



THE MOSMAN PARK
QUARTERLY REPORT - 1ST QUARTER

1st January - 31st March 2022

EDITION 17



viviansrealestate.com.au

9384 4600

43 Victoria Street, Mosman Park

MOSMAN PARK 1ST QUARTER UPDATE

Welcome

The first quarter of 2022 is now complete and what a three months it has been. With the initial border reopening delayed and then finally happening early March but not without temporary restrictions in place, which have been kept in place to try and curb the peak of what our Covid outbreak would look like.

Perth for almost the entirety of 2022 so far has been averaging around 8000 listings for sale and transacting about 1000 - 1100 listings per week which is keeping stock levels low and creating high demand. A common trend that doesn't have any indication of changing as we head into the second quarter of 2022.

The Mosman Park market has continued its steady growth with an average 1.8% house price growth in 2022 so far. As the quarantine restrictions have dropped, families continue to return from overseas

and the Eastern states causing the demand for family homes to remain very high within the suburb.

Whilst interest rates are expected to rise and inflation becoming very apparent due to overseas conflict and fuel prices going through the roof, we do not expect this to have a huge bearing on the Perth Market. Seeing as our median house price is still very cheap compared to the rest of the country, it only takes the average buyer to look in other capital cities in Australia to understand that Perth is still very good value.

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Mosman Park Sales Statistics

59
SOLD

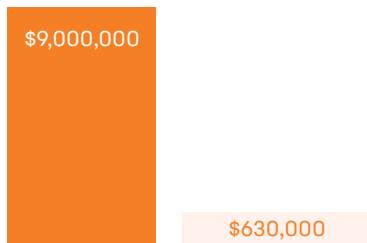
55
FOR SALE

■ Houses
 ■ Units/
Apartments/
Villas
 ■ Land
 ■ Townhouses



	Houses	Units/ Apartments	Townhouses/ Villas	Land
Growth Rate				
YTD QTR	8.6%	4.1%	N/A	-45.0%
1st Quarter Sales				
Median Sold \$	\$1,725,000	\$345,000	\$577,500	\$1,265,000
Quantity	27	26	4	2
Average DOM	55	70	48	162
1st Quarter For Sale				
Median For Sale \$	\$3,295,000	\$300,000	\$680,000	\$15,000,000
Quantity	23	24	7	1
Average DOM	104	271	81	174

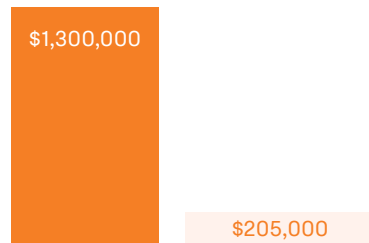
House Sales



Highest Sale

Lowest Sale

Units/Apartments/Villas Sales



Highest Sale

Lowest Sale

See disclaimer on the back

FIRST QUARTER

Mosman Park Sales

STREET ADDRESS	BED	BATH	CAR	LAND SIZE	DOM	SALE PRICE
8/50 Wellington Street	2	1	1	76	131	\$325,000
24/10 Wellington Street	2	1	1	89	117	\$325,000
76/10 Wellington Street	2	1	1	102	12	\$440,000
9/32 St Leonards Street	2	1	1	66	25	\$475,000
10/50 Wellington Street	2	1	1	76	123	\$334,000
36/4 Dover Court	2	1	0	58	19	\$250,000
13/630 Stirling Highway	1	1	1	46	41	\$279,000
30/4 Dover Court	1	1	0	46	0	\$240,000
5/27 St Leonards Street	2	1	1	66	8	\$377,500
6/8 Johnson Parade	2	2	1	112	13	\$1,300,000
14/12 Murray Avenue	2	1	1	71	222	\$340,000
19/4 Dover Court	1	1	0	42	120	\$205,000
104/42 Glyde Street	2	2	1	129	194	\$798,000
208/3 Fairlight Street	2	1	1	114	1	\$725,000
104/3 Fairlight Street	1	1	2	69	1	\$450,000
105/42 Glyde Street	2	2	1	129	112	\$798,000
2/27 St Leonards Street	2	1	1	66	268	\$345,000
3/17 St Leonards Street	1	1	1	41	119	\$349,000
5/24 Glanville Street	2	1	1	60	10	\$345,000
31/4 Dover Court	1	1	0	42	213	\$230,000
7/17 St Leonards Street	1	1	1	41	0	\$319,000

