



YourMarketplace[®]

Hornsby recent sales



YourProperty[™]

at Hornsby 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.



35 Amor Street, Hornsby

 3  1  1

366 sqm approx.

Sold \$900,000

Date sold: 13 May 2016

Days on Market: 43 days



20 Arthur Street, Hornsby

 4  1  1

911 sqm approx.

Sold \$1,200,000

Date sold: 13 Apr 2016

Days on Market: 29 days



37 Bridge Road, Hornsby

 3  2  2

718 sqm approx.

Sold Price Undisclosed

Date sold: 14 Apr 2016

Days on Market: 170 days



45 Burdett Street, Hornsby

 4  2  1

496 sqm approx.

Sold \$1,178,000

Date sold: 3 May 2016

Days on Market: 19 days



78 Burdett Street, Hornsby

 4  1  2

783 sqm approx.

Sold \$1,300,000

Date sold: 16 Apr 2016

Days on Market: 32 days

HORNSBY DEMOGRAPHICS

Information is based on the last census taken in 2011

| | |
|----------------------------------|----------------------------------|
| Area | 8 km ² |
| Population | 19,876 |
| Total number of dwellings | 10,563 |
| Change in population | 1% increase since 2006 census |
| Predominant age group | 25-34 years |
| Household structure | 50% of households have children. |






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19 Carrington Road, Hornsby

 3  2  - **1,019 sqm approx.**

Sold **\$1,410,000**

Date sold: 4 Jun 2016

Days on Market: 24 days



3B Denison Street, Hornsby

 4  3  2 **572 sqm approx.**

Sold **\$1,505,000**

Date sold: 30 May 2016

Days on Market: 55 days



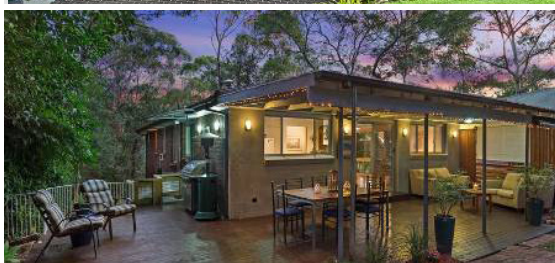
24 Ethel Street, Hornsby

 4  2  2 **540 sqm approx.**

Sold **\$1,442,500**

Date sold: 29 Apr 2016

Days on Market: 53 days



8 Fern Tree Close, Hornsby

 4  1  2 **930 sqm approx.**

Sold **\$982,000**

Date sold: 10 May 2016

Days on Market: 40 days



42A Lodge Street, Hornsby

 5  2  2 **1,292sqm approx.**

Sold **\$1,251,000**

Date sold: 23 Apr 2016

Days on Market: 25 days



16 Manor Road, Hornsby

 4  2  2 **869 sqm approx.**

Sold **Price Undisclosed**

Date sold: 17 May 2016

Days on Market: 195 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.



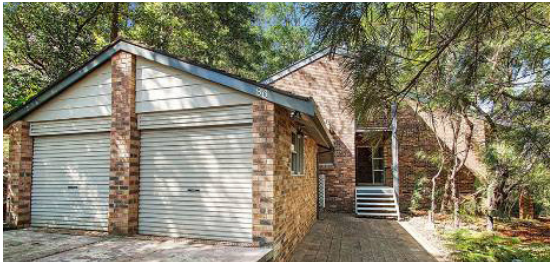
31A Manor Road, Hornsby

🏠 4 🚿 2 🚗 2 **1,076 sqm approx.**

Sold \$978,000

Date sold: 18 May 2016

Days on Market: 43 days



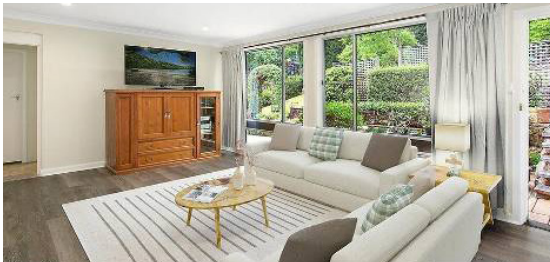
86 Manor Road, Hornsby

🏠 4 🚿 3 🚗 2 **1,595 sqm approx.**

Sold \$1,015,000

Date sold: 23 April 2016

Days on Market: 18 days



16 Marlee Street, Hornsby

🏠 3 🚿 1 🚗 2 **1,100 sqm approx.**

Sold \$1,193,500

Date sold: 23 Apr 2016

Days on Market: 23 days



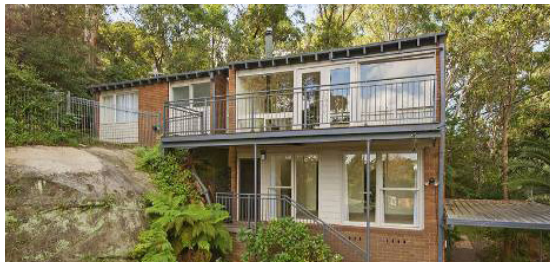
25 Pulbrook Parade, Hornsby

🏠 3 🚿 1 🚗 1 **847 sqm approx.**

Sold \$1,010,000

Date sold: 7 May 2016

Days on Market: 74 days



7 Wilkinson Place, Hornsby

🏠 5 🚿 2 🚗 1 **765 sqm approx.**

Sold Price Undisclosed

Date sold: 12 April 2016

Days on Market: 48 days

HORNSBY MARKETPLACE STATS

APRIL- JUNE 2016

Information is based on the RP Data statistics

| | |
|----------------------------------|-------------|
| Current median sale price | \$1,016,000 |
| Highest sale price | \$1,757,000 |
| Lowest sale price | \$820,000 |
| Total sales | 29 |



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