



# Diamond Valley PROPERTY UPDATE

SUMMER 2018



THE BUCKINGHAM AND COMPANY NEWSLETTER

## Melbourne's median house price up five per cent in past 12 months

**Despite sluggish auction clearance rates and rumblings of a depressed property market, the Real Estate Institute of Victoria's latest data reveals that Melbourne's median house price remains stable.**

REIV President Robyn Waters said there was a 13.6 per cent increase in the value of homes sold on the private market and an 0.6 per cent increase in the value of those sold under the hammer over the past 12 months.

"We've all heard the 'doom and gloom' commentary about a downturn in Melbourne's property market but the median house price has actually increased five per cent in the past 12 months," Ms Waters said.

"The property boom of 2017 could not be sustained and a levelling or correction of the market is a good thing in the context of housing affordability already being a pressing issue in Melbourne.

"Over the past 12 months, Regional Victoria has outperformed Melbourne with a 9.1 per cent increase in the median house price. In Outer Melbourne, the median house price rose 7.1 per cent and the unit median rose 9.8 per cent."

The REIV's September quarterly data report revealed that the median house price in Melbourne remained unchanged at \$834,000 and the unit median increased 0.2 per cent (2.6 per cent over the 12 months) to \$640,000.

In the July-September quarter, the median house price in Regional Victoria declined 0.6 per cent to \$416,500 while the unit price dropped 4.1 per cent to \$292,500. The reduction in regional medians follows a 4.0 per cent increase in the

median house price and 3.7 per cent increase in the unit median in the March-June quarter.

"Most of the standout suburbs in the 1 July to 30 September quarter are located in the middle and outer ring: Mount Eliza, Essendon, Keysborough, Coburg, Greensvale and Narre Warren South. Only two Inner Melbourne suburbs featured in the top 20 growth list which fits with what we are seeing in the market more broadly," Ms Waters said.

"Properties are being tightly held in Inner Melbourne as vendors wait out this period while the market in Outer Melbourne and Regional Victoria are stronger as buyers are inclined to snap up more affordable options.

Welcome to the Buckingham & Company Estate Agents Quarterly Newsletter. This newsletter will keep you informed with valuable real estate property information and advice, whether you are selling, buying or investing.

Merry Christmas & Happy New Year!

**Stuart Buckingham**  
Director

0411 743 336



"There is no doubt that the banks' tighter lending conditions are contributing to this trend as are incentives for first homebuyers which encourage the purchase of affordable properties, more likely to be found in Outer Melbourne or Regional Victoria."

Source: REIV Oct 2018

## YOUR LOCAL DEMOGRAPHIC MEDIAN HOUSE PRICES IN THE DIAMOND VALLEY

Suburb	Last Year Sept 2017	Last Quarter June 2018	This Quarter Sept 2018	Quarter Change	Annual Change
BRIAR HILL*	\$830,000	\$872,500	\$890,000	2.0%	10.3%
DIAMOND CREEK	\$813,100	\$832,000	\$742,500	-10.8%	10.1%
DOREEN	\$580,000	\$646,000	\$630,000	-2.5%	12.6%
ELTHAM	\$945,000	\$1,005,000	\$920,100	-8.4%	10.5%
ELTHAM NORTH*	\$920,000	\$916,000	\$1,001,000	9.3%	6.4%
GREENSBOROUGH	\$869,000	\$822,500	\$815,000	-0.9%	5.2%
LOWER PLENTY*	\$971,500	\$1,290,000	\$1,350,000	4.7%	15.3%
MACLEOD*	\$1,024,250	\$897,500	\$1,102,500	22.8%	-2.5%
MONTMORENCY	\$850,000	\$897,500	\$940,000	4.7%	5.8%
WATSONIA*	\$843,000	\$825,000	\$860,000	4.2%	5.1%
WATSONIA NORTH*	\$823,000	-	-	-	-
YALLAMBIE*	\$800,250	\$885,000	\$815,000	-7.9%	4.8%

	Sep 18 Quarter	Quarterly Change	June 18 Quarter	Annual Change
<b>Metropolitan Melbourne</b>				
House	\$834,000	0.0%	\$834,000	5.0%
Unit and Apartment	\$604,000	0.2%	\$602,500	2.6%
<b>Regional Victoria</b>				
House	\$416,500	-0.6%	\$419,000	9.1%
Unit and Apartment	\$292,500	-4.1%	\$305,000	4.9%

The median price is the middle price in a series of sales. For example, if 15 sales are recorded in a suburb and arranged in order from the lowest to the highest value, the eighth sale price is the median price. In the case where there is an even number of sales in a series, the median is the average of the middle two prices.