See disclaimer on the back

FIRST QUARTER

Mosman Park Sales

STREET ADDRESS	BED	BATH	CAR	LAND SIZE	DOM	SALE PRICE
11/17 Glyde Street	1	1	1	48	0	\$305,000
12/17 St Leonards Street	1	1	1	41	21	\$278,000
52/10 Wellington Street	2	1	1	87	29	\$445,000
10/26 Wellington Street	2	1	1	61	10	\$540,000
8/4 Wellington Street	1	1	0	44	0	Under Offer
2 Marlborough Street	4	2	2	607	37	\$1,445,000
3B Murray Avenue	3	1	2	193	19	\$630,000
39A Manning Street	3	2	2	507	54	\$1,275,000
70 Johnston Street	4	4	3	1042	55	\$5,400,000
13 Murray Avenue	2	1	2	379	8	\$1,090,000
12 Gill Street	3	2	2	473	37	\$1,760,000
10 Violet Street	5	3	2	516	104	\$1,435,000
83A Palmerston Street	3	1	1	384	17	\$950,000
17 Hill Terrace	3	2	6	320	15	\$3,685,000
16 Downey Drive	4	2	2	480	80	\$2,135,000
133 Victoria Street	3	1	3	696	22	\$1,720,000
8 Jameson Street	4	2	2	531	11	\$1,850,000
69 Wellington Street	4	2	2	430	7	\$1,295,000
108 Palmerston Street	2	1	2	530	72	\$1,225,000
31 Harvey Street	5	3	2	991	49	\$3,100,000
64 Glyde Street	5	3	1	374	27	\$1,575,000
15A Hill Terrace	3	3	2	423	13	\$3,300,000

See disclaimer on the back

FIRST QUARTER

Mosman Park Sales

STREET ADDRESS	BED	BATH	CAR	LAND SIZE	DOM	SALE PRICE
4 Sheila Street	3	1	2	1012	58	\$2,850,000
34 Jameson Street	3	1	2	809	25	\$1,900,000
52 Glyde Street	2	1	2	263	39	\$930,000
6A Lochee Street	3	2	2	545	43	\$1,750,000
5 Chipperfield Court	4	2	2	357	34	\$1,725,000
47 McCabe Street	4	3	2	690	3	\$1,160,000
60 Monument Street	4	2	2	524	16	\$1,690,000
152 Victoria Street	4	2	2	1012	51	\$2,900,000
35 Saunders Street	3	2	2	1211	180	\$9,000,000
7 Manning Street	4	3	3	1158	400	\$3,775,000
5 Ellershaw Mews	0	0	0	986	36	\$1,850,000
10A Victoria Street	0	0	0	230	288	\$680,000
6/2 St Leonards Street	1	1	2	149	11	\$590,000
16/9 Boundary Road	2	1	1	80	68	\$540,000
13/7 O'Halloran Lane	2	1	2	72	7	\$565,000
4B Solomon Street	3	2	2	492	107	\$1,310,000

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CONVEYANCING SERVICES

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Stirling Conveyancing Services oversees all related conveyancing matters for the sale, purchase and transfer of land and property ownership, whether it be a simple or complex transaction. Our integrity, level of communication and reassurance that you are dealing with professionals, sets Stirling Conveyancing Services apart from our competitors.

Knowing that all the financial matters of property settlement are in safe and stable hands leaves clients with the free time and peace of mind to concentrate on the things that really matter when buying or selling property – like making a house a home or spending more time with the people who matter most.

Please make a note of our address and contact details below and be sure to nominate Stirling Conveyancing Services when undertaking your next property transaction.

We look forward to serving you in the future.

Tony Reeves & Andrew Dodd



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Mosman Park Rental Statistics

26
LEASED BY
VIVIAN'S
1ST QUARTER

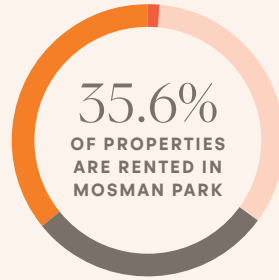
Being rented
(35.6%)

Being purchased
(29.2%)

23
CURRENTLY
FOR LEASE
ALL AGENTS

Fully owned
(33.8%)

Other tenure type
(1.4%)



1st Quarter

Median Rent/Week	1 Bed	2 Bed	3 Bed	4 Bed
Houses	N/A	\$460	\$730	\$1,195
Units/Apartments	\$300	\$368	\$580	N/A

See disclaimer on the back

Tenant of the Quarter!

