



YourMarketplace®

Mount Kuring-Gai recent sales



YourProperty™

at Mount Kuring-Gai 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.



815 Pacific Highway, Mount Kuring-Gai

3,996 sqm approx.

Sold **\$740,000**
 Date sold: 22 Jan 2016
 Days on Market: -



8 Flanders Avenue, Mount Kuring-Gai

4 3 9 1,272 sqm approx.

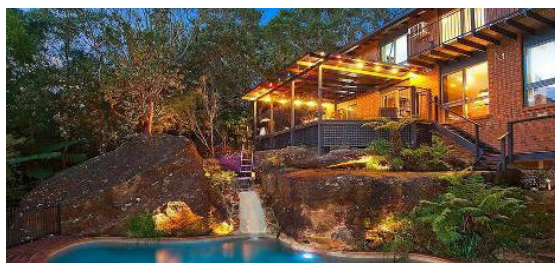
Sold **\$1,050,000**
 Date sold: 29 Jan 2016
 Days on Market: 267 days



25 Low Street, Mount Kuring-Gai

3 1 1 700 sqm approx.

Sold **\$837,000**
 Date sold: 10 Feb 2016
 Days on Market: 177 days



53 Glenview Road, Mount Kuring-Gai

5 2 2 968 sqm approx.

Sold **\$1,041,041**
 Date sold: 16 Feb 2016
 Days on Market: 6 days



3 Young Street, Mount Kuring-Gai

3 1 2 702 sqm approx.

Sold **\$800,000**
 Date sold: 14 Mar 2016
 Days on Market: 103 days

MOUNT KURING-GAI DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	11 km ²
Population	1,578
Total number of dwellings	583
Change in population	34% decline since 2006 census
Predominant age group	0-14 years
Household structure	52% of households have children. 25% are couples

MOUNT KURING-GAI MARKETPLACE STATISTICS

JANUARY - MARCH 2016

Information is based on the RP Data statistics

Current median sale price	\$800,000
Highest sale price	\$1,050,000
Lowest sale price	\$740,000
Total sales	5



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