



YourMarketplace™

Berowra Heights recent sales



YourProperty™

at Berowra Heights 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 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.



30 Woodcourt Road, Berowra Heights

 3  2  2 **1,065 sqm approx.**

Sold \$875,000

Date sold: 7 Jun 2016

Days on Market: 13 days



4 Bulah Close, Berowra Heights

 3  2  1 **848 sqm approx.**

Sold \$890,000

Date sold: 27 May 2016

Days on Market: 205 days



4 Balga Close, Berowra Heights

 5  3  2 **838 sqm approx.**

Sold \$1,190,000

Date sold: 23 May 2016

Days on Market: 12 days



4 Amanda Close, Berowra Heights

 4  2  1 **740 sqm approx.**

Sold \$880,000

Date sold: 19 May 2016

Days on Market: 74 days



141 Turner Road, Berowra Heights

 5  4  3 **836 sqm approx.**

Sold \$1,240,000

Date sold: 14 May 2016

Days on Market: 32 days

BEROWRA HEIGHTS DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	8 km ²
Population	5,099
Total number of dwellings	1,810
Change in population	16% increase since 2006 census
Predominant age group	0-14 years
Household structure	68% of households have children 59% are couples

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23 Blue Ridge Crescent, Berowra Heights

 3  2  3 **740 sqm approx.**

Sold \$908,000

Date sold: 14 May 2016

Days on Market: 25 days



22 Holliday Avenue, Berowra Heights

 6  3  2 **751 sqm approx.**

Sold \$1,305,000

Date sold: 12 May 2016

Days on Market: 242 days



2/3 Kita Road, Berowra Heights

 3  1  1 **709 sqm approx.**

Sold \$785,000

Date sold: 5 May 2016

Days on Market: 58 days



69 Barnetts Road, Berowra Heights

 5  3  2 **930 sqm approx.**

Sold \$1,190,000

Date sold: 2 May 2016

Days on Market: 33 days



17 Easton Road, Berowra Heights

 3  1  1 **943 sqm approx.**

Sold \$840,000

Date sold: 1 May 2016

Days on Market: 67 days

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31 Easton Road, Berowra Heights

 4  2  2 **666 sqm approx.**

Sold \$880,000

Date sold: 21 Apr 2016

Days on Market: 45 days



29 Currawong Road, Berowra Heights

 -  -  - **738 sqm approx.**

Sold \$595,000

Date sold: 19 Apr 2016

Days on Market: 61 days



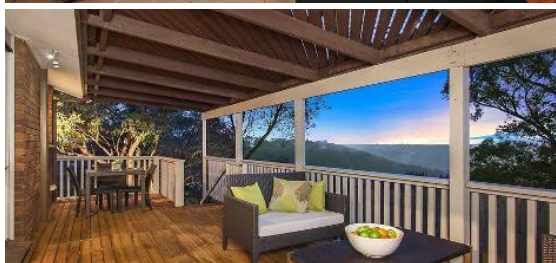
64 Wideview Road, Berowra Heights

 3  1  1 **696 sqm approx.**

Sold \$862,000

Date sold: 18 Apr 2016

Days on Market: 167 days



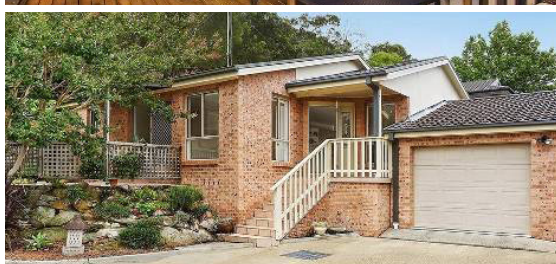
21 Cambewarra Crescent, Berowra Heights

 3  2  1 **746 sqm approx.**

Sold \$925,000

Date sold: 15 Apr 2016

Days on Market: 73 days



18 Lonsdale Avenue, Berowra Heights

 3  2  2 **629 sqm approx.**

Sold \$820,000

Date sold: 15 Apr 2016

Days on Market: 79 days



43 Evelyn Crescent, Berowra Heights

 3  1  1 **1,472 sqm approx.**

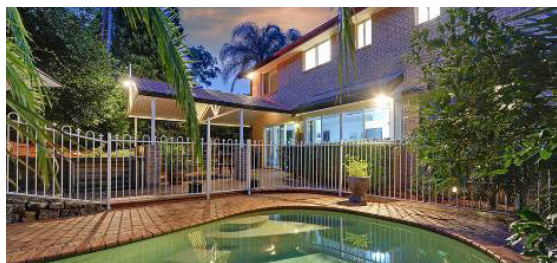
Sold \$745,000

Date sold: 9 Apr 2016

Days on Market: 67 days

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.



8 Joalah Crescent, Berowra Heights

 4  2  2 **896 sqm approx.**

Sold **\$1,110,000**

Date sold: 6 Apr 2016

Days on Market: 50 days



79 Lonsdale Avenue, Berowra

 3  2  2 **578 sqm approx.**

Sold **\$900,000**

Date sold: 6 Apr 2016

Days on Market: 189 days



5 Wingarie Place, Berowra Heights

 3  2  2 **701 sqm approx.**

Sold **\$970,000**

Date sold: 4 Apr 2016

Days on Market: 27 days



33 Alan Road, Berowra Heights

 5  2  2 **786 sqm approx.**

Sold **\$990,000**

Date sold: 29 Jun 2016

Days on Market: 14 days



27 Wideview Road, Berowra Heights

 2  1  2 **983 sqm approx.**

Sold **\$853,880**

Date sold: 22 Jun 2016

Days on Market: 29 days

BEROWRA HEIGHTS MARKETPLACE STATISTICS

APRIL - JULY 2016

Information is based on the RP Data statistics

Current median sale price	\$1,190,000
Highest sale price	\$1,110,000
Lowest sale price	\$595,000
Total sales	24

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JOHN PYE REAL ESTATE

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