

# ONE AGENCY

NEIL & HELENA MANI

July 1 – Sept 30, 2024



## North Gosford

QUARTERLY REPORT

NORTH GOSFORD AGENT OF THE YEAR SINCE 2019

# NORTH GOSFORD

BY NEIL & HELENA MANI



**SOLD**

47 Stachon Street  
NORTH GOSFORD  
**SOLD Prior to Auction - \$900,000**

3 1 2



**SOLD**

13/68 Dwyer Street  
NORTH GOSFORD  
**SOLD - \$670,000**

2 2 2



**SOLD**

34/8-10 Jarrett Street  
NORTH GOSFORD  
**SOLD - \$750,000**

3 2 2



**FOR SALE**

10 Yuroka Close  
NORTH GOSFORD  
**FOR SALE**

6 3 4



Number of properties sold from  
July 1 - September 30  
Quarter, 2024

## Highest Sale Price

House

**\$930,000**

Villa/Townhouse/Unit

**\$760,000**



**MOST PROPERTIES SOLD**

1 2250 POSTCODE

2 CENTRAL COAST (Equal Second)

AS LEAD AGENT (CORRECT AT 28/9/24)

## Median Sale Price

House

**\$820,000**

Villa / Townhouse / Unit

**\$630,000**

## Median Rent

House

**\$600 pw**

Villa / Townhouse / Unit

**\$555 pw**

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.

**84% of properties sold over \$1,000,000 in North Gosford are sold by One Agency Neil & Helena Mani.**

Scan the below QR codes to view:



TESTIMONIALS






NORTH GOSFORD STREET RECORDS



Find Out What Your Property Is Worth Instantly

## NORTH GOSFORD RECENT SALES

ADDRESS				PRICE
2 Blanche Street	2	2	0	\$930,000
47 Stachon Street	3	1	2	\$900,000
33 Orinda Avenue	3	1	1	\$835,000
68 Bradys Gully Road	3	1	2	\$800,000
151 Glennie Street	4	1	2	\$785,000
72 Bradys Gully Road	4	1	2	\$775,000
420 Mann Street	3	1	1	\$770,000
15/8-10 Jarret Street	3	2	2	\$760,000
24/8-10 Jarret Street	3	2	2	\$743,000
11 Wullun Close	3	2	1	\$720,000
308/62 Hills Street	2	2	1	\$685,000
9/55-59 Dwyer Street	3	2	2	\$675,000
13/68 Dwyer Street	2	2	2	\$670,000
8/188-198 Gertrude Street	3	2	2	\$660,000
13/188-198 Gertrude Street	3	2	2	\$650,500
23/55-59 Dwyer Street	3	2	2	\$640,000
29/55 Dwyer Street	3	2	2	\$630,000
186 Gertrude Street	3	1	1	\$620,000
10/70 Hills Street	2	2	1	\$555,000
42/70 Hills Street	2	2	1	\$552,000
5/12 Range Road	2	1	1	\$550,000
9/225-257 Henry Parry Drive	2	1	1	\$528,000
4/97-99 Glennie Street	3	1	1	\$520,000
14/216-218 Henry Parry Drive	2	1	1	\$517,350
104/226 Gertrude Street	2	2	1	\$515,000
1/8-10 Range Road	2	2	2	\$510,000

### PROPERTY MANAGEMENT YOUR PROPERTY, OUR PASSION

Did you know One Agency Neil and 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.



