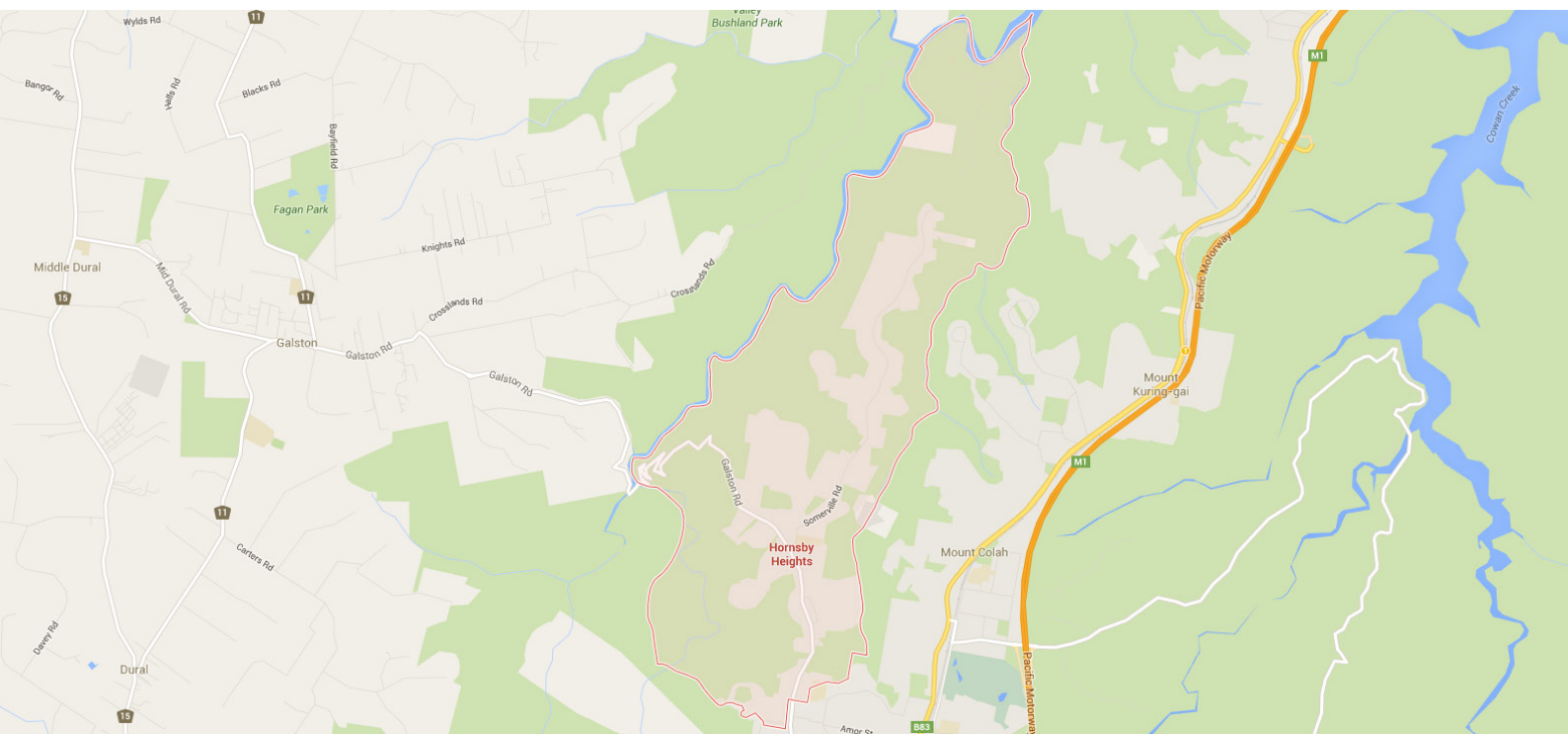




YourMarketplace®

Hornsby Heights recent sales



YourProperty™

at Hornsby Heights is unique!

EMPOWERMENT.

Market knowledge + understanding = market wisdom.

- Specifically, this report lists recent sales and current listings so you can make comparisons with your own unique property. You then will be empowered to:
- Determine an asking price if your sale is by Private Treaty
- Estimate the expected offer range
- Estimate the final sale price
- Set a reserve price if you are selling by Auction

NOTE All pricing is subject to market fluctuations over time.

