

ONE WISE CHOICE

— FOR YOUR PROPERTY —



ONE AGENCY
PINKERTON PROPERTIES

MAR. 2020, ISSUE 2



-  3 BEDROOMS
-  1 BATHROOM
-  2 PARKING
-  2 LIVING

SOLD
1 Rushton Street, Wallsend

Registered Buyers 35
Offers 9
Open Homes 1






-  3 BEDROOMS
-  2 BATHROOM
-  2 PARKING
-  2 LIVING

SOLD
2/50 Dilker Avenue, Valentine

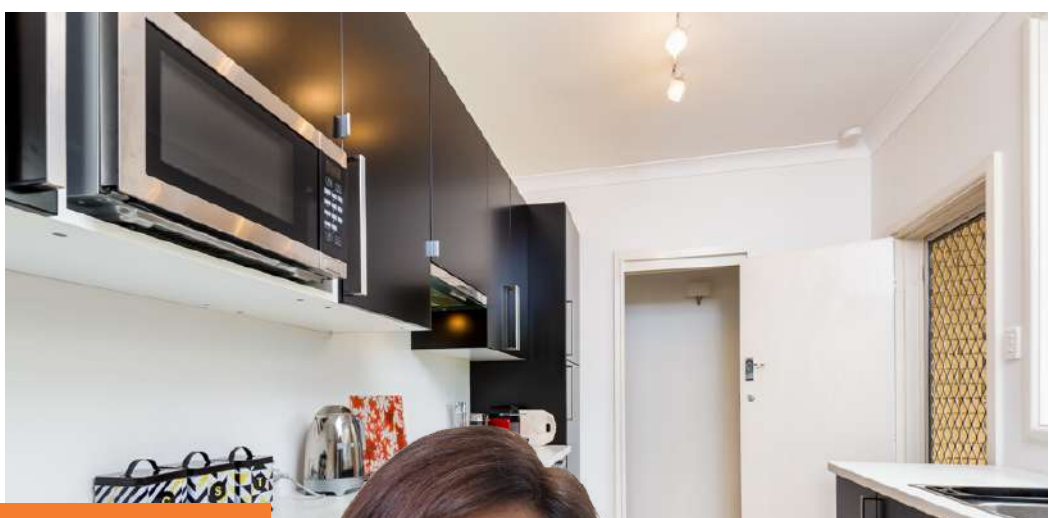
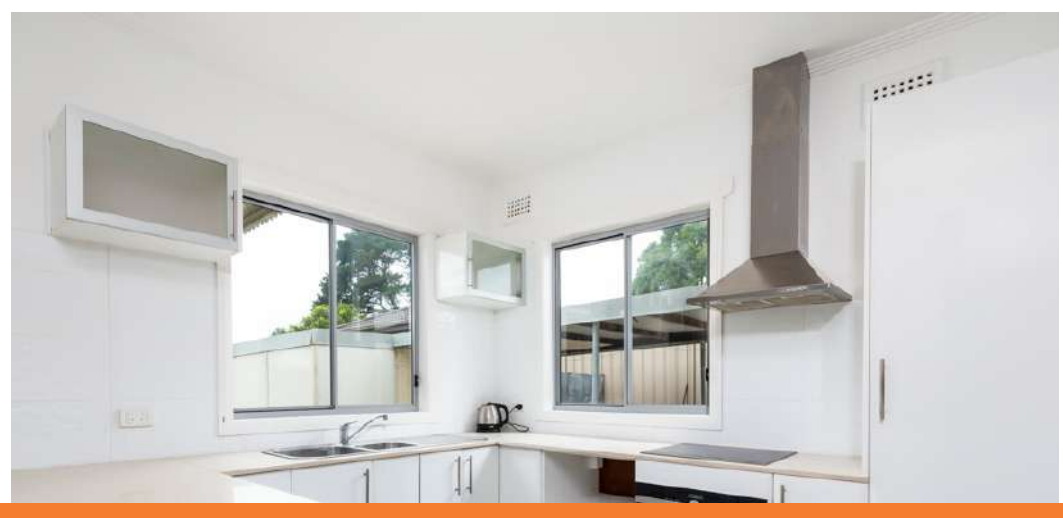
Registered Buyers 13
Offers 8
Open Homes 1



-  4 BEDROOMS
-  2 BATHROOM
-  2 PARKING
-  2 LIVING

SOLD
16 Yerambla Close, Eleebana

Registered Buyers 40
Offers 3
Open Homes 6



Would you like to know the value of your property in the current market? I would be happy to provide my obligation-free **3-STEP PROPERTY APPRAISAL**

STEP 1

Contact me on one of the following methods: SMS or email me your contact details.

