

ONE AGENCY

NEIL & HELENA MANI

April 1 – June 30, 2024



North Gosford

QUARTERLY REPORT

NORTH GOSFORD AGENT OF THE YEAR SINCE 2019

NORTH GOSFORD

BY NEIL & HELENA MANI



5 Plateau Road
NORTH GOSFORD
SOLD - \$1,110,000 - Sold Under The Hammer

4 2 2



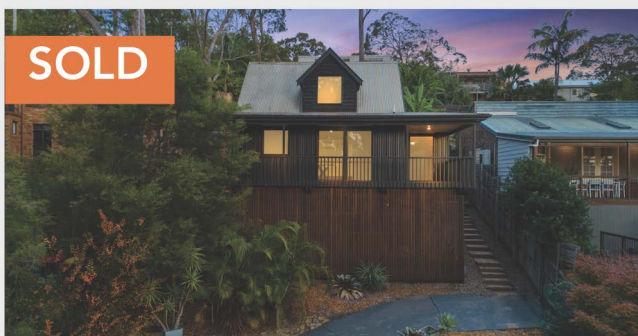
41 Stachon Street
NORTH GOSFORD
SOLD - \$970,000 - Sold Under The Hammer

4 2 1



26 Mooramba Avenue
NORTH GOSFORD
SOLD - \$945,000 - Sold Under The Hammer

4 2 2



165 Glennie Street
NORTH GOSFORD
SOLD - \$900,000 - Sold Off Market

3 2 2



Number of properties sold
from April 1 - June 30
Quarter, 2024

11% increase in median sale price in 12 months

Highest Sale Price

House

\$1,300,000

Villa / Townhouse / Unit

\$765,000

Median Sale Price

House

\$951,000

Villa / Townhouse / Unit

\$637,000

Median Rent

House

\$600 p/w

Villa / Townhouse / Unit

\$550 p/w

Source: Core Logic

***Information about this report.** We (the agent/cy) have endeavoured to show all sales reported by all agents & individuals as listed on publicly available sources for the mentioned period. We believe this information to be accurate, whilst all care has been taken, no representation has been made and no responsibility is accepted for the accuracy of the whole or any part of this document. Individuals are directed to rely on their own enquiries. Please disregard this publication if your property is exclusively listed with another agent. Properties displayed are only those which have been publicly listed and sold by multiple agents/cies in the area. We advise you seek independent advice on your area statistics if you are thinking of buying or selling.

Scan the below QR codes to view:



AUCTION
26 Mooramba Ave
North Gosford



Testimonial:
Seller of
5 Plateau Road



Find Out What
Your Property Is
Worth Instantly

0432 477 909

NORTH GOSFORD RECENT SALES

| ADDRESS |  |  |  | PRICE |
|------------------------|---|---|---|-------------|
| 17 Marangani Ave | 4 | 2 | 2 | \$1,300,000 |
| 5 Plateau Rd | 4 | 2 | 2 | \$1,110,000 |
| 41 Stachon St | 4 | 2 | 1 | \$970,000 |
| 26 Mooramba Ave | 4 | 2 | 2 | \$945,000 |
| 25 Bradys Gully Rd | 4 | 2 | 2 | \$905,000 |
| 38 Marangani Ave | 4 | 2 | 2 | \$900,000 |
| 182 Gertrude St | 4 | 1 | 1 | \$840,000 |
| 48 Orinda Ave | 4 | 1 | 2 | \$840,000 |
| 1/13 Compton St | 3 | 2 | 1 | \$765,000 |
| 15 Yuroka Cl | 3 | 1 | 1 | \$750,000 |
| 34/8-10 Jarrett St | 3 | 2 | 2 | \$750,000 |
| 3/212-220 Gertrude St | 3 | 2 | 2 | \$700,000 |
| 3/13 Compton St | 2 | 2 | 1 | \$650,000 |
| 11/188-198 Gertude St | 3 | 2 | 2 | \$650,000 |
| 7/188-198 Gertrude St | 3 | 2 | 2 | \$635,000 |
| 9/70 Hills St | 2 | 2 | 1 | \$560,000 |
| 19/70 Hills St | 2 | 2 | 1 | \$555,000 |
| 21/188-198 Gertrude St | 2 | 1 | 1 | \$470,000 |

NORTH GOSFORD AWARDS

Ratemyagent - Ranking



5 Star Rating in North Gosford



Most Recommendations in North Gosford



Most Vendor Recommendations in North Gosford



Most Buyer Recommendations in North Gosford



Most Sold Properties in North Gosford

PROPERTY MANAGEMENT YOUR PROPERTY, OUR PASSION

Did you know One Agency Neil & Helena Mani also specialise in property management?

