

Article rank | 21 Jun 2010 | The Age

Winter warms up with record stock levels

WINTER auction action heated up at the weekend after a record number of properties were put up for sale.



Seasonal stock levels at their highest since 2003. Clearance rate at its lowest since February 2009 Well-located properties attracting heated bidding.

Seasonal stock levels were at their highest since 2003, with 942 auctions and another 449 private sales. But the clearance rate was at its lowest since February 2009, slipping to 68 per cent, in a reflection of the changing market conditions.

With a greater range of properties on offer, buyers are being more selective, resulting in some mixed results, particularly in the upper levels of the market.

Out of 147 million-dollar properties up for auction at the weekend, only 78 sold, generating a clearance rate of 53 per cent.

One of the unsuccessful auctions, a three-bedroom house on Brighton's "Golden Mile" at 6 Head Street, failed to attract any bidders, passing in at \$ 7 million.

Two properties on a 2602-square-metre allotment at 111-113 Carrington Road, in Box Hill, passed in at \$ 5,625,000.

Meanwhile, six bidders fought for 16 Van Ness Avenue in Glen Iris, which opened at \$ 1.3 million and sold for

\$ 1.58 million.

Another strong crowd and four bidders turned out at 51 Murray Street, Prahran, which went for \$ 3.74 million, well above its \$ 2.9 million-plus quote.

Hocking Stuart's Chris Murphy said the market was patchy at the weekend, but the 68 per cent clearance was in line with a more typical Melbourne market.

Catherine Cashmore of JPP Buyer Advocates said although there was still a shortage of property, this did not mean buyers would be tempted to buy "anywhere and anything".

Ms Cashmore said vendor expectation was still high and those who were struggling to sell or expecting to reach a higher price could find themselves in a situation where they have to "meet the market" if they want to secure a sale.

Well-located properties, such as 3/ 2 Waratah Street, Glen Huntly, which is walking distance from the train station and parks and close to schools, was able to reel in seven bidders who took the selling price to \$ 585,000, above a \$ 535,000 reserve. Ruth Roberts from Woodards said the property appealed because it was well presented and well located, and ready to move into.

In contrast, she said anything with an impediment might get left behind "as buyers have wider choice and choose to leave those that don't meet criteria".



Suburbs such as Abbotsford, Macleod, Avondale Heights, Ferntree Gully, Oakleigh, Clifton Hill, Fairfield, Blackburn North, Mulgrave, Windsor and Airport West, have held to a clearance of more than 90 per cent this year. Nine properties listed for sale in Ferntree Gully all sold at the weekend.

Printed and distributed by NewspaperDirect | www.newspaperdirect.com, US/Can: 1.877.980.4040, Intern: 800.6364.6364 | Copyright and protected by applicable law.