



YourMarketplace™

Hornsby Heights recent sales



YourProperty™

at Hornsby 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.



8 Blackash Place, Hornsby Heights

3 2 2 **446 sqm approx.**

Sold \$900,000

Date sold: 29 Apr 2016

Days on Market: 51 days



26 Bowral Close, Hornsby Heights

3 2 1 **1,099 sqm approx.**

Sold \$775,000

Date sold: 3 May 2016

Days on Market: 78 days



14 Chakola Avenue, Hornsby Heights

3 2 - **707 sqm approx.**

Sold \$775,000

Date sold: 20 May 2016

Days on Market: 74 days



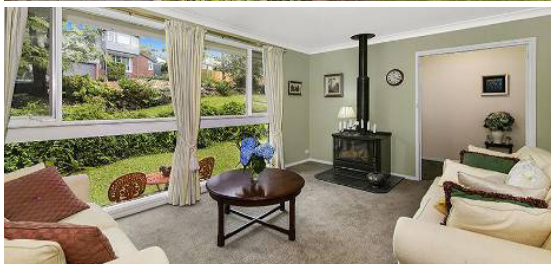
1 Hillview Street, Hornsby Heights

3 1 3 **898 sqm approx.**

Sold \$1,050,000

Date sold: 31 May 2016

Days on Market: 14 days



5 Koorawatha Street, Hornsby Heights

5 2 1 **758 sqm approx.**

Sold \$1,079,000

Date sold: 23 May 2016

Days on Market: 138 days

HORNSBY HEIGHTS DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	10 km ²
Population	6,191
Total number of dwellings	2,148
Change in population	4% increase since 2006 census
Predominant age group	0-14 years
Household structure	58% of households have children.



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.



9 Leonora Close, Hornsby Heights

4 2 2 **984 sqm approx.**

Sold \$1,075,000

Date sold: 29 Apr 2016

Days on Market: 22 days



7 McKay Road, Hornsby Heights

4 2 2 **951 sqm approx.**

Sold \$1,150,000

Date sold: 19 May 2016

Days on Market: 21 days



1 Scribbly Gum Close, Hornsby Heights

4 2 2 **701 sqm approx.**

Sold \$1,200,000

Date sold: 6 Apr 2016

Days on Market: 49 days



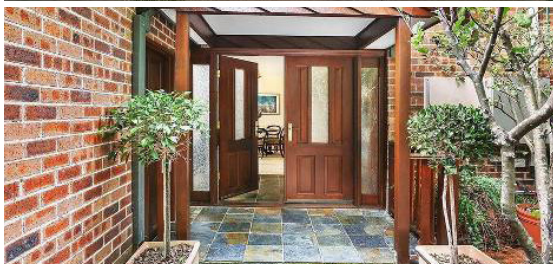
15B Somerville Road, Hornsby Heights

3 1 2 **412 sqm approx.**

Sold \$855,000

Date sold: 28 Apr 2016

Days on Market: 44 days



319 Somerville Road, Hornsby Heights

4 3 2 **1,092 sqm approx.**

Sold \$1,180,000

Date sold: 4 Jun 2016

Days on Market: 24 days



5 Summerhaze Place, Hornsby Heights

4 2 3 **1,229 sqm approx.**

Sold \$939,000

Date sold: 13 May 2016

Days on Market: 115 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.



40 Ulolo Avenue, Hornsby Heights

4 2 1 **778sqm approx.**

Sold \$1,120,000

Date sold: 6 May 2016

Days on Market: 115 days



9 Waninga Road, Hornsby Heights

3 2 2 **933 sqm approx.**

Sold \$940,000

Date sold: 27 May 2016

Days on Market: 79 days



47 Hillview Street, Hornsby Heights

4 2 1 **690 sqm approx.**

Sold \$1,050,000

Date sold: 24 Jun 2016

Days on Market: 44 days



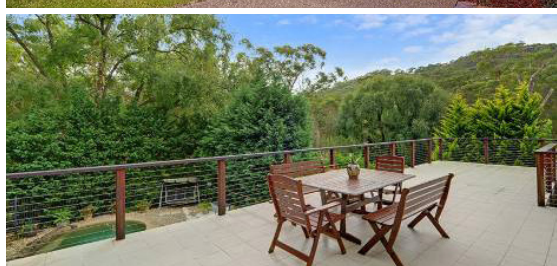
52 Meluca Crescent, Hornsby Heights

4 3 2 **882 sqm approx.**

Sold \$1,050,500

Date sold: 21 Jun 2016

Days on Market: 97 days



5 Oorin Road, Hornsby Heights

4 2 2 **749 sqm approx.**

Sold \$1,105,000

Date sold: 17 Jun 2016

Days on Market: 92 days

HORNSBY HEIGHTS MARKETPLACE STATS

APRIL - JULY 2016

Information is based on the RP Data statistics

Current median sale price	\$950,000
Highest sale price	\$1,200,000
Lowest sale price	\$775,000
Total sales	19



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

W 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

We proudly support