Figures as at September Quarter 2018 REIV \*Indicates that less than 30 sales were recorded during the quarter period



**BUCKINGHAM**  
AND COMPANY  
ESTATE AGENTS

www.buckinghamandcompany.com.au

Licensed Estate Agents - Auctioneers - Property Management



**Eltham**

1004 Main Road  
9439 4022

**Greensborough**

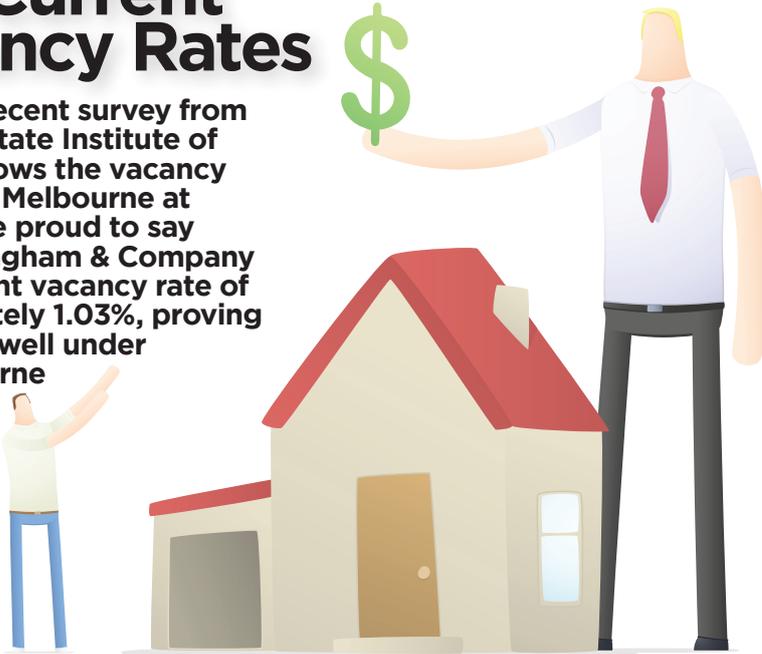
104 Grimshaw Street  
9435 0999

**Montmorency**

Cnr Rattray Road & Were Street  
9434 6666

## Our Current Vacancy Rates

The most recent survey from the Real Estate Institute of Victoria shows the vacancy rate across Melbourne at 2%. We are proud to say that Buckingham & Company has a current vacancy rate of approximately 1.03%, proving to come in well under the Melbourne average.



## Increasing Rents

Increasing rental amounts is not as simple as most people tend to think. There are laws and regulations surrounding rental increases.

For example:

- You may not increase the rent during a fixed term tenancy.
- You must give the tenant at least 65 days notice that you will be increasing the rent.
- In any case, a landlord or agent may not increase the rent more than once in any six-month period.
- A tenant may apply for a rental assessment with the Director of Consumer Affairs if they have the opinion that the proposed rent increase is excessive after considering the market rent.

## RENTS ON THE RISE

There has been a lot of media discussion recently about decreasing vacancy rates and increasing rents in many areas.

While this may be cause for excitement amongst many rental property owners, it is important to remember that successful ownership of residential rental property is all about maximising long term net income, rather than the rent right now. Most experienced residential property investors agree that setting rent at 95% of market value usually achieves a higher income long term than holding out for a 100% or more. Here at Buckingham & Company we carry out market rent reviews on a regular basis and the rents are raised according to supply and demand. Novice investors often think the best approach to raising the rent is to make frequent small increases, but these are seen by tenants as penny pinching and lead to disharmony, increased demands for repairs and higher vacancy over the long term. We say that in most cases rent increases should occur when market indicators show that a 5% increase is warranted – so if the market rent reviews in your area don't yet indicate a 5% increase is warranted, it makes better financial sense to wait until such time as a 5% increase can be justified.

### Sponsors Mingle

Thank you to all our business partners who joined us in October at the The grape & HOP wine bar in Montmorency for our first Sponsor Mingle.

We are proud to support the local community and likewise respect the time you give as volunteers.



