

professionals news



march 2016

IS THE SYDNEY PROPERTY BOOM OVER?

Property prices look set to ease in Sydney, with figures from Domain's House Price Report recording a significant price drop in the city for the quarter ending December 2015.

Sydney's median house price was down 3.1 per cent for the December 2015 quarter - the first drop in price the city has seen since June 2012. The city's median unit price also fell, by 2.8 per cent to \$656,000.

According to Domain Senior Economist Dr Andrew Wilson, the Sydney property boom we've seen over the last years is now clearly over, with the market unlikely to record any notable house prices growth until at least spring.

Australia's other capital cities recorded mostly moderate to strong property growth in the December quarter.

Canberra recorded the strongest results, with the median house price up 4.3 per cent to \$652,000, and the median unit price up 0.8 per cent to \$405,000.

Hobart saw a split between house and unit performance. House prices were up 7.9 per cent to \$360,000, and unit prices down 3.3 per cent to \$268,000.

Both Adelaide and Melbourne saw growth in both sectors. Adelaide's house prices were up 1.8 per cent to \$494,000, and unit prices were up 3 per cent to \$310,000. Melbourne's median house price increased by 1.8 per cent to \$719,000 and the unit price went up 1.3 per cent to \$446,000.

Brisbane and Perth were cities that saw mixed results. In Brisbane the median house price was up by 1.5 per cent to \$511,000, but the median unit price was down by 1.1 per cent to \$360,000.

Perth was one of the few cities to see the median house price go down, by 0.8 per cent to \$585,000, however the median unit price was up 1.5 per cent to \$389,000.

Apart from Sydney, Darwin was the only city to see falls in both the house and unit market, with house prices down 2 per cent to \$637,000, and unit prices down 0.4 per cent to \$407,000.

**S
O
L
D**



18
Madden Place
Cumbalum



30
Ironbark Road
Ballina



302/3-7
Grandview Street
East Ballina



1/1
Beachfront Place
East Ballina



4/68
Pine Avenue
East Ballina



38
Kell Mather Drive
Lennox Head



11
Cedar Crescent
East Ballina



4
Silkwood Road
Lennox Head



1/4
Shearwater Close
East Ballina



38
Dolphin Drive
West Ballina



13/161
Tamar Street
Ballina



9/68
Temple Street
Ballina



Professionals

ballina
lennox head

Phone: 02 6686 3511

9/26-54 River Street, Ballina
info@professionalsballina.com.au
www.professionalsballina.com.au

NEW LISTINGS



5
Newland Street
West Ballina



3/31
Martin Street
Ballina



2
Helen Court
Ballina



23/69
Jameson Avenue
East Ballina



4/12
Pinnacle Row
Lennox Head



1/32
McKinnon Street
East Ballina



5/12
Pinnacle Row
Lennox Head



69
Martin Street
Ballina



8/15
Norton Street
Ballina



4/15
Crane Street
Ballina



35
Sandstone Crescent
Lennox Head



11
Clavan Street
Ballina

We have **strong** demand from buyers & require more properties for sale.



COMMUNITY EVENTS...



DO YOU NEED A WILL DRAFTED

WILLS WEEK
7 - 11 MARCH 2016

For \$85 (\$140 per couple) you can have a professionally drafted Will by a fully qualified solicitor and it will only take around 20 minutes

BOOKINGS ESSENTIAL CALL 6627 4417
<http://www.helirescue.com.au/events.html>

Celebrate ANZAC Day in Ballina Shire at two different locations.

Monday April 25



In Ballina get up early to participate in the Dawn Service at Ballina RSL Memorial in Grant Street from 5.30am. The Service of Commemoration is on at East Ballina cemetery in Grandview Street at 9.15am. The Anzac March Assembly starts at the Court House which is on the corner of Martin and River Streets at 10.15am ready for the Anzac Day March to the RSL Memorial at 10.30am.

The Commemoration service is at the RSL Memorial Park in Grant Street at 10.55am.

Afterwards enjoy 2 Up at the Ballina RSL Club between 2pm - 5pm.

In Alstonville the Dawn Service at Elizabeth Ann Brown Park at 5.30am. The March assembles at Paddy Bugden VC memorial at 9.20am, followed by the Commemoration service at Elizabeth Ann Brown Park at 10am.

<http://www.ballinarisl.com.au/anzac-day/>

DIY OR HIRE AN EXPERT

*Looking to renovate your home this year?
Decided whether or not to DIY or hire an expert to do the hard work for you?*



There's no denying that you can save considerably by taking on your own home renovation projects, however that doesn't mean that it's always the best or safest option.

DIYers need to be well aware of their limitations and only attempt work they're 100% confident they can do safely. If you start a job you don't have any knowledge on, not only could you cause harm to you and your family, but you might also end up causing more damage than you started with.

It's also worth considering how long you have to dedicate to a home renovation project. Renovations can be time consuming and it can be hard to prioritise them when you have a 9-5 job and a daily life to attend to as well.

Time is money and sometimes it's easier to save up and hire a professional for the convenience so you can get on with other things.

Before you start a new renovation project, assess the costs and ask whether or not doing it on your own is a practical option. If you're not confident in your abilities then your property might better off left in the hands of a professional, however if you're handy round the house and confident you can DIY successfully then maybe you're better off pocketing the cash and doing the project yourself.