Carol Barrett

Taking away \$100 Bunnings voucher!
We hope you have a fun time shopping
up a storm on us.

SO WHAT IS TENANT OF THE QUARTER?

Having your property managed by Vivian's, means total peace of mind. We keep our tenants motivated each quarter by rewarding them for ticking all the boxes at routine inspections, consistently paying their rent on time and for maintaining your property to the highest standard. To find out more about how we can take the stress out of managing your property give us a call today.

(08) 9384 4600



The rental market also appears to be in a much better position now, we are seeing multiple applications coming in on properties and lots of group turnouts to the scheduled home open times. This is a great step forward for all investors.

AND THE WINNER IS...

PROPERTY MANAGEMENT QUARTER UPDATE

Advice and insights for Lessors and Lessees

During the first quarter of 2022 we saw the West Australian Borders officially reopen since we were hit with Covid-19 in 2020, and with the borders opening the demand for rental properties has remained high. There has been a slight increase in the number of properties available to rent since the end of 2021 with 2,365 properties available across the Perth Region at the end of Quarter 1 2022. However, when we compare this number to the same time last year when there were 2,695 available, we can clearly see that even a small decrease in rental availability can have a noticeable effect on the demand for rentals.

Furthermore, as we are seeing a decrease in the number of properties available to rent, we are also seeing an increase in the number of properties being leased each week. In the last week of the quarter there were a total of 701 properties leased state-wide and when you compare that to the same time last year when there were 672 leased, it really shows that the demand for rental properties isn't slowing down as we continue into 2022.

With the demand for the current market being so high we are also continuing to see an increase in the median rent price each quarter. In Mosman Park, the median rental price for a house is currently sitting at \$888 per week and units are currently sitting at \$340 per week at the end of the quarter. Even with the increase in rental prices, applicants are offering over the asking price just so they can secure a rental property in this current market. Based off everything we have witnessed since Covid-19 hit we are definitely in a landlord market, and it doesn't seem like it will change for quite some time.



Our advice for lessors?

When you buy an investment property you want to be able to make maximum return on it. Spending a little extra money on the presentation of your property can do a world of wonders for the asking price. If it is fully furnished, try and keep up with the current trends, keeping the furnishings simple and stay away from over filling the property with unnecessary furniture.

Keeping on top of maintenance and servicing at your property can also help save you money along the way. When you keep on top maintenance it decreases the chance of costly replacements such as burst water pipes or replacements of hot water systems for example.

A tip for first time owners of investment properties is to budget for annual maintenance costs by multiplying the monthly rent by 1.5. For instance, a monthly rent of \$2,000 will present an annual maintenance cost of \$3,000. Preparing for expenses prior to them occurring can help in the long run and won't ever leave you out of pocket.

Our advice for lessees?

As you all may know the rental market is currently very competitive. If you are finding that you are constantly applying for properties and are never successful, then there may be a reason why. When sending in an application make sure you fill out as much information as you possibly can and provide all the supporting documents that a required. If you wish to go that bit further attaching a cover letter explaining why you are best suited for the property can really help you stand out.

You might have also noticed that there are more and more people at home opens when you go to view a rental. Try your best to look presentable when you are going to view a property, as first impression count. Furthermore, take some time to talk the Property Manager at the home open, it helps them get to know you better and will help the to remember you when they are going back through applications as they can put a name to a face.



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FIRST QUARTER

Leased by Team Vivian



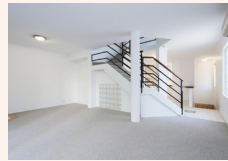
\$320/week
Mosman Park
2/13 Fairlight Street
1 Bed
1 Bath
1 Car



\$495/week
Mosman Park
22A Stuart Street
1 Bed
1 Bath
1 Car



\$495/week
Cottesloe
3/183 Broome Street
2 Bed
1 Bath
1 Car



\$625/week
Mosman Park
23/15 Boundary Road
3 Bed
2 Bath
1 Car



\$650/week
Mosman Park
4/30 Wellington Street
3 Bed
1 Bath
1 Car



\$320/week
Mosman Park
26/4 Dover Court
1 Bed
1 Bath
1 Car



\$495/week
Mosman Park
22B Stuart Street
1 Bed
1 Bath



\$370/week
Mosman Park
33/31 Wellington Street
2 Bed
1 Bath



\$360/week
Mosman Park
14/13 Fairlight Street
1 Bed
1 Bath
1 Car



\$330/week
Mosman Park
98/4 Dover Court
1 Bed
1 Bath
1 Car



\$350/week
Mosman Park
19/115 Monument Street
1 Bed
1 Bath
1 Car



\$370/week
Mosman Park
172/2 Murray Avenue
2 Bed
1 Bath
1 Car

See disclaimer on the back

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No Probs Plumbing and Electrical is your solution for all emergency plumbing and electrical requirements in your home or business. Call us today to find out how we can help add you to our list of happy customers.