STEP 2

I will arrange a convenient time with you to appraise your property which will only take around 10 to 15 minutes of your time.

STEP 3

You will then receive a market estimate on your property as well as the latest market report on your suburb.

Annette Pinkerton
PRINCIPAL
Licensed Real Estate Agent

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AGENCY
PINKERTON PROPERTIES

HOUSING AFFORDABILITY WORRIES REMAIN IN 2020

According to CoreLogic's national home value index, home values rise through December 2019, cap-ping off a solid ending to the real estate market for the calendar year. This minimal rebound in dwelling prices indicates home owners are becoming richer, which may also assist in paying for household expenses.



On the other hand, housing affordability is forecast to worsen even further as house prices surpass growth in household incomes, indicating an impediment for people who are saving for a deposit.

The deteriorating housing affordability is likely to slow down the activity across price-sensitive sectors of the market. This is particularly true for Sydney, where housing prices are already pegged at 8.2 times greater than gross annual household incomes midway through 2019.

Regardless, an increase in investors who are drawn in by opportunities for capital gains and a positive spread between mortgage rates and rental yields should help counteract a decline in active from more price-sensitive buyers.

In addition, minor cities where housing prices are more reasonable and economic conditions appear recovering may provide certain protections for investors who will see advertised stock levels increase.

Jobs and population growth is weakening in NSW and Victoria, while the situation is picking up in Queensland, Western Australia and, to a lesser extent, South Australia.

Relatively low dwelling prices, combined with increased migration rates and recovering jobs growth, could prove beneficial for the capital cities in these regions.

With household values tipped to increase through 2020 across most regions, the year may result in a change in the growth dynamic, with bigger cities forecast to experience a slowdown in the fast pace of progress seen through the second half of 2019.

In contrast, minor capital cities like Perth and Brisbane, as well as major regional hubs and lifestyle markets like Newcastle are expected to enjoy improved conditions as buyers are drawn in by affordable prices combined with job opportunities and lifestyle factors.

Your Suburb SNAPSHOT

Currently in	Same Time	Same Time	
Adamstown	Last Year	Last Year	
Properties for sale	27	Properties for sale	19
Sold January	18	Sold January	5
Sold February	12	Sold February	5

Summary History	January	February
Low Property Price	350,000	350,000
High Property Price	690,000	690,000
Median Value	665,000	665,000
Average Value	517,500	571,500

FOR SALE

Photos

COMING SOON

219/1-3 Violet Town Road Mount Hutton
Price: \$125,000



1 BEDSITTER



1 BATHROOMS

Independent or Assisted Living Apartment

This sweet bedsitter apartment is both convenient and affordable. It is well positioned within the popular Opal Hillside Community village and allows you to use all of the communal facilities including the games room, library, hair dressing salon, living rooms, leisure activities, various outside entertaining decks, the peaceful gardens with flat level walking paths and Opal's bus.

Situated in a quiet location, the apartment has a reverse-cycle air conditioner for comfort throughout the year plus your own private balcony where you can enjoy your favourite cup of tea and reading the paper while soaking up the morning sun.

FOR SALE

Photos

COMING SOON

17 Bryson Avenue, Kotara

Price: \$TBA



3 BEDROOMS



1 BATHROOMS



2 PARKING

Perfect Investment In Sought After Location!

Located in the family-friendly suburb of Kotara, this single level, 1960's weatherboard home is close to popular schools, transport, clubs, entertainment, the John Hunter Hospital and Westfield & Homemakers Shopping Centres making it ideal for young families or investors.

This delightful home will be available to inspect by appointment only and launched to the open market the beginning of April.

Don't Let Your Mum Undersell Her Home!

If she's planning to get more than **ONE** agent's opinion, make sure **ONE** of them is from Annette Pinkerton.