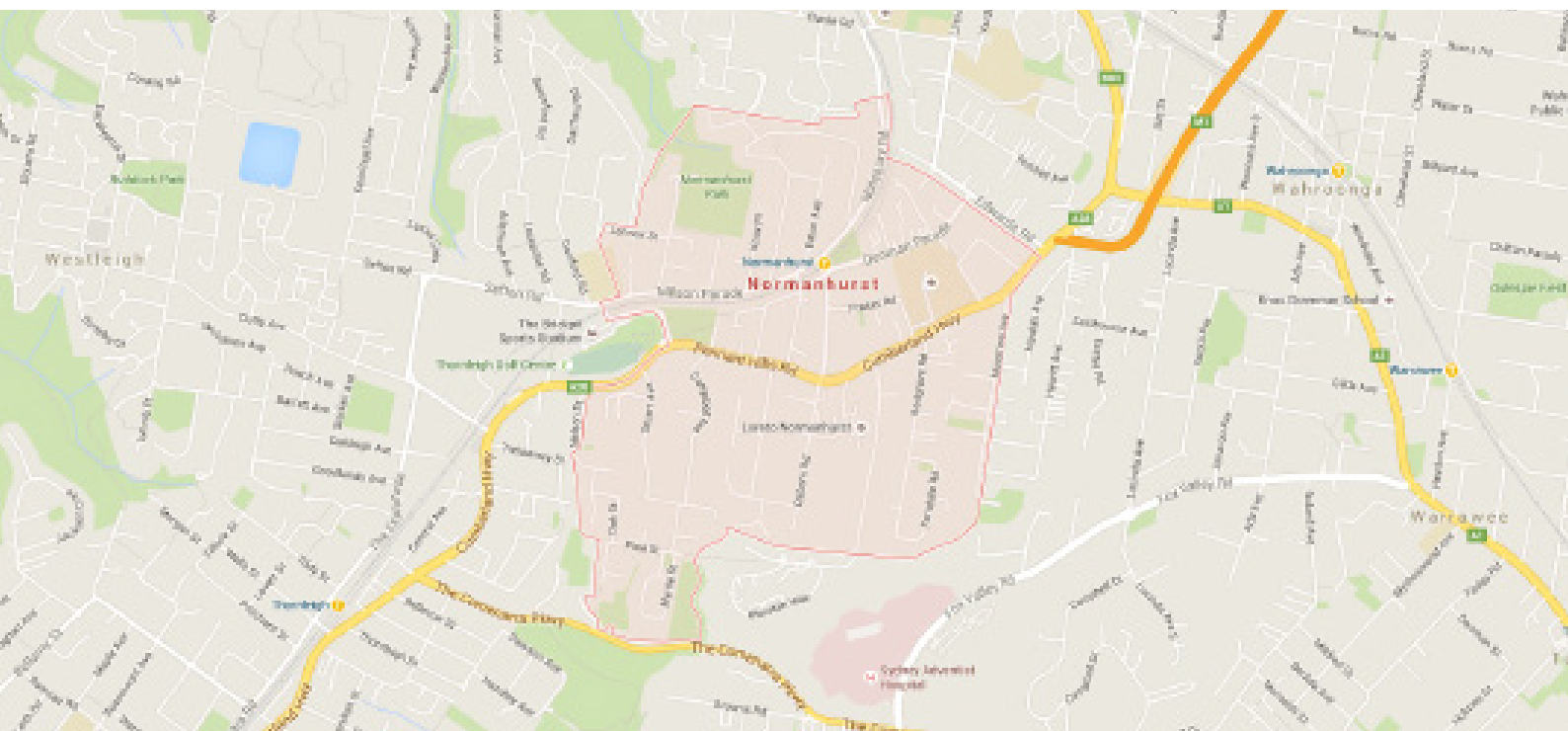




# YourMarketplace™

## Normanhurst Recent Sales



## YourProperty™

## at Normanhurst 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.



### 3 Redgrave Road, Normanhurst

🏠 5 🌳 3 🚗 2

**Sold**      **\$2,050,000**

Date sold: 1 Apr 2016

Area: 1,707 sqm



### 65 Redgrave Road, Normanhurst

🏠 3 🌳 1 🚗 1

**Sold**      **\$1,110,000**

Date sold: 2 Apr 2016

Area: 697 sqm



### 60 Osborn Road, Normanhurst

🏠 3 🌳 1 🚗 1

**Sold**      **\$1,000,000**

Date sold: 9 Apr 2016

Area: 791 sqm



### 56 Malsbury Road, Normanhurst

🏠 3 🌳 1 🚗 2

**Sold**      **\$1,060,000**

Date sold: 28 Apr 2016

Area: 1,136 sqm



### 17A Stuart Avenue, Normanhurst

🏠 6 🌳 3 🚗 2

**Sold**      **\$1,900,000**

Date sold: 2 May 2016

Area: 1,028 sqm

## NORMANHURST DEMOGRAPHICS

Information is based on the last census taken in 2011

<b>Area</b>	2 km <sup>2</sup>
<b>Population</b>	5,162
<b>Total number of dwellings</b>	1,845
<b>Change in population</b>	7% increase since 2006 census
<b>Predominant age group</b>	0-14 years
<b>Household structure</b>	53% of households have children 23% 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.



### 18A Hammond Avenue, Normanhurst

3 2 1

**Sold**      **\$970,000**

Date sold: 9 May 2016

Area: 483 sqm



### 7/14 Fraser Road, Normanhurst

3 2 2

**Sold**      **\$885,000**

Date sold: 13 May 2016

Area: -



### 18/17-25 Denman Parade, Normanhurst

3 2 2

**Sold**      **\$956,500**

Date sold: 14 May 2016

Area: -



### 28 Hammond Avenue, Normanhurst

4 1 2

**Sold**      **\$1,405,000**

Date sold: 28 May 2016

Area: 940 sqm



### 16/14 Fraser Road, Normanhurst

3 2 2

**Sold**      **\$880,000**

Date sold: 2 Jun 2016

Area: -



### 2E Osborn Road, Normanhurst

3 1 4

**Sold**      **\$1,221,000**

Date sold: 7 Jun 2016

Area: -



## 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.



### 2B/3-7 Hinemoa Avenue Normanhurst

3 2 2

**Sold \$905,000**

Date sold: 7 Jun 2016

Area: -



### 40 Nepean Avenue, Normanhurst

4 2 2

**Sold \$1,200,000**

Date sold: 21 Jun 2016

Area: 834 sqm

## NORMANHURST MARKETPLACE STATISTICS

APRIL 16 - JULY 16

Information is based on the rpData statistics

Current median sale price	\$1,187,500
Highest sale price	\$2,050,000
Lowest sale price	\$880,000
Total sales	16

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Serving Sydney Property Owners since 1991

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