



YourProperty™

Cowan 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.



1167 Pacific Highway

3 1 2 916 m²

\$851,000 | In 15 days



23 Alberta Avenue

- - - 708 m²

\$370,000



12 Fraser Road

3 2 2 710 m²

\$861,500 | In 16 days



1149 Pacific Highway

3 2 1 607 m²

\$860,000



11 Alberta Avenue

🏠 3 🌳 2 🚗 2

\$560 Per Week



4 Chandler Avenue

🏠 3 🌳 1 🚗 2

\$575 Per Week



29 Fraser Road

🏠 3 🌳 1 🚗 1

\$580 Per Week



1127 Pacific Highway

🏠 3 🌳 1 🚗 1

\$530 Per Week



1149 Pacific Highway

🏠 3 🌳 2 🚗 1

\$580 Per Week



1198 Pacific Highway

🏠 4 🌳 2 🚗 4

\$650 Per Week

COWAN DEMOGRAPHICS

Information is based on the last census taken in 2011

| | |
|---------------------------|--|
| Area | 34 km ² |
| Population | 544 |
| Total number of dwellings | 192 |
| Change in population | 65% decrease since 2006 census |
| Predominant age group | 0-14 years |
| Household structure | 58% of households have children 20% are couples |

COWAN HOUSE SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

| | |
|---------------------------|-----------|
| Current median sale price | \$861,500 |
| Highest sale price | \$851,000 |
| Lowest sale price | \$861,500 |
| Total sales | 3 |

COWAN HOUSE RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

| | |
|-------------------------|-----------|
| 3 Bedroom House: | |
| Highest rental price | \$580 p/w |
| Lowest rental price | \$530 p/w |
| 4 Bedroom House: | |
| Highest rental price | \$650 p/w |
| Lowest rental price | \$650 p/w |

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 9476 1965

OFFICES

A2/4 Central Avenue THORNLEIGH, NSW 2120

143 Peats Ferry Road (formerly Pacific Highway) HORNSBY, NSW 2077



EMPOWERED SERVICE™ SINCE 1991

 [johnpyerealestate](https://www.facebook.com/johnpyerealestate)

 [johnpyerealestate](https://www.instagram.com/johnpyerealestate)

 [johnpyere](https://twitter.com/johnpyere)

 johnpye.com.au/blog

We proudly support  **HEART**
FOR THE HOMELESS