



BROUGHT TO YOU BY

Fletchers Real Estate

Contact: 9836 2222 or info@fletchers.net.au

LOCAL PROPERTY NEWS - SUMMER/AUTUMN 2013

Mitcham

Dear Mitcham Resident,

Welcome to the latest edition of your Local Property News! We hope that you enjoyed some time off over the festive season and have eased into the new year smoothly.

With more buyers attending open for inspections and some amazing results achieved, particularly at auction, the year has begun by continuing the positive trajectory of 2012.

We hope that you enjoy reading and discovering a little more about your local community. Please do not hesitate to contact me if you would like to have a chat about the market.

Take a look at some median house price statistics from your suburb and the surrounding area from the REIV:

SUBURB	DEC-12 MEDIAN	DEC-11 MEDIAN	ANNUAL CHANGE
Mitcham	\$580,000	\$580,000	0.00%
Donvale	\$698,000	\$737,000	-5.30%
Forest Hill*	\$609,000	\$546,250	11.50%
Nunawading	\$575,000	\$585,000	-1.70%
Ringwood	\$477,000	\$471,000	1.30%
Vermont	\$580,000	\$569,500	1.80%

**Indicates that less than 30 sales were recorded during the quarter.*

UPCOMING COMMUNITY EVENTS

On Moonlight Bay

When: Wednesday, 13 March 2013
10am (1hr, 30 mins approx.)

Where: Whitehorse Centre
397 Whitehorse Rd, Nunawading

What: Tomboy Majorie Winfield moves to small town Indiana and begins a romance with college man William Sherman. Enjoy Doris Day and Gordon MacRae making musical harmony as they croon and swoon in this romantic classic. Contact (03) 9262 6555 or tickets@whitehorse.vic.gov.au.

All for Kids Market

When: Saturday, 13 March 2013
9am - 12pm

Where: NewHope Baptist Church
3-7 Springfield Rd, Blackburn Nth

What: Come along and grab a near perfect, pre-loved bargain or find that elusive new or handmade gift from our creative and talented 'mumpreneurs' for the little people in your life. With cafe, face painting, playground and craft. Visit www.allforkidsmarket.com.au for more information.

Whitehorse Farmers Market

When: Second Sunday of each month
8am - 1pm

Where: Whitehorse Civic Centre
397 Whitehorse Rd, Nunawading

What: The market provides the community with direct access to fresh farm-origin and organic food products and gives suppliers a local venue for business. The Farmers' Market supports environmental sustainability and encourages visitors to bring along their own re-usable bags.

The residential property market certainly finished on a positive note in 2012 and the Fletchers Group has been kept extremely busy. Summer has been a particularly thriving period for our offices on the Bellarine and Mornington Peninsulas, whilst numerous new properties across the Eastern suburbs of Melbourne have also come onto the market.

Based on terrific buyer response, we are looking forward to a fantastic year ahead. Areas previously in great demand that experienced a period of dormancy should re-energise in 2013. Principally, good growth can only be assured in blue chip, established suburbs that are accessible to the city and with good infrastructure. For good capital growth in emerging areas, you need to consider the old fundamentals of infrastructure: industry and transport.

In property management news, a vacancy rate of 2.3% was recorded over the month of December last year. For the New Year to date, Fletchers properties have leased well, resulting in a vacancy rate of approximately 1% - a pleasing outcome.

The Reserve Bank of Australia's interest rate reduction in December last year provided mortgage holders with some welcome relief as the festive season began.

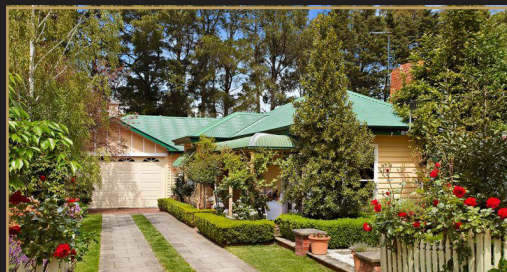
The RBA decided to leave the cash rate unchanged at 3 per cent at its first board meeting of 2013. In a statement accompanying the decision, RBA governor Glenn Stevens said the fiscal cliff in the US had been avoided, Chinese growth had improved and the financial pressures in Europe had eased: *"sentiment in financial markets has continued to improve, with risk spreads narrowing and funding conditions for financial institutions becoming more favourable"*.

The REIV's recent release of the December median pricing information showed that the median house price in Melbourne increased by 7.8% to \$555,000 from \$515,000 in the September quarter. The increase confirms strengthening demand and improved consumer confidence, pointing to a material difference effected in housing affordability as a result of the Reserve Bank's interest rate cuts in 2012.

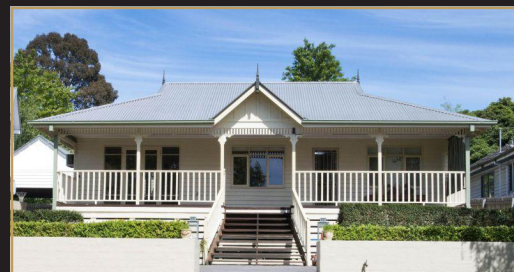
RECENT SALES IN YOUR AREA



MITCHAM Alwyn Court
SOLD \$615,000



MITCHAM Cobham Road
SOLD \$785,000



MITCHAM Creek Road
SOLD \$900,000



MITCHAM Fellows Road
SOLD \$805,000



MITCHAM Fellows Road
SOLD \$565,000



MITCHAM Haines Street
SOLD \$



MITCHAM Meerut Street
SOLD \$507,000



MITCHAM Mountfield Road
SOLD \$575,000



MITCHAM Reserve Avenue
SOLD \$520,000



Fletchers Whitehorse
75A Railway Road
BLACKBURN VIC 3130

Phone: (03) 8833 8888
Fax: (03) 8833 8833
E-mail: info@fletchers.net.au



REIV AWARDS
FOR EXCELLENCE
Large Residential Agency of
the Year 2011 and 2012

Every precaution has been taken to verify the accuracy of the details contained in this newsletter. However, Fletchers gives no warranty to these details and expressly disclaims all liability for any loss or damage, whatever the cause which may arise from any person acting on any such statements. All data has been sourced from the REIV, Census and Property Data Online.