If you are not 100% satisfied with your current property management situation, it is easy to make the switch. Simply call Monique today on 0432 477 909, and she will manage the handover with no disruption to your tenants.

We look forward to providing you with peace of mind and making sure you are free from worry, by looking after your valuable investment.



LEASED

15 Yuroka Close
North Gosford

 3  1  2

LEASED FOR \$670 p/w



LEASED

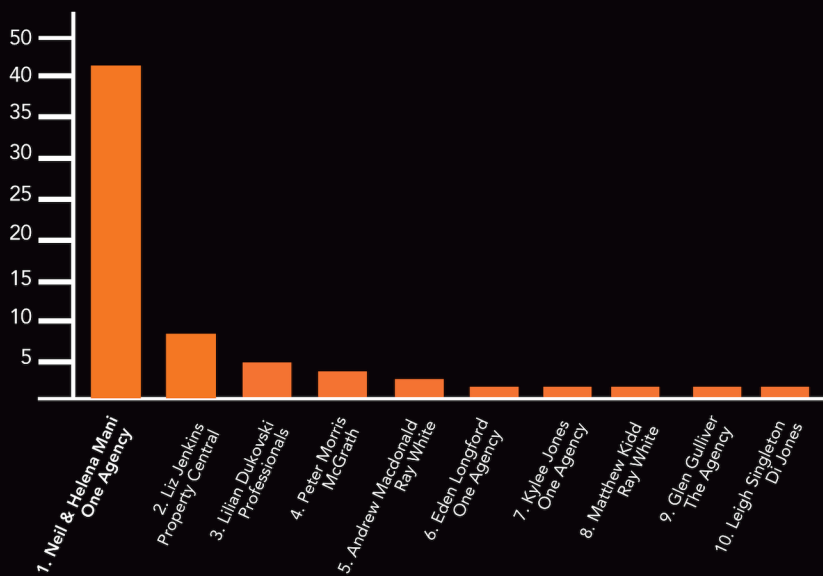
14/68 Dwyer Street
North Gosford

 2  2  2

LEASED FOR \$570 p/w

House Sales Last 24 Months: Top 10 Agents In North Gosford

NUMBERS SOLD



Did you know...

84% of properties sold for over \$1 million in North Gosford are sold through One Agency Neil & Helena Mani

North Gosford Quarterly Wrap

As we usher in the new financial year, the real estate landscape in our region is brimming with activity and opportunities. Whether you're considering selling, investing, or simply curious about the market trends, we're pleased to offer our insights and expertise into the North Gosford real estate market.

We set a new street record for Plateau Road, with 5 Plateau Road selling at auction for \$1,110,000.

The Reserve Bank has kept interest rate rises modest this year, holding the cash rate target at 4.35% since November, which is increasing buyer confidence. Strong buyer activity in North Gosford has been reflected in steady price increases and sellers have seen a comfortable 11% rise in median house prices in the last 12 months.

Since the beginning of the year, more homes are selling in North Gosford and across NSW, reflecting robust demand and healthy market conditions. The suburb record currently sits at \$1.3million, though we expect this to increase again in the coming months.

Do you know what your home is worth?

Whether it's out of curiosity, future planning, knowing your equity or because you are considering selling, we are always happy to come to you and offer a complimentary market appraisal.

There are so many factors that can influence housing prices, but as your local experts, we are always available for a chat, with confidentiality, empathy and honesty.

Here's to a prosperous and fulfilling new financial year.



* Front photo – 5 Plateau Road North Gosford, Sold by Neil & Helena Mani

Disclaimer: Data sourced from realestate.com.au based on previous 24 month sales. Houses only. Figures correct as at 28/06/24