



**DibChidiac**

*Half Yearly*  
**Report 2022**

## Second quarter. *Landing at the halfway mark of 2022.*

We've landed at the halfway mark of 2022, and there's certainly been some change since March.

A Federal Election and change of Government has brought with it a range of new housing policies to support access and affordability – particularly for first home buyers, while inflation and interest rates have dominated our news screens.

Two consecutive interest rate rises over May and June bring the current cash rate to 0.85%, playing an important role in alleviating the rising levels of inflation impacting everyone.

Increased interest rates have also done their bit to slow the once uncontrollable rising median growth the market enjoyed a long ride of, but the inner west still performs best.

Amidst moving tides, the Inner West remains unshakeable. Clearance rates ending June recorded the first rise in five weeks across Sydney, with the Inner West's 67.2% clearance rate proving that we're still the highest performing pocket in the city, along with the East.

*Urgency has left the building.*

Buyers are now able to take a bit more time with their purchasing decisions;

Buyers are qualified and prepared; and

Entry level properties aren't lasting long.

## Our 2022 track record.\*



Private Treaty  
16



Auctions  
63



Off-Market  
14



Dollar Value  
\$212M



Buyers Met  
4,274



Enquiries Received  
4,842

\*As at 30 June 2022

Sold.

93 properties sold  
in 2022\*



**Suburb Record.**

22 Tripod Street, Concord.

Sold. *Off market.*  
\$7,700,000



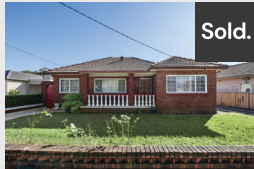
## Achieving *better results.*

We've loved every moment of these standout sales.  
Let's take a closer look at this quarter's finest accomplishments.



Sold.

18 Gloucester Street  
Concord  
Sold. \$3,300,000



Sold.

13 McGrath Avenue  
Five Dock  
Sold. \$3,325,000



Sold.

78 Cabarita Road  
Concord  
Sold. \$4,800,000



Sold.

1/10 Napier Street  
North Strathfield  
Sold. \$1,505,000



Sold.

132a Cabarita Road  
Cabarita  
Sold. \$2,335,000



Sold.

49 Wilga Street  
Concord West  
Sold. \$2,700,000



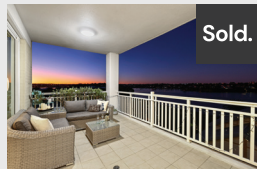
Sold.

7 Henley Marine Drive  
Five Dock  
Sold. \$2,930,000



Sold.

5/23 Stuart Street  
Concord West  
Sold. \$1,745,000



Sold.

43/77 Peninsula Drive  
Breakfast Point  
Sold. \$3,050,000



Sold.

98a Correys Avenue  
Concord  
Sold. \$2,690,000



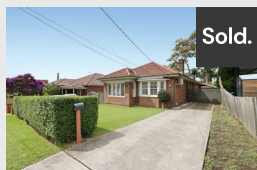
Sold.

48/57-63 Fairlight Street  
Five Dock  
Sold. \$1,170,000



Sold.

22 Tripod Street  
Concord  
Sold. \$7,700,000



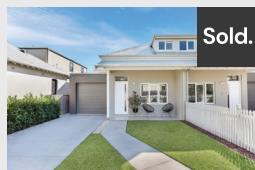
Sold.

38 Currawang Street  
Concord West  
Sold. \$2,850,000



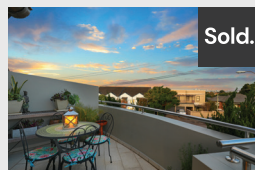
Sold.

102/2 Mimosa Circuit  
Breakfast Point  
Sold. \$1,590,000



Sold.

6 Tennyson Road  
Concord  
Sold. \$2,850,000



Sold.

8/603 Great North Road  
Abbotsford  
Sold. \$2,080,000

## Leasing *with excellence.*



Leased.

Concord 5 bedroom house  
Leased after the first  
open home. \$1,500pw



Leased.

Breakfast Point 2 bedroom unit  
Leased after the first  
open home. \$890pw



Leased.

Concord West 4 bedroom house  
Leased after the first  
open home. \$900pw



Leased.

Concord 4 bedroom duplex  
Leased off market. \$1,550pw



Leased.

Mortlake 5 bedroom house  
Leased after the first  
open home. \$1,300pw



Leased.

Five Dock 2 bedroom house  
Leased after the first  
open home. \$690pw

The rental market is still in the limelight this quarter with popular and well-priced properties seeing very low days on the market.

Our May figures are the lowest recorded this year, taking an average of 7.9 days to lease a property. Inspection numbers remain incredibly high, and since pandemic restrictions have eased and borders have re-opened, we've seen numbers essentially double at open homes.

The combination of these factors has bolstered an incredibly strong and competitive rental market in comparison to this time last year.

*Excellence as standard. DibChidiac*

**AWARDS**



No.3 Agent in NSW  
2022 'AREA' awards  
realestate.com.au



No.6 Agent in the country  
2022 'REB Top 100'  
Australia

**CURRENT RECORDS HELD BY DIBCHIDIAC**

- Cabarita via auction (\$8.275m) - waterfront
- Canada Bay via auction (\$3.05m)
- Concord via private treaty (\$7.7m) - off-market
- Highest auction sale in the 2137/2138 postcode

**Concord Market Share** Top Agencies by Sales Volume 1 Mar - 30 Jun 22\*\*

		Sold listings	% of total listings
1	DibChidiac (1st of 156 agencies)	68	12.3%
2	Agency 2	29	5.24%
3	Agency 3	25	4.52%
4	Agency 4	18	3.25%
5	Agency 5	16	2.89%

\*\* Stats verified by Realestate as at 30 June 2022

**New opportunities at the DibChidiac Headquarters**

Our handpicked team of thriving individuals is growing. If you think your skills and values are aligned with our work philosophy, we'd love to hear from you.

- o Position 1: *Property Management / Business Development Manager*
- o Position 2: *Receptionist*

**The DibChidiac Team**



**Dib Chidiac**  
Director & Sales Agent  
0415 657 331



**Stephanie Chidiac**  
Director  
02 9058 4439



**Paul Caradonna**  
Sales Agent  
0418 261 610



**Anthony Picasso**  
Sales Agent  
0450 122 995



**Phillip Massa**  
Sales Agent  
0411 173 929



**William Angelis**  
Sales Agent  
0468 776 760



**Sofia Minervina**  
Sales Agent  
0435 886 638



**William Rodriguez**  
Sales Agent  
0416 861 187



**Jennifer Truong**  
EA to Dib Chidiac  
02 9058 4436



**Claudia Massa**  
Executive Assistant  
02 9054 5502



**Samantha Dimech**  
Head of Property Management  
0417 133 529



**Lawrence Bingham**  
Leasing Consultant  
0499 777 678



**Deborah Crane**  
Operations Manager  
02 9058 4433



**Danielle Nader**  
Brand & Marketing Manager  
02 9136 6472



**Linda Losurdo**  
Sales Support  
02 9136 6472



**Marie Chidiac**  
Saturday Receptionist  
02 9136 6472



**Patrick Pruscino**  
Saturday Support  
02 9136 6472

Delivering excellence is our legacy. While this makes us proud, our focus is and always has been the future – our relentless pursuit of better ensures superior results – every time.

Together, our drive to succeed for our clients underpins everything we do.

Forever leading, forever moving forward. Excellence is just the beginning.