



YourProperty™

Berowra Heights is unique!

Sale Marketplace SYNOPSIS and FORECAST

The October - December Quarter saw the Sydney residential property market experience strong price growth fuelled by continued high demand from Buyers.

Auction volumes were maintained at all-time record levels across various price points in most areas of Sydney, whilst Auction clearance rates were also strong, hovering around 80% into late December.

'Time-on-the-Market' for properties "For Sale" averaged less than four weeks which is phenomenal given the record high sales volumes experienced without the expected traditional Christmas slow down arriving. In fact we sold four properties in the week before Christmas!

No doubt Buyers are more positive with the Reserve Bank's continuing low interest regime and their confidence in the Australian economy has also improved with commodity prices on the rise, statistically high employment rates and the Australian dollar falling slightly.

2017 commences with strong demand and corresponding robust price resilience. The market appears to be good for both Sellers and Buyers. Here's to securing your future through sound investment decisions.

Rental Marketplace SYNOPSIS and FORECAST

The market saw a very high level of supply of new 2 bedroom apartments during last quarter 2016. At times, over 250 apartments were on the market for rent. Rental prices for these properties fell around 10%.

The first quarter for 2017 has already shown strong demand for all property – units, apartments, townhouses and houses. Open house numbers are exceptional – usually around 10 per property. By the 14th January, 8 properties were deposited or leased through John Pye Real Estate. This is high considering the first few days the office was closed. Overall most properties are now taking around 1 to 3 weeks to lease.

Presentation is very important in terms of both demand and ROI (return on investment). Tenant standards are high. Landlords are now receiving applications from excellent tenants who care for their 'rental home' and pay rent on time. Investors who renovate experience an additional return of between 15 to 25% on their renovations.

Apart from the decrease of 2 bedroom apartment rental prices, house and townhouse rental prices have remained firm for the year. Our prediction is that house demand will outstrip supply in 2017 which could see such rental prices increase.



33 Cambewarra Crescent
 🏠 4 🌳 3 🚗 2 1,519 m2
\$2,020,300 | In 297 days



110 Turner Road
 🏠 4 🌳 2 🚗 1 752 m2
\$1,050,000 | In 28 days



47 Evelyn Crescent
 🏠 4 🌳 3 🚗 2 971 m2
\$1,125,000 | In 62 days



14 Berkely Close
 🏠 3 🌳 2 🚗 1 916 m2
Price Not Disclosed | In 15 days



7 Gooraway Place
 🏠 3 🌳 1 🚗 2 740 m2
\$842,000 | In 27 days



10 Woodcourt Road
 🏠 5 🌳 2 🚗 3 1,046 m2
\$1,058,950 | In 55 days



26 Woodcourt Road
 🏠 3 🌳 1 🚗 2 688 m2
\$870,000 | In 17 days



41A Easton Road
 🏠 3 🌳 1 🚗 4 953 m2
\$830,000 | In 50 days



32B Lonsdale Avenue
 🏠 3 🌳 2 🚗 3 635 m2
\$990,000 | In 17 days



2 Lingellen Street
 🏠 4 🌳 2 🚗 2 794 m2
\$1,186,250 | In 11 days



37 Cliffview Road
 🏠 4 🌳 2 🚗 2 696 m2
Price Not Disclosed | In 19 days



158 Berowra Waters Road
 🏠 5 🌳 2 🚗 3 961 m2
\$955,000 | In 49 days



6 Kita Road
 🏠 3 🌳 2 🚗 2 1,265 m2
Price Not Disclosed | In 355 days



117 Berowra Waters Road
 🏠 3 🌳 1 🚗 2 851 m2
Price Not Disclosed



19 Kita Road
 🏠 4 🌳 2 🚗 2 727 m2
Price Not Disclosed



6 Blue Ridge Crescent
 🏠 3 🌳 1 🚗 1 759 m2
\$890,000 | In 323 days



3 Beatrice Close

🏠 4 🌳 1 🚗 1

\$650 Per Week



128A Berowra Waters Road

🏠 3 🌳 2 🚗 2

\$570 Per Week



12 Blue Ridge Crescent

🏠 3 🌳 1 🚗 -

\$600 Per Week



31 Cambewarra Crescent

🏠 4 🌳 1 🚗 1

\$630 Per Week



48 Turner Road

🏠 4 🌳 3 🚗 1

\$630 Per Week



21 Woodcourt Road

🏠 4 🌳 2 🚗 2

\$750 Per Week



19A Cambewarra Crescent

🏠 3 🌳 2 🚗 1

\$640 Per Week



22 Clinton Close

🏠 3 🌳 1 🚗 1

\$570 Per Week



152A Turner Road

🏠 3 🌳 2 🚗 1

\$620 Per Week



83 Woodcourt Road

🏠 3 🌳 1 🚗 2

\$650 Per Week



BEROWRA HEIGHTS DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	8 km ²
Population	5,099
Total number of dwellings	1,779
Change in population	16% increase since 2006 census
Predominant age group	0-14 years
Household structure	58% of households have children 23% are couples

BEROWRA HEIGHTS SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

Current median sale price	\$1,054,475
Highest sale price	\$2,020,300
Lowest sale price	\$425,000
Total sales	16

BEROWRA HEIGHTS HOUSE RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

3 Bedroom:

Current median rental price	\$600 p/w
Highest rental price	\$650 p/w
Lowest rental price	\$549 p/w
Average rent	\$605 p/w

4 Bedroom:

Current median rental price	\$650 p/w
Highest rental price	\$749 p/w
Lowest rental price	\$630 p/w
Average rent	\$667 p/w

JOHN PYE REAL ESTATE

Residential & Commercial – Sales, Leasing and Property Management

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