



AVENEL SALES

The Avenel property market is currently soaring, with properties selling fast – in days if not hours. The following properties all sold within 7 days of going on the market and achieved a figure above the asking price, being 20 Livingstone Street, 5 Scobie Street South and 14 Anderson Street selling within 24 hours of being listed. After coming back to the market, 30-38 Hovell Street and 22 Bank Street sold within 24 hours of being re-listed. The demand for houses in Avenel is significantly increasing, with multiple buyers competing for properties, often driving sale figures above listed prices. We are in desperate need for more listings in this area, with a line of buyers waiting and ready to purchase in Avenel.



30-38 Hovell St sold for \$499,000 in 24 hours



22 Bank St sold for \$145,000 in 24 hours



14 Anderson St under offer in 24 hours



5 Scobie St South sold in 7 days over the asking price



20 Livingstone St sold for \$320,000 in 6 days

Share of Sold Listings in Avenel



- Janelle Puppa Real Estate
- Rest of the Market

1st Out of 7 agencies
 12 Of our listings were sold
 64 Listings were sold in Seymour in total
 In the last 6 months

Price Range Within Avenel

	Median	Sale Price	Janelle Puppa Real Estate
March 2018			
Avenel, 3664	\$448,500	\$448,500	
February 2018			
Avenel, 3664	\$300,000	\$319,500	
January 2018			
Avenel, 3664	\$423,000	\$518,000	

20/4/2018



ratemyagent

A Force to be Reckoned With

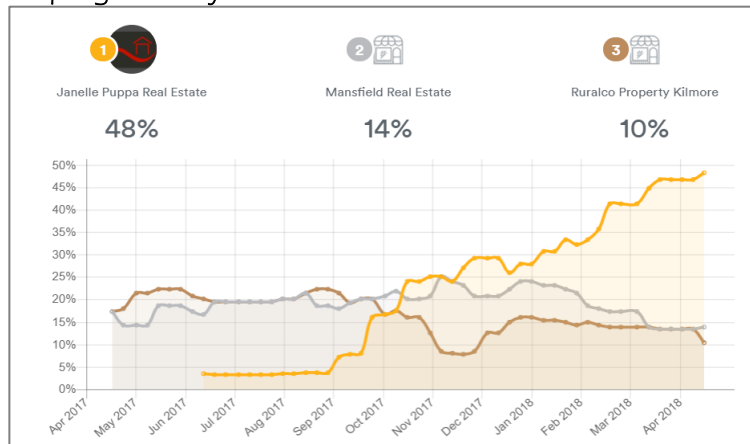
Vendor Review - 04 April 2018

BONNIE GAEHL?.....with name like that on your "For Sale" sign, your property is destined to be sold, no matter how difficult it may be. "The future belongs to those who plan for it" and Bonnie Gaehl definitely fits that quotation.

*Slightly edited for clarity

20/4/2018

Top Agencies by Market Share - Avenel

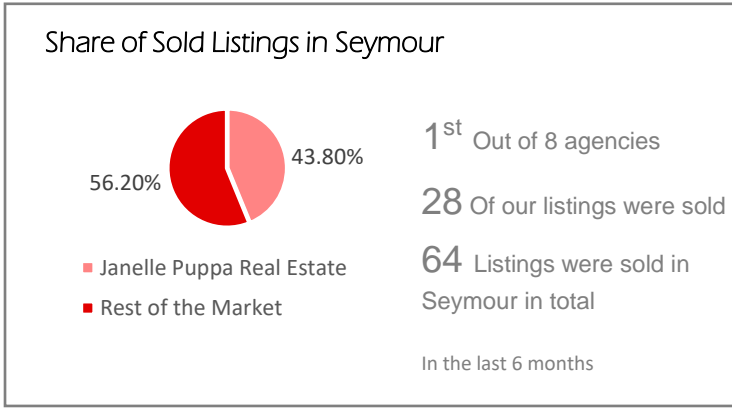


20/4/2018



Janelle Puppa
REAL ESTATE

RESULTS FROM JANELLE PUPPA REAL ESTATE



20/4/2018

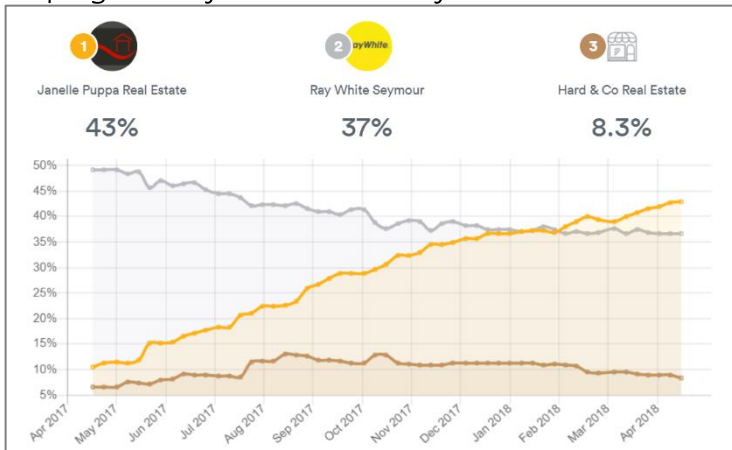
GROWTH IN SEYMOUR

With the property market expanding all over Victoria, Seymour is becoming quite a hotspot for Melbourne based buyers, who are looking either to invest in property for their own portfolios or looking to make a Sey-change to the country.

The numbers:

- 5.5% Annual growth rate
- 5.1% Rental yield
- number of properties sold increased from 73 in 2015 to 128 sales in 2017
- Median house prices increasing from \$217K to \$280K

Top Agencies by Market Share - Seymour



20/4/2018

Price Range Within Seymour

	Median	Janelle Puppa Real Estate
March 2018		
Seymour, 3660	\$289,500	\$302,500
February 2018		
Seymour, 3660	\$395,000	\$409,000
January 2018		
Seymour, 3660	\$368,000	\$368,000
December 2017		
Seymour, 3660	\$265,000	\$368,000
November 2017		
Seymour, 3660	\$262,500	\$276,250
October 2017		
Seymour, 3660	\$302,500	\$362,500

20/4/2018



An Overall Pleasure to Deal With Buyer Review - 12 Dec 2017

Janelle was a pleasure to deal with through the entire process of purchasing our home. She made herself available to offer us the opportunity to view the property on several occasions and did not rush us at any time in doing so. She kept us and the vendors up to date with all matters relating to the transaction and undoubtedly has fantastic local knowledge. Janelle has All the qualities I would want in an agent representing me.



EXPANDING OUR BUSINESS

We are excited to have recently listed a property for sale in Murchison and are eager to break into the Nagambie, Murchison and surrounding property markets. Being new to these areas, we are excited to be offering extremely competitive rates and the same level of service we have provided to the Seymour and Avenel areas.



Janelle Puppa REAL ESTATE