



**TILING & WATERPROOFING**

-  **Tiling**
-  **Waterproofing**
-  **Caulking**
-  **Screeding**
-  **Bathroom Renovations**

**“Qualified & reliable with competitive pricing. Call us today for a FREE quote!”**

**P: 0412 131 388**

info@sbtilingandwaterproofing.com.au  
www.sbtilingandwaterproofing.com.au

 sbtilingandwaterproofing  SB Tiling & Waterproofing

# What is my house worth?



Liz Todd

**FREE measure and quote!**

*Love  coming home*



**Abundant Home**  
Boutique Window Furnishings  
CURTAINS BLINDS SHUTTERS

**P. 0419 916 682**  
**www.abundanthome.com.au**

 

Whether you are thinking of moving or just want to consider your options, knowing how much you could sell for is valuable information.

While there are several online property price calculators, they are only a guide that provide a 'one size fits all' estimate of your property's worth based on median sale prices in your area. They cannot replace an appraisal by a property expert who can best advise on the many factors that influence the value of your home.

Supply and demand heavily affects your home's price. In 2021, buyer demand was unprecedented, which – combined with a shortage of houses for sale – resulted in record sale prices. It is anticipated that we will see a normalising of prices in 2022 as more houses come on the market and buyer demand reduces.

The location of your property within your suburb will also affect its value. If you are fortunate to live on a quiet street with bay views, your property will be worth significantly more than a property of the same size on a busy street or without views.

The condition and style of your home will also hugely affect buyer interest and price, as will land size, the number of bedrooms and bathrooms, the floorplan, car accommodation, and proximity to amenities.

Real estate agents are the best equipped to provide an accurate and objective assessment based on similar recent sales nearby, and can give the best advice on market conditions, presentation and sales strategy to secure the highest result.

**COASTAL AGENTS**  
A: Mount Eliza  
M: 0417 559 992  
W: www.coastalagents.com.au  
FB: CoastalAgents  
INSTA: liztodd\_coastalagents