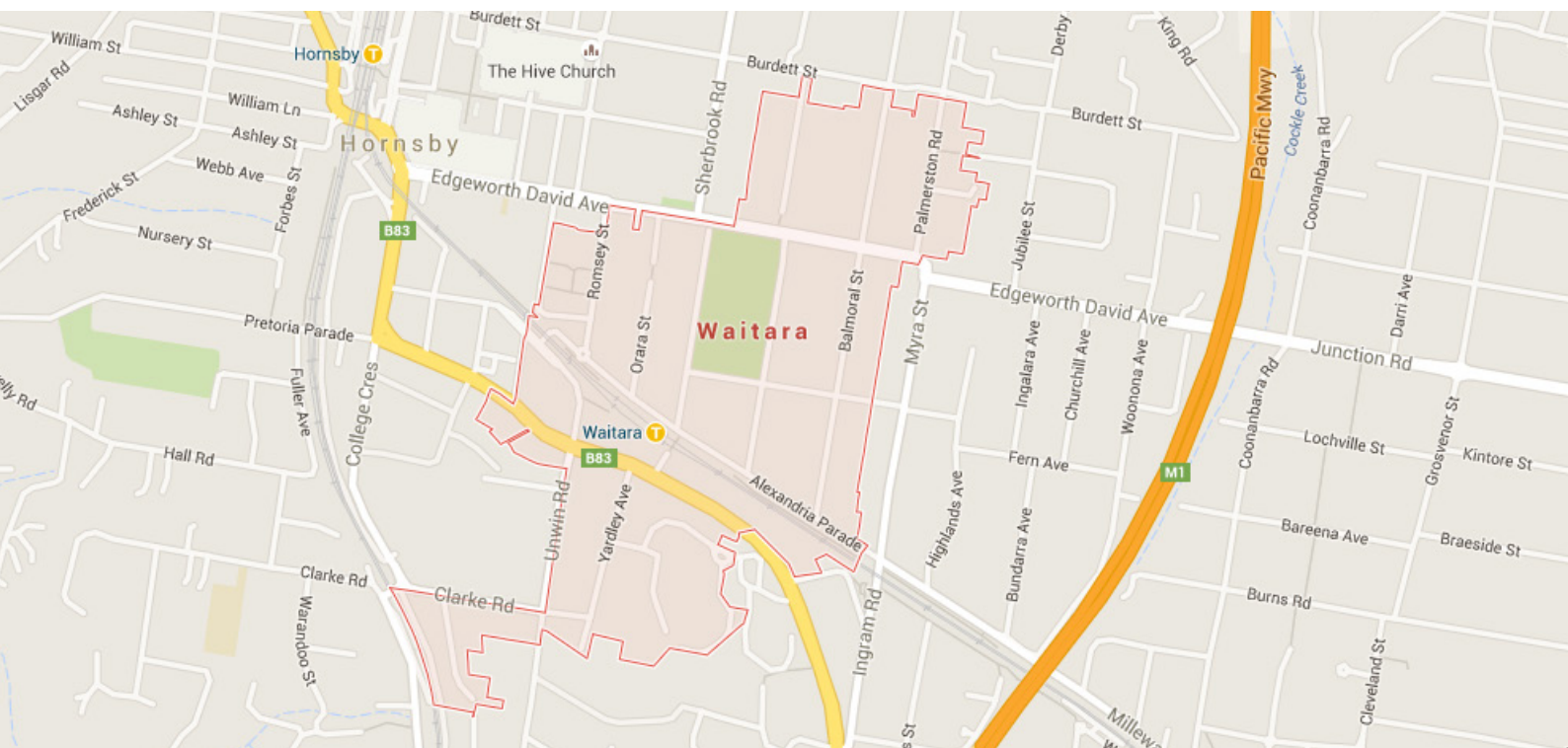


Waitara Houses recent sales



YourProperty™

at Waitara 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.



73 Balmoral Street, Waitara

4 bedrooms 1 bathroom 1 garage

1,038 sqm approx.

Sold \$1,520,000

Date sold: 28 May 2016

Days on Market: 36 days



2 Wentworth Avenue, Waitara

4 bedrooms 1 bathroom 1 garage

Sold \$2,250,000

Date sold: 11 Jun 2016

Days on Market: 24 days

WAITARA DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	1 km ²
Population	5,364
Total number of dwellings	2,493
Change in population	24% increase since 2006 census
Predominant age group	25-34 years
Household structure	43% of households have children. 25% are couples

WAITARA MARKETPLACE STATISTICS

APRIL - JULY 2016

Information is based on the RP Data statistics

Current median sale price	\$1,520,000
Highest sale price	\$2,250,000
Lowest sale price	\$1,520,000
Total sales	2

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

