.

CURRENT CONDITIONS

Evident by my recent sales and the snapshot of North Parramatta, the real estate market has seen an improvement during the pandemic. In my opinion the positive shift we are seeing is heavily influenced by the below factors.

- Record low interest rates
- Low level of stock available for sale
- Current lockdown has caused families to re-evaluate their lifestyle and make a move.

Also given that a reasonable excuse to leave your home is to view or move into a property people are taking advantage of the time they now have to do these things.

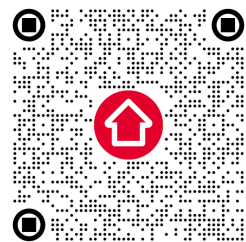
Rest assured that we are legally able to provide market appraisals and also show potential purchasers through properties, adhering to the COVID-19 safety guidelines of course!

FEATURED LISTING



Two Bedroom Apartment + Studio Offering
Gross Return Of \$660 P/W

For all the details, scan or click the QR code.



To find out the value of your home, call me today!

DIMITRI YIAMARELOS

Sales Specialist

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