Marketplace SYNOPSIS and FORECAST

The Jan - Mar Quarter property marketplace was excellent for sellers with a good demand being shown for all properties, especially units and apartments in many areas. Auction clearance rates while not as high as this time last year were still very high.

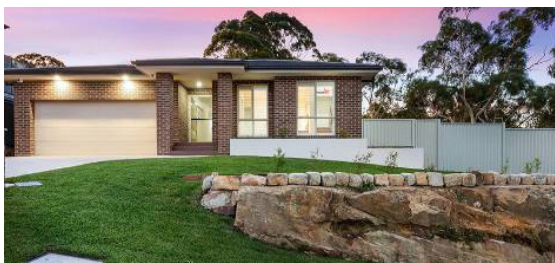
High employment levels, confidence in the Australian economy, low relatively stable interest rates have been the salient factors which have driven the current market. Demand from investors as well as Asian buyers is strong.

Thus the market can be currently viewed as being 'in recovery' after the previous Quarter's (October to December) sales which showed a slump in demand and consequent price falls. This followed 27 months of spectacular increases.

The doomsayers are still claiming that the market is in a 'bubble' and are predicting a 40% decrease in Sydney prices. Buyers are currently ignoring such comments.

RECENT SALES

Recent property sales ...prices and days on market, reflect recent market demand. The value of your property is determined by the marketplace supply and demand at the time of sale.



3 Kerulori Close, Hornsby Heights

 4  2  2 1,134 sqm approx.

Sold \$1,380,000

Date sold: 13 Feb 2016

Days on Market: 86 days



1 Mullion Close, Hornsby Heights

 3  2  3 2504 sqm approx.

Sold \$1,035,000

Date sold: 18 Feb 2016

Days on Market: 21 days



2/1 Peter Close, Hornsby Heights

 3  1  2 753 sqm approx.

Sold \$850,000

Date sold: 22 Feb 2016

Days on Market: 28 days



187C Galston Road, Hornsby Heights

 4  1  2 588 sqm approx.

Sold \$905,000

Date sold: 25 Feb 2016

Days on Market: 20 days



18 Mullion Close, Hornsby Heights

 3  1  1 737 sqm approx.

Sold \$863,000

Date sold: 26 Feb 2016

Days on Market: 158 days

HORNSBY HEIGHTS DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	10 km ²
Population	6,191
Total number of dwellings	
Change in population	4% increase since 2006 census
Predominant age group	0-14 years
Household structure	58% of households have children.

RECENT SALES

Properties currently available within your area competing with your property reflect the supply. The value of your property is determined by marketplace supply and demand at the time of sale.



21 Chakola Avenue, Hornsby Heights

 3  2  2 **962 sqm approx.**

Sold \$1,025,000

Date sold: 4 Mar 2016

Days on Market: 121 days



7 Marshall Close, Hornsby Heights

 4  1  2 **923 sqm approx.**

Sold \$910,000

Date sold: 11 Mar 2016

Days on Market: 22 days



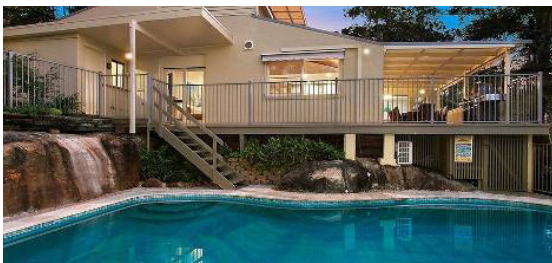
27 Peter Close, Hornsby Heights

 3  2  2 **1069 sqm approx.**

Sold \$1,040,000

Date sold: 15 Mar 2016

Days on Market: 40 days



17 Woomba Close, Hornsby Heights

 4  2  2 **1252 sqm approx.**

Sold \$1,191,000

Date sold: 16 Mar 2016

Days on Market: 34 days



44 Marine Crescent, Hornsby Heights

 3  1  2 **753 sqm approx.**

Sold \$863,500

Date sold: 22 Mar 2016

Days on Market: 12 days

HORNSBY HEIGHTS MARKETPLACE STATS

JANUARY 16 - MARCH 16

Information is based on the RP Data statistics

Current median sale price	\$1,025,000
Highest sale price	\$1,400,000
Lowest sale price	\$840,000
Total sales	14



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