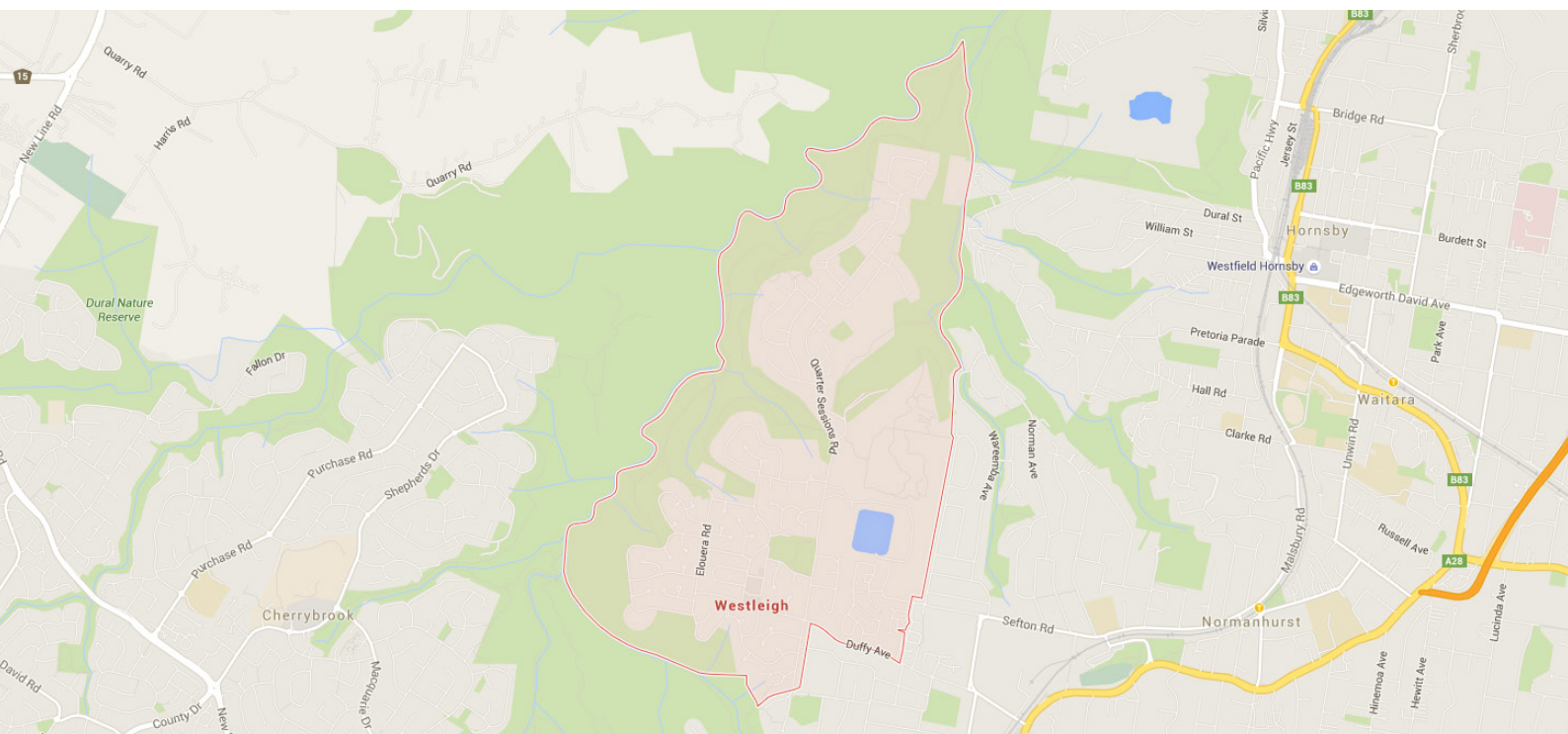




# YourMarketplace<sup>®</sup>

## Westleigh recent sales



## YourProperty<sup>™</sup> at Westleigh 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.



### 23 Corang Road, Westleigh

 4  2  2 **696 sqm approx.**

**Sold \$1,100,000**

Date sold: 2 Jan 2016

Days on Market: 39 days



### 40 Quarter Sessions Road, Westleigh

 4  1  2 **696 sqm approx.**

**Sold \$1,075,000**

Date sold: 12 Jan 2016

Days on Market: 90 days



### 3 Hibbertia Place, Westleigh

 4  3  2 **784 sqm approx.**

**Sold \$1,240,000**

Date sold: 15 Jan 2016

Days on Market: 67 days



### 1 Russell Crescent, Westleigh

 3  2  2 **708 sqm approx.**

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

Date sold: 6 Feb 2016

Days on Market: 24 days



### 216 Quarter Sessions Road, Westleigh

 4  2  2 **809 sqm approx.**

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

Date sold: 12 Feb 2016

Days on Market: -

## WESTLEIGH DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	4 km <sup>2</sup>
Population	4,474
Total number of dwellings	1,543
Change in population	6% increase since 2006 census
Predominant age group	0-14 years
Household structure	57% of households have children 26% 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.



### 14 Corang Road, Westleigh

 4  2  4 **700 sqm approx.**

**Sold** **\$1,288,000**

Date sold: 19 Feb 2016

Days on Market: 38 days



### 10 Paperbark Way, Westleigh

 4  3  2 **446 sqm approx.**

**Sold** **\$1,290,000**

Date sold: 25 Feb 2016

Days on Market: 23 days



### 29 Elouera Road, Westleigh

 4  2  3 **696 sqm approx.**

**Sold** **\$1,068,000**

Date sold: 25 Feb 2016

Days on Market: 23 days



### 5 Apanie Place, Westleigh

 5  3  2 **696 sqm approx.**

**Sold** **\$1,147,500**

Date sold: 25 Feb 2016

Days on Market: 169 days



### 199 Quarter Sessions Road, Westleigh

 4  3  2 **851 sqm approx.**

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

Date sold: 7 Mar 2016

Days on Market: 151 days

## WESTLEIGH MARKETPLACE STATS

FENRUARY 16 - APRIL 16

Information is based on the RP Data statistics

Current median sale price	\$1,115,000
Highest sale price	\$1,430,000
Lowest sale price	\$1,068,000
Total sales	13



QUALITY OF LIFE through **EMPOWERED SERVICE**®

## JOHN PYE **REAL ESTATE**

Residential & Commercial – Sales, Leasing and Property Management

Serving Sydney Property Owners since 1991

**E** [info@johnpye.com.au](mailto:info@johnpye.com.au)

**W** [johnpye.com.au](http://johnpye.com.au)

### SALES

**T** 02 9476 0000 **F** 02 9476 1965

### PROPERTY MANAGEMENT

**T** 02 9980 6777 **F** 02 9980 6661

### OFFICES

A2/4 Central Avenue THORNLEIGH, NSW 2120

 [johnpyere](https://twitter.com/johnpyere)

 [johnpyerealestate](https://www.facebook.com/johnpyerealestate)

 [johnpye.com.au/news](http://johnpye.com.au/news)

We proudly support

