



YourMarketplace®

Hornsby recent sales



YourProperty™

at Hornsby 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.



10/7 Frederick Street, Hornsby

🏠 2 🚿 1 🚗 1

Sold **\$589,000**

Date sold: 4 Feb 2016

Days on Market: 135 days



8/7-11 Webb Avenue, Hornsby

🏠 3 🚿 2 🚗 1

Sold **\$810,000**

Date sold: 18 Mar 2016

Days on Market: 128 days



15/7 Webb Avenue, Hornsby

🏠 2 🚿 2 🚗 1

Sold **\$818,000**

Date sold: 6 Feb 2016

Days on Market: 130 days



13/15 Webb Avenue, Hornsby

🏠 3 🚿 2 🚗 1

Sold **\$830,000**

Date sold: 6 Jan 2016

Days on Market: 56 days



2/19 William Street, Hornsby

🏠 2 🚿 2 🚗 1

Sold **\$651,000**

Date sold: 27 Feb 2016

Days on Market: 12 days

HORNSBY DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	8 km ²
Population	19,876
Total number of dwellings	10,563
Change in population	1% increase since 2006 census
Predominant age group	25-34 years
Household structure	50% 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.

13/19 William Street, Hornsby

🏠 3 🚿 2 🚗 2

Sold **\$780,000**

Date sold: 5 Feb 2016

Days on Market: 57 days

HORNSBY MARKETPLACE STATS

JANUARY 16 - MARCH 16

Information is based on the RP Data statistics

Current median sale price	\$1,174,000
Highest sale price	\$2,250,000
Lowest sale price	\$310,000
Total sales	95



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