

2012 – Yarra Valley Property Year In Review

What an amazing year it has been! There have been lots of happenings around the Yarra Valley over the past year and not only in the Real Estate industry!

- Seville Water Play Park has re-opened to the public
- Updated Yellingbo & Warburton Fire Station opened
- The Upper Yarra Community donated almost \$18,000 for the annual Good Friday Appeal
- Jim Childs became new Mayor for the Yarra Ranges Council
- Warburton Recreation & Sporting Ground was updated
- Woori Yallock Football Club won the Division 1 Football Grand Final
- and much much more!

The Yarra Valley continues to offer the best lifestyle in Victoria and Andrew McMath Real Estate are continuing to advise as many people as we can, about how good it is to live & work here in the Yarra Valley.

The local property market has certainly had its ups and downs over the past 12 months but the past few months have certainly been looking up and we are looking forward to a great 2013.

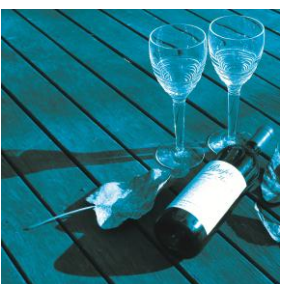
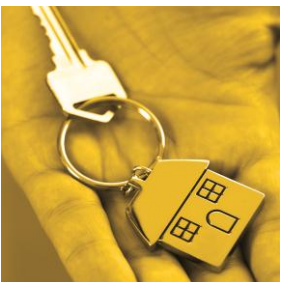
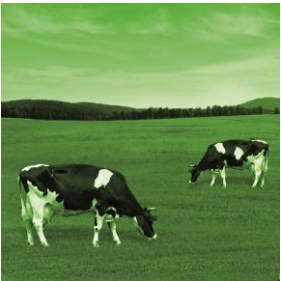
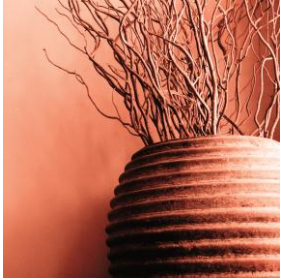
For those of you who like numbers, here is how your suburb & post code performed with house sales over the past 12 months (November 1 2011 to Oct 30 2012).

Suburb/Post Code	Number of Sales	Lowest Sale Price	Highest Sale Price	Median Sale Price
3799	144	\$125,000	\$742,500	\$285,000
3797	67	\$150,000	\$810,000	\$391,000
3139 (excl. Wandin)	135	\$200,000	\$1,300,000	\$355,000
McMahons Creek/ Reefton / Big Pats Creek / East Warburton	33	\$125,000	\$480,000	\$285,000
Warburton	62	\$165,000	\$742,500	\$307,500
Millgrove	36	\$180,000	\$395,000	\$235,000
Wesburn	11	\$192,000	\$617,500	\$329,950
Yarra Junction	51	\$150,000	\$810,000	\$370,000
Gladysdale/ Three Bridges / Gilderoy / Powelltown	15	\$185,000	\$670,000	\$405,750
Launching Place	37	\$230,000	\$1,000,000	\$350,000
Woori Yallock	45	\$240,000	\$1,300,000	\$320,000
Yellingbo / Hoddles Creek	6	\$545,000	\$760,000	\$602,500
Don Valley	15	\$210,000	\$625,000	\$385,000
Seville / Seville East	35	\$200,000	\$1,000,000	\$400,500

If you would like a more detailed version of these statistics, please contact your agent who would be happy to help you out with any extra information you require.

We continue with our quest to provide a world class real estate service by securing key positions on www.realestate.com.au and www.google.com.au. We have also come along leaps and bounds with our social media strategy via our Facebook, YouTube, Flickr & Twitter Pages. We welcome you to follow us and stay up to date with everything from property to lifestyle and community in our local area.

All the best for the 2012 festive season and 2013 and we look forward to speaking with you soon.



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YOUR QUARTERLY REAL ESTATE UPDATE

From Andrew McMath Real Estate

Giving Back to Our Community

We love to be able to support the community that supports us. This year we have been able to sponsor many different clubs. Recently we have supported the following groups;

- Yarra Junction Primary School
- Reefton ROCS
- Artisans Yarra Valley
- Police Golf Day at Warburton
- All Saints Pre-School
- Gladysdale Primary School
- Warburton Millgrove Cricket & Football Clubs
- Yarra Junction Football Club
- Launching Place Netball Club
- Yarra Junction Cricket Club
- Warburton Bowls Club
- Warburton Golf & Sporting Club
- Woori Yallock Football Club
- Hoddles Creek Cricket Club
- Seville Girls Football Club
- Yarra Junction Bowling Club

Also, if you list & sell your property with us, we will donate \$500 to your local sporting or community group. By doing this, we have donated money to many different groups such as Warburton Golf & Sporting Club, Warburton Football Club, Powelltown Football Club & Yarra Junction Primary School.

Reduced Stamp Duty

for First Home Buyers

30% Discount available on Stamp Duty



For properties (which are a principal place of residence and valued at less than \$600,000) that settle after 1 January 2013, first homebuyers may be eligible to receive a 30% discount on their land transfer duty. As of 1 January 2014 the reduction will be increased to 40% and then to 50% on 1 September 2014.

For more information and to see if you are eligible visit www.sro.vic.gov.au. This information is to be used as a guide only & your own enquiries should be made as to your eligibility.

Details for Sales Period: 1 November 2011 to 30 October 2012

The information herein is to be used as a guide only. Although every care has been taken in the preparation of the information the details herein are for information purposes only and do not constitute representations by the Owners or Agents. All details in this report were sourced from various websites including www.rpdata.com.au, www.reiv.com.au, www.realestate.com.au, www.yvv.com.au and our sales data.

The details are provided as a guide to market activity, and **we do not necessarily claim to have acted as the selling agent in these transactions**. Some recent sales data may not yet be available to publish or include in statistics.

2012 Annual Awards

Yarra Junction takes out top awards for the Eastern States again!

Andrew McMath Real Estate and our sales team have yet again been named among the nation's elite sales professionals.

For the second year running our office was named the winner of Professionals Real Estate Group's Top Office of the Year for the East Coast of Australia (Band 1) at the annual awards night held on the Gold Coast last October.

Our Sales Agents also had a fantastic night taking away many different awards. It was great to see our agents, Chris Lord & Kate Davis in the Top 10% of the East Coasts of Australia. Also our Sales Manager, Ashleigh Hall, was placed in the Top 4 Agents for the East Coast of Australia and the Number 1 Agent for Victoria.



Our team with our "Top Office Award" and Lyndal & Ash receiving the award



Thank You!

We would like to say a BIG THANK YOU to our local community who supported us with our National Breast Cancer Foundation (NBCF) Annual BBQ & Shoe Party.

We raised \$500 which has contributed to the \$2,000,000 that the Professionals Group has raised as a group since 2007



Libby Hayes, Corporate Manager of NBCF & Brian Brady, Chairman of the Professionals Group with the \$2,000,000 cheque we presented to the NBCF in October.