



YourProperty™

Normanhurst 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.



26A Campbell Avenue
 🏠 4 🌳 2 🚗 2 1,063 m2
\$1,175,000 | In 19 days



33A Hinemoa Avenue
 🏠 4 🌳 2 🚗 2 740 m2
\$1,380,000 | In 13 days



1 Nicholas Crescent
 🏠 3 🌳 2 🚗 1 1,103 m2
\$1,036,000 | In 15 days



47 Denman Parade
 🏠 3 🌳 2 🚗 2 1,072 m2
\$1,372,000 | In 1 day



61 Mt Pleasant Avenue
 🏠 3 🌳 2 🚗 2 715 m2
\$1,410,000 | In 26 days



50 Hinemoa Avenue
 🏠 4 🌳 2 🚗 1 2,023 m2
\$1,300,000 | In 14 days



30 Campbell Avenue
 🏠 4 🌳 3 🚗 2 960 m2
\$1,370,000 | In 18 days



23 Mt Pleasant Avenue
 🏠 5 🌳 3 🚗 2 1,334 m2
\$2,210,000 | In 26 days



4 Hinemoa Avenue
 🏠 2 🌳 1 🚗 1 1,469 m2
\$1,410,000 | In 126 days



17 Hammond Avenue
 🏠 3 🌳 2 🚗 2 510 m2
\$1,220,000 | In 10 days



51 Denman Parade
 🏠 3 🌳 2 🚗 2 690 m2
\$975,000 | In 44 days



2 Milson Parade
 🏠 6 🌳 4 🚗 4 887 m2
\$1,750,000 | In 5 days



5A Knox Place
 🏠 4 🌳 3 🚗 2 650 m2
\$1,689,000 | In 15 days



36 Caroola Crescent
 🏠 3 🌳 1 🚗 1
\$1,115,000 | In 8 days



10 Knox Place
 🏠 3 🌳 2 🚗 2 375 m2
\$1,151,800 | In 8 days



5 Bluegum Street

🏠 3 🌧️ 1 🚗 1

\$660 Per Week



103 Pennant Hills Road

🏠 1 🌧️ 1 🚗 1

\$320 Per Week



17 Campbell Avenue

🏠 3 🌧️ 1 🚗 1

\$670 Per Week



82 Redgrave Road

🏠 3 🌧️ 1 🚗 1

\$700 Per Week



57A Campbell Avenue

🏠 3 🌧️ 2 🚗 1

\$600 Per Week



9 Stuart Avenue

🏠 3 🌧️ 2 🚗 1

\$540 Per Week



9 Cypress Street

🏠 4 🌧️ 2 🚗 4

\$850 Per Week



23A Stuart Avenue

🏠 3 🌧️ 1 🚗 2

\$575 Per Week



6/17-25 Denman Parade

🏠 3 🌧️ 3 🚗 2

\$650 Per Week



2 The Grove Way

🏠 3 🌧️ 3 🚗 2

\$630 Per Week



3/27 Denman Parade

🏠 3 🌧️ 3 🚗 2

Price Not Disclosed



1A Nepean Avenue

🏠 3 🌧️ 2 🚗 -

\$580 Per Week



6 Oak Street

🏠 3 🌧️ 1 🚗 1

\$650 Per Week



3 Palm Grove

🏠 4 🌧️ 2 🚗 1

Price Not Disclosed



NORMANHURST DEMOGRAPHICS

Information is based on the last census taken in 2011

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

NORMANHURST HOUSE SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

Current median sale price	\$1,115,000
Highest sale price	\$2,210,000
Lowest sale price	\$975,000
Total sales	18

NORMANHURST HOUSE RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

3 Bedroom:

Current median rental price	\$630 p/w
Highest rental price	\$700 p/w
Lowest rental price	\$539 p/w
Average rent	\$622 p/w

4 Bedroom:

Current median rental price	\$850 p/w
Highest rental price	\$850 p/w
Lowest rental price	\$850 p/w
Average rent	\$850 p/w

JOHN PYE REAL ESTATE

Residential & Commercial – Sales, Leasing and Property Management

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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

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

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