

del | realestate

3175 – Dandenong North Quarterly Sales



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A message
from your agent

Over the last three months we have seen property prices in Dandenong continually fall with the number of properties advertised for sale significantly increasing. The total number of homes advertised for sale in Dandenong North as of December is 122 meaning that property owners face stiff competition and are being forced to out-market or outprice their neighbours in order to attract buyers. With all of the major banks tightening on lending many buyers have their hands tied when it comes to obtaining home loans and this is having a flow on effect onto the property market. Buyers who are in the market to purchase a home are looking for properties which offer good value and have been priced with the current market trend. Many buyers are showing little urgency to place offers for homes as they feel that property prices may fall even further. Auction Clearance rates have also diminished with Melbourne's clearance rate sitting below 50% for the last seven weeks.

Neb Delibasic
Dandenong North Specialist

If you would like a free market appraisal call your Area Specialist

Neb Delibasic

Sales Manager & Auctioneer
0411 332 467

del | real estate

SOLD



SOLD FOR: \$1,150,000

1-3 Mulgoa Avenue

5 2

SOLD



SOLD FOR: \$605,000

2 Marcella Avenue

3 1

SOLD



SOLD FOR: \$732,000

3 Burchall Grove

3 2 2

SOLD



SOLD FOR: \$533,000

4 Latham Crescent

3 1 3

SOLD



SOLD FOR: \$610,000

5 Azalea Crescent

3 1 2

SOLD



SOLD FOR: \$636,000

5 First Avenue

3 1 2

Not all properties have been sold by Del Real Estate.

SOLD

936m²
approx

SOLD FOR: \$902,000

6 Cardinia Close

4  2  3 

SOLD

SOLD FOR: \$645,500

6 Oakwood Avenue

4  1  3 

SOLD

SOLD FOR: \$561,011

9 Darwin Street

3  1  4 

SOLD

NOT DISCLOSED

9 Sabine Avenue

4  2  2 

SOLD

SOLD FOR: \$665,000

9 Saintsbury Crescent

4  2  4 

SOLD

SOLD FOR: \$890,000

12 Cassin Court

6  3  4 

Not all properties have been sold by Del Real Estate.

SOLD



SOLD FOR: \$585,000

13 Gibb Street

3 1 2

SOLD



SOLD FOR: \$660,000

22 Illawara Crescent

3 1 2

SOLD



SOLD FOR: \$786,000

24 Francesco Drive

4 2 1

SOLD



SOLD FOR: \$627,000

29 Central Avenue

3 1 1

SOLD



SOLD FOR: \$700,000

32 Pittman Street

4 3 1

SOLD



SOLD FOR: \$1,140,000

32-34 Surrey Road

4 2 8

Not all properties have been sold by Del Real Estate.

SOLD



SOLD FOR: \$621,000

39 Sylvia Street

3 1 2

SOLD



SOLD FOR: \$618,000

50 Boyd Street

3 1 3

SOLD



SOLD FOR: \$590,000

52 First Avenue

3 1 2

SOLD



SOLD FOR: \$655,000

62 Fillmore Road

4 2 2

SOLD



SOLD FOR: \$712,000

77 Loch Road

5 2 2

SOLD



SOLD FOR: \$780,000

159 Outlook Drive

4 2 2

Not all properties have been sold by Del Real Estate.

SOLD



SOLD FOR: \$620,000

212 Gladstone Road

3 2 4

SOLD



SOLD FOR: \$590,000

230 Gladstone Road

3 2 2

SOLD



SOLD FOR: \$620,000

1453 Heatherton Road

4 2 2

SOLD



SOLD FOR: \$430,000

Unit 1,21 Mcfees Road

2 1 1

SOLD



SOLD FOR: \$452,000

Unit 1,4 Cypress Grove

3 1 1

SOLD



SOLD FOR: \$410,000

Unit 1,2 Lilac Avenue

3 1 1

Not all properties have been sold by Del Real Estate.

LEASED



LEASED FOR: \$460PW

1,20 Bruce Street

3 2 1

LEASED



LEASED FOR: \$430PW

22 Granton Avenue

3 2 2

LEASED



LEASED FOR: \$350PW

28B Pittosporum Grove

2 1 1

LEASED



LEASED FOR: \$405PW

34 Burchall Grove

3 2 1

LEASED



LEASED FOR: \$435PW

50 Everitt Street

3 2 4

LEASED



LEASED FOR: \$400PW

63 Sylvia Street

3 1 1

Not all properties have been sold by Del Real Estate.

LEASED



LEASED FOR: \$280PW

Apartment 1,146 Princes Highway



LEASED



LEASED FOR: \$380PW

Unit 2,13 High Street



LEASED



LEASED FOR: \$290PW

Unit 3,13 Second Avenue



LEASED



LEASED FOR: \$390PW

Unit 3,103 Clow Street



LEASED



LEASED FOR: \$350PW

Unit 4,13 Belfort Street



LEASED



LEASED FOR: \$350PW

Unit 2,6 Gwenda Street



Not all properties have been sold by Del Real Estate.

KEEP YOUR TENANTS AND YOUR INVESTMENT SAFE



• Smoke Alarms

We are seeing an increasing number of homes without working smoke alarms. This is very frightening!

A relatively inexpensive device that can save lives is a MUST in every home.

Having smoke alarms already installed is a good start. The other consideration is how often are you having them checked.



• Servicing Smoke Alarms

There is a common misunderstanding that if a smoke alarm beeps at the push of a button, then it works.

This is not always the case.

Smoke alarms have use by dates as well as different components inside them which also need to be properly checked. If you are unsure how to do this, it is best to have someone qualified attend.

There are smoke alarm service companies that attend properties on an annual basis and not only service alarms, but also ensure that the number of smoke alarms is sufficient and their placement in line with the building code of practice.

In many instances, we have seen smoke alarms repositioned because they were initially installed in the wrong location.

• Rental Properties

In tenanted properties, providing working smoke alarms for your tenants is simply the right thing to do. It also forms part of the owners' legal duty to maintain the home in good repair.

Many landlord insurance policies will also seek evidence of smoke alarms being present and regularly serviced, in the event of a claim being lodged.

• Gas Heaters

With a large number of older homes in our area, there are many still being heated by very old gas heaters.

Some types of gas heaters have been identified by Energy Safe Victoria as a high risk of carbon monoxide leaking, which can be catastrophic.

Carbon monoxide is an odourless gas. The only way to ensure you are safe is to have your appliance tested.

The recommendation by Energy Safe Victoria is to have gas appliances tested every 2 years.

This includes wall heaters, and gas ducted heating units.

Like with smoke alarms, landlords do need to ensure the appliances in their rental properties are safe for tenants to use.



For more information and advice of how the proposed changes may impact you, please feel free to contact Duska Maric on 0409 572 893.

Duska Maric

Australia's most PASSIONATE Property Manager

Over the past 10 years, Duska has personally helped more than 1,500 property investors to build and maintain their property portfolios and increase their wealth.

Contact me directly on 0409 572 893.





merry **Christmas**

AND HAPPY NEW YEAR



From
**Neb Delibasic,
Theo Maric**
& all the staff at

del | realestate