## CHRISTMAS IN

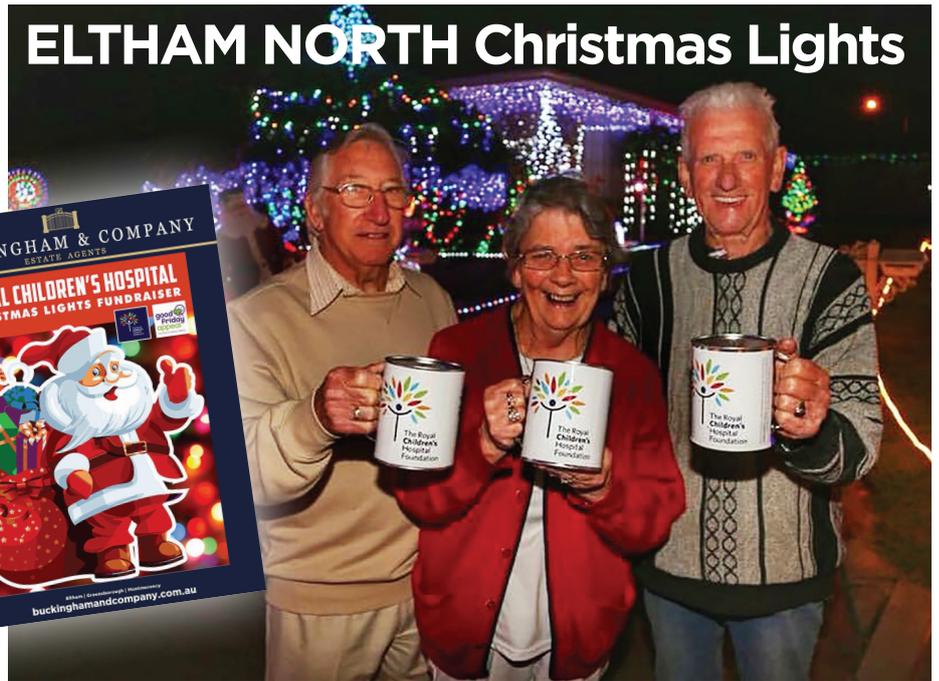


For more information, call our Sales Team now or visit [www.buckinghamandcompany.com.au](http://www.buckinghamandcompany.com.au)

For the last 6 years the residents of Nimary and Cherelle Courts in Eltham North light up their properties with Christmas lights and decorations and have raised \$54,638.00 for the Royal Children's Hospital over this period.

This year features include a snow and bubble machine and lots of new displays. These lights are best experienced by walking through, so parking is available at both St Helena Secondary college and St Helena Marketplace. They will be lighting up on December 1st and will conclude December 26th. Collectors with tins will be scattered around the display nightly so any donations will be greatly appreciated. Buckingham & Company donated a board to advertise the event.

## ELTHAM NORTH Christmas Lights



## MONTY

On Saturday 1st December, a strong crowd of 600+ people attended our "Celebrate Christmas in Monty" event on Were Street.

The event commenced at 10 am and there were plenty of activities for young and old to participate in including; face painting, animal farm, chalk drawing, Gingerbread decorating, Gymbus, Belly Dancing, fairy floss machine and play-doh table. Attendees also enjoyed a choir performance from local school Montmorency Primary and carols by popular local group "Sister and Mistrs". Santa visited the event to speak with children and to hand over candy canes. The annual toy run took place at 10:30 am, where 30 members of the local motorbike group "The Sloths" played their part. The Sloths were also happy to allow children to pose in photos on and besides their motorbikes. The event was also supported by Peter and his team of volunteers from the local Eltham Lions Club, who assisted with many of the activities on the day. The support from the Eltham Lions Club was much appreciated with such a busy crowd in attendance at the event. As traders in Were Street, Buckingham & Company sponsored the craft stand and handed out water to the locals enjoying the festivities.

Was lovely to see so many excited faces as Santa arrived!



## ST FRANCIS FAIR - MONTY

Hats off again this year to Chris Mullins and the St Francis Parish Fair Committee who put together an amazing twilight fair at St Francis Primary School in Montmorency a few weeks ago.

Buckingham & Company have been sponsoring the fair for well over 10 year.



# RECENT SALES RESULTS



1/27 Beaconsfield Road,  
Briar Hill \$1,070,000



10 Chitral Place,  
Diamond Creek \$811,100



4 Ambleside Link,  
Doreen \$686,888



40 Moola Place,  
Eltham \$890,000



1/6 Walsh Street,  
Eltham \$600,000



101 Scenic Crescent,  
Eltham North \$1,250,000



14 Natimuk Street,  
Greensborough \$803,000



8 Glengala Court,  
Greensborough \$790,000



3 Karee Court,  
Greensborough \$759,000



4/3 Glenauburn Road,  
Lower Plenty \$1,020,000



2 Manna Mews,  
Plenty \$1,807,550



61 McLaughlans Lane,  
Plenty \$2,000,000



4 Natasha Close,  
St Helena \$995,000



49 Kamarooka Drive  
Wattle Glen \$858,500



50 Nepean Street,  
Watsonia \$730,000

# THE SALES TEAM



Stuart  
Buckingham  
0411 743 336



Terry  
Gazelle  
0438 196 480



Peter  
Don  
0410 609 006



Jeremy  
Cleaver  
0403 199 511



Simon  
McEvoy  
0412 319 046



Scott  
Anderson  
0412 855 775



David  
Oakley  
0439 397 284



Ryan  
Buckingham  
0423 506 187



Sean  
Rice  
0448 010 787



Lee  
Murray  
0428 119 262



Shane  
Leete  
0419 118 302



Kevin  
Davy  
0438 069 138



Ashley  
Maggs  
0437 767 765



Cate  
Li  
0439 209 545



Lauren  
Roberts  
0417 011 789



Amanda  
Beck  
0447 374 220



Kae  
Weedon  
0408 530 508

For more information call our Sales Team now or visit [www.buckinghamandcompany.com.au](http://www.buckinghamandcompany.com.au)

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