



# YourMarketplace™

## Wahroonga recent sales



## YourProperty™

### at Wahroonga 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

NOTE All pricing is subject to market fluctuations over time.

#### Marketplace SYNOPSIS and FORECAST

The April-June Quarter property marketplace was excellent for sellers. Good demand was shown for most properties. In fact in just one weekend in early May, 5 properties were sold by John Pye Real Estate. Since mid May, the supply of property listings has dwindled (except for the release of new 'off the plan' apartment blocks). Auction clearance rates have been as high as 80% for Sydney – a reflection of the short supply rather than increased demand. As the quarter ended, supply lifted to what would be considered as a normal level. We have found from some buyers that Banks have tightened their lending requirements.

High employment levels, (Sydney from 3.5 to 4.1%) confidence in the Australian economy, low stable interest rates have been the salient factors which have driven the current market.



## 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.



### 59 Bundarra Avenue, Wahroonga

4   2   2   **Area: 955 sqm**

**Sold**      **\$1,600,000**

Date sold:    02/04/2016

Days on market: 38



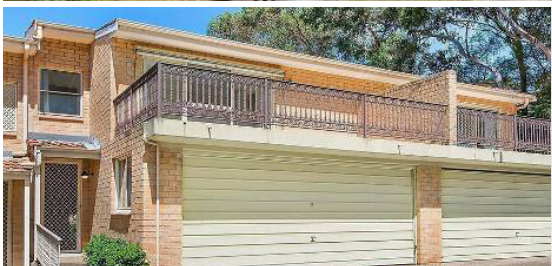
### 7/5-7 Pacific Highway, Wahroonga

3   1   2

**Sold**      **\$720,000**

Date sold:    08/04/2016

Days on market: 23



### 12/1740 Pacific Highway, Wahroonga

3   2   2

**Sold**      **\$850,000**

Date sold:    08/04/2016

Days on market: 32



### 7/10 Carrington Street, Wahroonga

4   3   2

**Sold**      **\$900,000**

Date sold:    08/04/2016

Days on market: 142



### 62/3-13 Bundarra Avenue, Wahroonga

3   2   3

**Sold**      **\$900,000**

Date sold:    02/05/2016

Days on market: 46

## WAHROONGA DEMOGRAPHICS

Information is based on the last census taken in 2011

<b>Area</b>	10 km <sup>2</sup>
<b>Population</b>	16,715
<b>Total number of dwellings</b>	5,874
<b>Change in population</b>	17% increase since 2006 census
<b>Predominant age group</b>	0-14 years
<b>Household structure</b>	55% of households have children. 24% are couples



## RECENT SALES



### 35/1740 Pacific Highway, Wahroonga

 3  
  2  
  2  
 Area: 1.49ha

**Sold**      **\$836,500**

Date sold: 06/05/2016

Days on market: 92



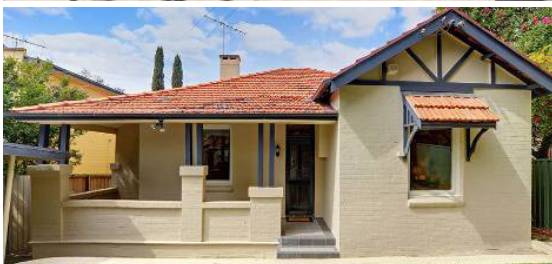
### 33/2-6 Bundarra Avenue, Wahroonga

 3  
  2  
  2

**Sold**      **\$865,000**

Date sold: 11/05/2016

Days on market: 63



### 8 Ingram Road, Wahroonga

 3  
  2  
  1  
 Area: 766 sqm

**Sold**      **\$1,250,000**

Date sold: 30/05/2016

Days on market: 8



### 45/1740 Pacific Highway, Wahroonga

 3  
  2  
  2

**Sold**      **\$859,000**

Date sold: 11/06/2016

Days on market: 25



### 93 Hewitt Avenue, Wahroonga

 5  
  3  
  2  
 Area: 1,050 sqm

**Sold**      **Not Disclosed**

Date sold: 12/06/2016

Days on market: 11

## WAHROONGA MARKETPLACE STATISTICS

APRIL - JULY 2016

Information is based on the RP Data statistics

<b>Current median sale price</b>	\$1,640,000
<b>Highest sale price</b>	\$3,530,000
<b>Lowest sale price</b>	\$676,000
<b>Total sales</b>	70

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## **JOHN PYE REAL ESTATE**

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Serving Sydney Property Owners since 1991

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