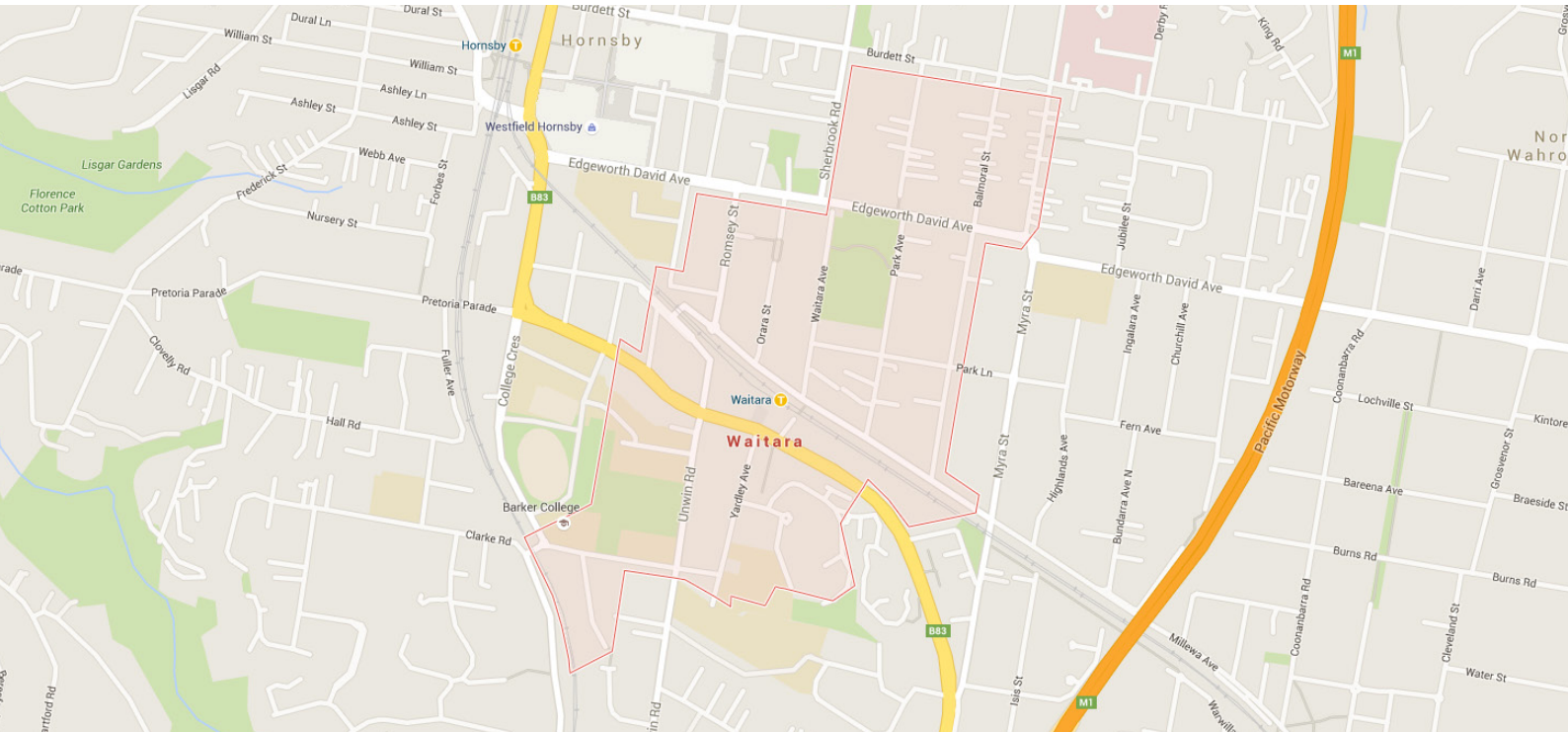




# YourMarketplace®

## Waitara recent sales



## YourProperty™ at Waitara 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.



### 8/12 Orara Street, Waitara

 2  2  1

**Sold** \$740,000

Date sold: 19 Jan 2016

Days on Market: 75 days



### 125/8 Thomas Street, Waitara

 2  2  1

**Sold** \$691,000

Date sold: 1 Feb 2016

Days on Market: 75 days



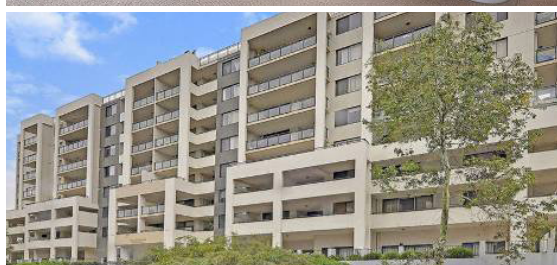
### 302/39 Orara Street, Waitara

 3  2  2

**Sold** \$833,000

Date sold: 6 Feb 2016

Days on Market: 17 days



### 603/3 Orara Street, Waitara

 1  1  1

**Sold** \$520,000

Date sold: 9 Feb 2016

Days on Market: 7 days



### 502/39 Orara Street, Waitara

 3  2  -

**Sold** \$820,000

Date sold: 17 Feb 2016

Days on Market: -

## WAITARA DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	1 km <sup>2</sup>
Population	5,364
Total number of dwellings	2,493
Change in population	24% increase since 2006 census
Predominant age group	25-34 years
Household structure	43% of households have children 25% 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.



### 310/11 Waitara Avenue, Waitara

🏠 2 🚿 2 🚗 1

**Sold**      **\$672,000**

Date sold: 27 Feb 2016

Days on Market: 45 days



### 260/27 Leonard Street, Waitara

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**Sold**      **\$725,000**

Date sold: 4 Mar 2016

Days on Market: 17 days



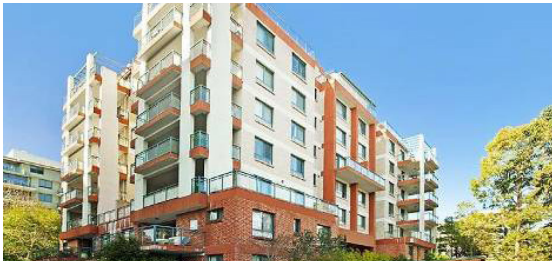
### 604/2 Orara Street, Waitara

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**Sold**      **\$480,000**

Date sold: 7 Mar 2016

Days on Market: 20 days



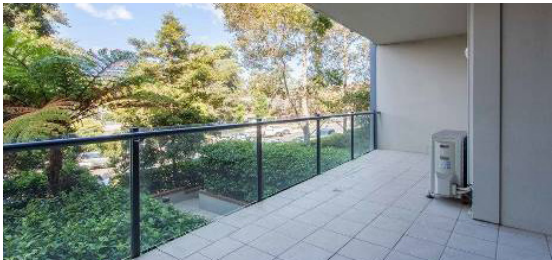
### 11/30 Romsey Street, Waitara

🏠 2 🚿 2 🚗 1

**Sold**      **\$742,000**

Date sold: 18 Mar 2016

Days on Market: 9 days



### 104/11-19 Waitara Avenue, Waitara

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**Sold**      **\$510,000**

Date sold: 29 Mar 2016

Days on Market: 21 days

## WAITARA MARKETPLACE STATS

**FENRUARY 16 - APRIL 16**

Information is based on the RP Data statistics

Current median sale price	\$582,500
Highest sale price	\$833,000
Lowest sale price	\$480,000
Total sales	34



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