Winter is around the corner! Will your hot water system make it through winter?

Cooler winter mornings are fast approaching, but as the temperature drops, our water heaters need to work much harder to ensure we are not left freezing in the shower first thing in the morning.

There are a number of signs that your hot water system needs repairing or even replacing.

- **Your hot water system is leaking**
If the leak is coming from the fittings or pipework, often these leaks can be repaired.

The pressure relief valves are designed to leak when the hot water system is heating up, however if this becomes a swift stream of water, or even stops leaking at all then it's time to act!

If the leak is coming from the tank then chances are that the tank has corroded and may require replacing.

- **Pilot light continually extinguishing**
If the pilot light keeps going out, you may have a faulty thermocouple. We all know the frustration of trying to relight the pilot light in the rain on a cold winter evening, and it's never pleasant.

Did you know that there are many hot water systems on the market that do not require a pilot light? Continuous flow hot water systems work just like older style water heaters, however instead of igniting with a pilot light, they are plugged into a powerpoint which then provides an ignition source, ensuring that no one will ever need to brave the stormy night in order to get the hot water system running again!

We're here for you when you need us most

We understand the struggle of waking up and not being able to indulge in a hot shower, because of an issue with your hot water system. No Probs Plumbing and Electrical are available 7 days a week to service, repair or replace your hot water system, so you can get back to your usual routine with as little disruption as possible. In most cases, we can service, repair or replace your faulty gas, electric, or solar hot water service on the same day.



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10 Ways to Protect Your Credit Report

Most of the banks today are focused on a Borrowers Credit Score.

Here are some tips for protecting your credit score.

- 1. Do not enquire for finance online**
Many Borrowers make the mistake of applying online for finance. In some cases, some panic and end up making quite a number of enquiries over a weekend for either a personal loan or a credit card. This negatively impacts a Borrower's credit score and credit report. The harsh reality is that these enquiries cannot be removed unless they are fraudulent or incorrect.
- 2. Check your credit report and score on a regular basis**
We have three credit reporting agencies in Australia for consumer reports - Equifax, Experian, and Illion. Credit providers can be inconsistent with regard to how they check credit reports. The best thing to do is to sign up to get your score every month.
- 3. Be mindful of buy now pay later loans**
Short-term buy now pay later loans which are quick and easy to sign up for can be bad for our credit scores. In fact, just one payday enquiry can lower a credit score by up to 150 points.
- 4. Make sure you pay your bills on time**
Make sure you know your due dates for payments so you do not affect your credit report with an accidental missed payment. Missing one repayment can damage your credit score.
- 5. Set up Direct Debits for your bills**
A great way to stop worrying about bills is to set up a direct debit for your repayments. This way, you do not have to worry about missing a repayment and destroying your credit report.
- 6. Contact your Credit Provider if you are experiencing financial difficulties**
Consumers have a 15-day grace period to make a payment from the due date on debts. This means a Borrower has time to contact their credit provider if that monthly repayment cannot be made.
- 7. Organise deferrals on loans if you need to**
In 2022, many lenders are still offering deferred repayments. A temporary freeze on accounts for approximately 3 to 6 months may be considered by Lenders.
- 8. Put some savings away if you can for emergencies**
Most families live week to week, so when a crisis comes up, it is difficult to cope. Putting away \$50 a month can help if something unexpected happens and more so with rising interest rates.
- 9. Be mindful of fraud**
Sometimes there can be fraudulent data on a Borrower's credit report. Removing this data is possible but it can take between 4-8 weeks. Try and check your credit report regularly.
- 10. Pay down your credit cards if possible**
You can improve your credit report by lowering your credit card limit. Also, ensure that you pay extra towards your credit card so that you can reduce your balance.

For further advice on protecting your credit score please do not hesitate to contact either of us.

Yvette Fernandez 0403 343 424

B Bus (Acc) MIPA, AFA, DFP

Gary Fernandez 0407 330 612

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All sales and rental figures are correct as at date of printing 13/4/2022