

INSIGHT MT HAWTHORN

Let's chat about your Suburb!

Winter 2021

 SOVEREIGN
PROPERTY SOLUTIONS

9444 6706

131 Scarborough Bch Rd, Mt Hawthorn
sovereignproperty.com.au



Mt Hawthorn Icon Paddington Ale House

SUBURB PROFILE – MT HAWTHORN

It's always interesting to see when a market is on the move with the inner city suburbs one of the first to benefit. Mt Hawthorn has not missed out in this area, increasing in median house price over the past 12mths by 6.3% from year prior. The YTD March, 2021 figures are due to be published and we expect a further move upwards on the median sales price for both Units and Houses.

With Interest rates remaining low and expected to stay at low levels for between 2 – 3yrs based on the fixed term interest rates offered by the banking institutions, demand is outstripping supply. As a comparison in March last year total properties on the market in March, 2020 were 12,295 and now at 8,265. Average selling days have also reduced from 45 days to 16 days over the past 12mths.

HOME LOANS: *a wider choice than ever*

Are you ready to break that Big Bank habit? It can be tough. Sometimes, you need them for their branch network and policy scope. But there is a world of home loans out there, and Future Value Finance proudly offers a huge selection of them, big and little. There are loans for people who have a credit impairment, loans for first home buyers and loans for people who want to explore 'ethical' or 'green' loans. These are the lenders who don't lend to the oil, coal or gas industries, and who favour community closeness, just like we do.

For owner occupiers needing to borrow \$350,000 with a little equity, variable rates start around 2.39% and 2 year Fixed Rate home loans start around 1.88%. To see if they're right for you, and to get the full terms and conditions, call now: **Peter Casserly** tel. 0400 794 284

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WA'S ECONOMY BEST IN WORLD DURING COVID-19 PANDEMIC

An analysis by S&P Global Ratings, reported in The Australian, show WA will run a small cash deficit of 0.6 per cent of State revenues this financial year.

Germany's North Rhine-Westphalia is the next best with a deficit of 8.7 per cent.

S&P measures deficits differently to the States but the company's sovereign analyst Martin Foo said WA was out-performing developed markets around the world.

"WA looks to be outperforming all of them as far as we can see," he said. "The data on this report is actually a little bit old. If you were to include the pre-election fiscal statement from a few weeks ago, as good as WA looks, its true position might be even better."

WA's strong financial position was also aided by a deal with the Federal Government in 2019 that enabled its GST to stay above 70¢ in the dollar.

Mr Foo said the GST deal along with the rise in iron ore prices was a "double sugar hit".

Thinking of Selling or Renting out your property in the Mt Hawthorn area and/or surrounding area?

It's time to choose experience and local expertise.

Working and living in the area since 2005, John is more than happy to pass on his knowledge and help out where there are more questions than answers. Owning real estate businesses for the past 12 years and a focus with Multinational Corporate companies for 18 years, his area of expertise and interest is marketing, building customer relationships and people management, which is so valuable in this current market.

He has a passion for real estate and the people who are associated with it. Please ask him at any time about what you would like to know in real estate, investments or property marketing and he will be available to service your needs.

John Barnard
Licensee

0430 210 423



Mt Hawthorn Statistics YTD Latest Qtr.

MEDIAN UNIT PRICE

Based on settled sales as at 10 May 2021

1 January 2020 - 31 December 2020

UPPER QUARTILE	MEDIAN	LOWER QUARTILE
\$492,500	\$430,000	\$390,000

GROWTH RATES

	YTD QTR	1 YEAR	5 YEARS	10 YEARS
Mount Hawthorn	-4.4%	-14.0%	-5.1%	-0.3%
Perth Metro Region	0.8%	0.0%	-2.9%	-1.0%
CPI		0.8%	1.0%	1.6%

MEDIAN HOUSE PRICE

Based on settled sales as at 10 May 2021

1 January 2020 - 31 December 2020

UPPER QUARTILE	MEDIAN	LOWER QUARTILE
\$1,085,000	\$885,250	\$774,500

GROWTH RATES

	YTD QTR	1 YEAR	5 YEARS	10 YEARS
Mount Hawthorn	0.6%	6.3%	0.5%	1.0%
Perth Metro Region	2.0%	1.0%	-1.8%	0.0%
CPI		0.8%	1.0%	1.6%

Source REIWA 14/05/2021

Property Management is not just about collecting the Rent! Your Management Fees should also get you:

- Clear and timely communication with both Landlord & Tenant
- Easy to understand monthly statements & inspection reports
- Prevention of problems before they arise, wherever possible
- Up to date knowledge of the residential tenancies act and how it affects you, your property and your tenants
- And much more...

"We pride ourselves on providing old fashioned personal service and offer a choice of both Fixed and Standard Fee Options for you and your property"

Good tenants are like gold, don't lose them due to mismanagement of your property.



Jesse Barndon
Property Manager
9444 6706

Present this newsletter and have your property managed with us,
we will then provide you FREE Landlord Protection Insurance

Your Winter Warmer Recipe

INGREDIENTS

250g roughly chopped dates
1 1/2 cup water
1 1/2 tsp bicarbonate of soda
90g butter
1 cup caster sugar
3 egg
1 3/4 cup self-raising flour
1/2 tsp ground mixed spice
900g thick vanilla custard
160ml dollop cream
100ml amaretto

CARAMEL SAUCE

125g butter
0.6 cup brown sugar
1 cup cream

- Preheat oven to 180C. Grease a 12-hole muffin pan.
- Combine dates and water in a saucepan. Bring to the boil. Reduce heat and simmer for 5 minutes. Remove from heat, stir in bicarb soda and let cool.
- Cream butter and sugar in a bowl until light and fluffy. Add eggs, one at a time.
- Fold in half the sifted flour and half the date mixture at a time.
- Pour mixture into prepared muffin pan and bake for 30 minutes. Stand for 5 minutes before turning out.
- Make the caramel sauce by combining all ingredients in a saucepan over low to moderate heat until all dissolved and mixture is simmering.
- Slice the sticky date muffins in 3 horizontally. Lightly dip each piece of pudding in the amaretto as desired. Place desired amount of custard in the base of serving cups.
- Layer custard then pudding, finishing with pudding. Top with dollop cream. Pour over warm caramel sauce and enjoy.

STICKY DATE TRIFLES

Easy | 0:30 Prep | 0:30 Cook | Makes 12

