

Market Update

The significant volume of properties offered for the sale over the past month has seen the overall industry clearance rates fall to roughly 60% at auction.

The media have done their best to talk the market down, but we are pleased to say that Abercromby's have had a 90% success rate, coupled with some exceptional private sale results.

Some of these exceptional sales results include:

- * **25 The Righi, South Yarra**
- * **51 Wellington Street, Kew**
- * **806 Malvern Road, Armadale**
- * **11 Rathmines Street, Toorak**
- * **8 Ultimo Court, Toorak**
- * **12 Munro Street, Armadale**
- * **72 Park Street, South Yarra**
- * **12 Knutsford Street, Balwyn**

As we see the conclusion of the auction selling season come to an end, several top end properties are still available for purchase. Many of these properties are being offered on a quiet, no fuss sale basis, before we offer them publicly in February 2011. For further information on these properties, please contact us on +61 3 9864 5300 .

Alternatively, should you be interested in selling your home, or simply keen on knowing the current market value for a home such as yours, please do not hesitate to speak to one of our specialised marketing experts. This can be done at no cost to you and free of all obligation. May we take this opportunity to wish you a safe festive season and a very happy 2011.