



YourProperty™

Thornleigh 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.



17 Wells Street
 🏠 4 🌳 2 🚗 2 743 m2
\$1,560,000 | In 16 days



44 Eddy Street
 🏠 3 🌳 1 🚗 3 1,126 m2
\$1,267,000 | In 22 days



54 Hillmont Avenue
 🏠 4 🌳 2 🚗 1 758 m2
\$1,300,000 | In 20 days



48 Oakleigh Avenue
 🏠 3 🌳 2 🚗 1 849 m2
\$1,185,000 | In 19 days



2A Morris Avenue
 🏠 3 🌳 1 🚗 2 702 m2
\$1,250,000 | In 18 days



34 Hillmont Avenue
 🏠 3 🌳 2 🚗 2 746 m2
\$1,210,000 | In 16 days



13 Melaleuca Way
 🏠 3 🌳 3 🚗 2
\$938,000 | In 50 days



1 Lockerbie Road
 🏠 3 🌳 1 🚗 2 696 m2
\$1,080,000 | In 42 days



28 Oakleigh Avenue
 🏠 3 🌳 2 🚗 2 793 m2
\$1,255,000 | In 23 days



8/8 Dale Close
 🏠 3 🌳 2 🚗 2
\$1,110,000 | In 20 days



41 Yaralla Crescent
 🏠 3 🌳 1 🚗 2 746 m2
\$1,050,000 | In 10 days



14 Thornleigh Street
 🏠 3 🌳 1 🚗 1 446 m2
\$1,100,000 | In 23 days



38 Lockerbie Road
 🏠 4 🌳 2 🚗 4 740 m2
\$1,346,003 | In 17 days



8 Butterfield Street
 🏠 4 🌳 2 🚗 2 822 m2
\$1,410,000 | In 7 days



16/16-18 Nelson Street
 🏠 3 🌳 2 🚗 2
\$870,000 | In 44 days



17 Wareemba Avenue
 🏠 3 🌳 1 🚗 2 759 m2
\$1,220,000 | In 22 days



107 Wareemba Avenue
 🏠 3 🌳 1 🚗 1 1,062 m2
\$957,500 | In 230 days



8 Norman Avenue
 🏠 4 🌳 2 🚗 3 746 m2
\$1,375,000 | In 24 days



2A Adamson Avenue

🏠 2 🌳 1 🚗 1

\$485 Per Week



13 Melaleuca Way

🏠 3 🌳 3 🚗 2

Price not disclosed



3 Bungowen Avenue

🏠 4 🌳 2 🚗 2

\$740 Per Week



25 Nelson Street

🏠 4 🌳 3 🚗 2

\$780 Per Week



110A Dartford Road

🏠 3 🌳 2 🚗 2

Price not disclosed



17A Orchard Street

🏠 3 🌳 1 🚗 2

\$600 Per Week



8 Dawson Avenue

🏠 3 🌳 1 🚗 2

\$660 Per Week



241 Pennant Hills Road

🏠 2 🌳 1 🚗 2

\$495 Per Week



13 Jamieson Way

🏠 3 🌳 2 🚗 1

\$750 Per Week



14 Silver Ash Way

🏠 3 🌳 2 🚗 1

\$735 Per Week



14 Koorringal Avenue

🏠 5 🌳 2 🚗 1

\$750 Per Week



8/64-66 The Esplanade

🏠 2 🌳 1 🚗 1

\$495 Per Week



4/10-14 Loch Maree Avenue

🏠 3 🌳 2 🚗 2

\$580 Per Week



13/64-66 The Esplanade

🏠 2 🌳 1 🚗 1

\$530 Per Week



2/10-14 Loch Maree Avenue

🏠 3 🌳 2 🚗 2

\$600 Per Week



16/64-66 The Esplanade

🏠 2 🌳 1 🚗 1

\$530 Per Week



24 Lockerbie Road

🏠 4 🌳 3 🚗 1

\$730 Per Week



12 Wells Street

🏠 3 🌳 2 🚗 2

\$750 Per Week



THORNLEIGH DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	4 km ²
Population	8,109
Total number of dwellings	2,853
Change in population	5% increase since 2006 census
Predominant age group	0-14 years
Household structure	56% of households have children 22% are couples

THORNLEIGH HOUSE SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

Current median sale price	\$1,230,000
Highest sale price	\$1,631,000
Lowest sale price	\$907,500
Total sales	25

THORNLEIGH HOUSE RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

3 Bedroom:

Current median rental price	\$735 p/w
Highest rental price	\$749 p/w
Lowest rental price	\$599 p/w
Average rent	\$698 p/w

4 Bedroom:

Current median rental price	\$740 p/w
Highest rental price	\$780 p/w
Lowest rental price	\$730 p/w
Average rent	\$750 p/w

5 Bedroom:

Current median rental price	\$750 p/w
Highest rental price	\$749 p/w
Lowest rental price	\$749 p/w
Average rent	\$749 p/w

JOHN PYE REAL ESTATE

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Serving Sydney Property Owners since 1991

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