## NORTH GOSFORD AWARDS

### Ratemyagent - Ranking



**5 Star Rating**  
North Gosford



**Most Recommendations**  
North Gosford



**Most Vendor Recommendations**  
North Gosford



**Most Buyer Recommendations**  
North Gosford



**Most Sold Properties**  
North Gosford

### LEASED



41 Stachon Street  
NORTH GOSFORD  
**LEASED FOR \$770pw**



### LEASED

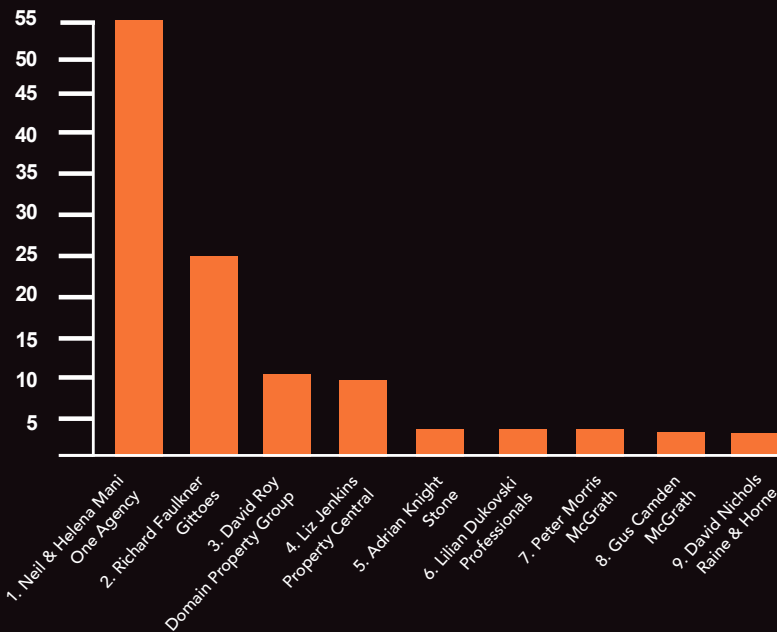


19 Kirkness Avenue  
NORTH GOSFORD  
**LEASED FOR \$740pw**



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

NUMBERS SOLD



Disclaimer: Data sourced from realestate.com.au based on previous 24 month sales. Houses only. Figures correct as at 31/9/24

## Quarterly Real Estate Report: North Gosford

As we transition into the Spring selling season, supply and demand are starting to balance out across the Australian real estate market. While price increases are slowing, North Gosford continues to stand out as an appealing suburb with a strong long-term outlook.

### Shifting Demand Dynamics: Multi-Generational Living

Buyer demand is being driven by several key factors. A notable trend we're seeing in the North Gosford market is the rise in multi-generational housing, which offers flexibility and long-term financial benefits to families. Properties with features like a parents' retreat, a granny flat, or dual-income potential are particularly in demand. These homes are perfectly suited for families looking for comfort and privacy, while still having shared spaces that foster connection.

### Affordability & Buyer Preferences

Housing affordability remains a significant concern across Australia, and it's impacting how buyers view the market. Buyers are assessing their individual financial situations against actual dwelling prices. Many are still moving to promising regional areas like the Central Coast, where properties offer excellent value, or they're choosing apartments or townhouses as an affordable alternative.

### Spring Market Insights: Are You Ready?

Spring is traditionally the busiest time in the real estate calendar, as both buyers and sellers are more active. But with the market differing across capitals and regional centres, Tim Lawless from CoreLogic advises that both buyers and sellers keep an eye on local factors. Monitoring key indicators such as the number of properties on the market, auction clearance rates, and days on the market will provide crucial insights.

### One Agency: Your Local Real Estate Leaders

At One Agency Neil & Helena Mani, we remain the go-to choice for sellers in North Gosford. Our auction clearance rate of 81% and an average of 28 days on market speak to our consistent success in delivering strong results for our clients. Our comprehensive buyer database and deep commitment to our vendors have ensured consistently strong showings at open homes, and we are delighted to be one of the leading agencies on the Central Coast for 2024.

### Thinking of Selling? We're Here to Help

If you're considering selling your property, One Agency is here to support you. We can assist with a destination property report if you're moving to a new area, helping to organise tradespeople to get your property market-ready, and guide you every step of the way.

*Neil & Helena Mani*

\* Front photo – 13 Yuroka Close, North Gosford, For Sale by Neil & Helena Mani



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