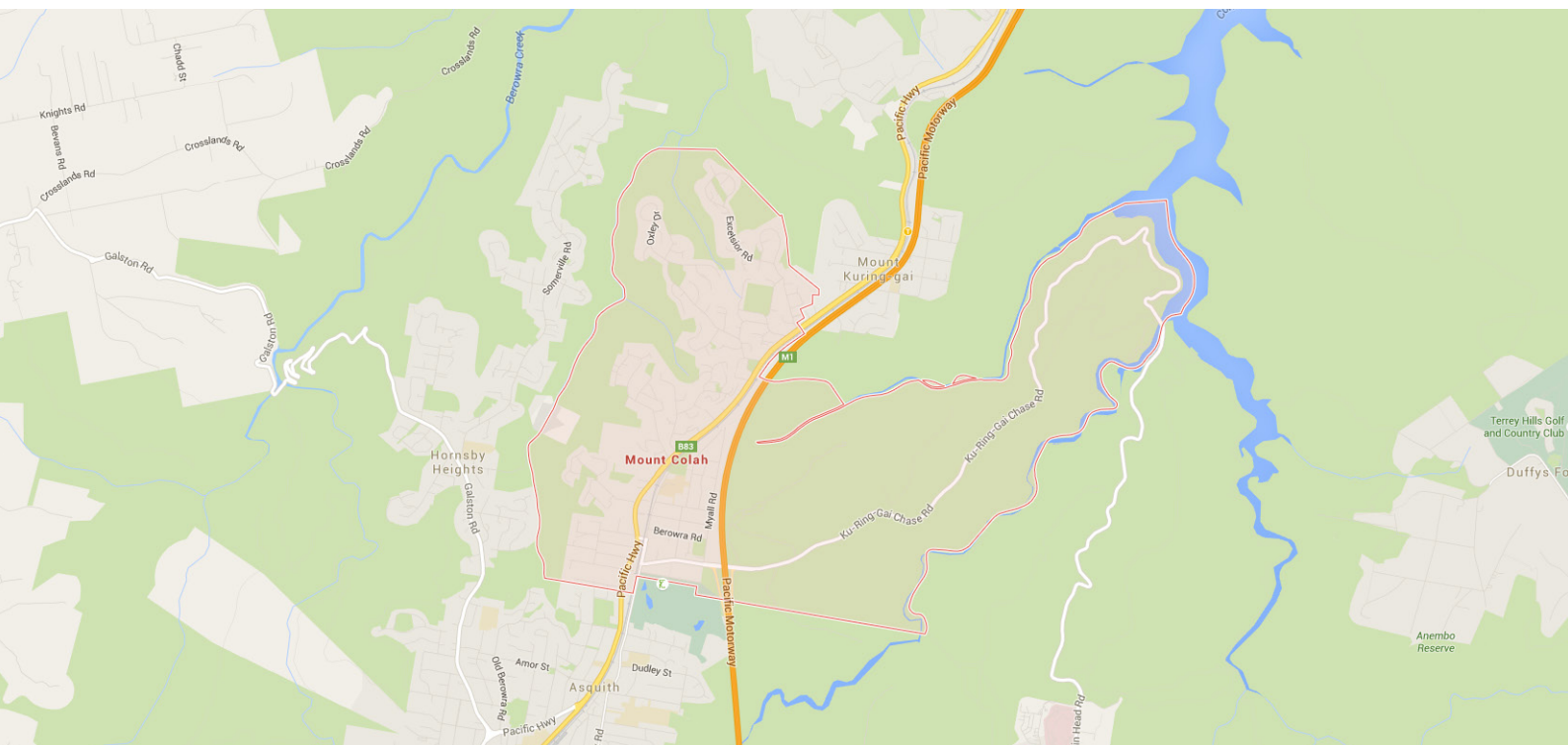




# YourMarketplace®

## Mount Colah recent sales



## YourProperty™

# at Mount Colah 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.



### 29 Northumberland Avenue, Mount Colah

4 2 1 734 sqm approx.

**Sold \$850,000**

Date sold: 27 Jan 2016

Days on Market: 105 days



### 28 Kuring-Gai Chase Road, Mount Colah

7 3 3

**Sold \$1,161,000**

Date sold: 11 Feb 2016

Days on Market: 16 days



### 8 Piperita Close, Mount Colah

6 2 2 739 sqm approx.

**Sold \$1,190,000**

Date sold: 15 Feb 2016

Days on Market: 19 days



### 28 Berowra Road, Mount Colah

3 2 2 420 sqm approx.

**Sold \$890,000**

Date sold: 27 Feb 2016

Days on Market: 26 days



### 15 Jersey Street, Mount Colah

2 1 3 742 sqm approx.

**Sold \$832,000**

Date sold: 27 Feb 2016

Days on Market: 24 days

## MOUNT COLAH DEMOGRAPHICS

Information is based on the last census taken in 2011

|                           |   |
|---------------------------|---|
| Area                      | 11 km <sup>2</sup>                                  |
| Population                | 7,103   |
| Total number of dwellings | 2,389   |
| Change in population      | 1% increase since 2006 census                       |
| Predominant age group     | 0-14 years  |
| Household structure       | 59% of households have children.<br>22% are couples |

## 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.



### 2 Lancelot Street, Mount Colah

5 3 5 1,109 sqm approx.

**Sold \$895,000**  
Date sold: 2 Mar 2016  
Days on Market: 140 days



### 22 Willarong Road, Mount Colah

3 2 2 669 sqm approx.

**Sold \$1,250,000**  
Date sold: 4 Mar 2016  
Days on Market: 108 days



### 1A Burra Close, Mount Colah

4 2 1 752 sqm approx.

**Sold \$950,000**  
Date sold: 10 Mar 2016  
Days on Market: 23 days



### 31 Banyula Place, Mount Colah

4 2 2 706 sqm approx.

**Sold \$1,060,000**  
Date sold: 16 Mar 2016  
Days on Market: 148 days



### 21 Ku-Ring-Gai Chase Road, Mount Colah

4 3 1 866 sqm approx.

**Sold \$945,000**  
Date sold: 29 Mar 2016  
Days on Market: 41 days

## MOUNT COLAH MARKETPLACE STATISTICS

JANUARY - MARCH 2016

Information is based on the RP Data statistics

|                           |             |
|---------------------------|-------------|
| Current median sale price | \$900,000   |
| Highest sale price        | \$1,300,000 |
| Lowest sale price         | \$437,500   |
| Total sales               | 28          |



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