

Market Update – July 2011

Despite all of the media headlines, it's not all doom and gloom out there and for the savvy buyer there are some great opportunities. It is quite clear the media is sending mixed messages about the state of the market, leaving would be buyers and sellers somewhat confused.

The strong AUD\$, uncertainty with interest rates (rates remain unchanged at 2nd August meeting), rising cost of living, uncertainty with the carbon and mining taxes, weak global equity markets (and the list goes on) have all played part in the softening of the property market.

The next six months will provide some fantastic opportunities for buyers as the market consolidates at the current levels and the next move will see the market increase.

We have some quality properties on offer over the next month which includes:

- 612 Riversdale Road, Camberwell
- 1A Peppin Grove, Camberwell
- 10 William Street, South Yarra
- 37 Fairview Street, Hawthorn
- 229 Burke Road, Glen Iris
- 22a Mercer Road, Armadale
- 8/131 Hotham Street, East Melbourne
- 4/2a Ormsby Grove, Toorak
- 67 Lansell Road, Toorak

With the need to react to the changing market conditions, Abercromby's have the experience to understand the importance of adjusting our marketing techniques.

Our continued success with top end sales by 'Private Auction' is another way we adapt to changing markets.

To learn more about the market, or to discuss your property needs – buying, selling or leasing, please contact us on 9864 5300 or email.