



YourProperty™

Waitara 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.



129/1-5 Alexandria Parade

🏠 3 🌳 2 🚗 2

\$910,000



204/35 Balmoral Street

🏠 1 🌳 1 🚗 1

\$556,000 | In 36 days



208/19-25 Leonard Street

🏠 2 🌳 2 🚗 1

\$738,000



211/3-11 Orara Street

🏠 1 🌳 1 🚗 1

\$527,000



22/12-18 Orara Street

🏠 2 🌳 2 🚗 1

\$710,000



2/15-23 Orara Street

🏠 2 🌳 2 🚗 1

\$630,000 | In 24 days



59/15-23 Orara Street

🏠 2 🌳 2 🚗 1

\$675,000



105/25-31 Orara Street

🏠 2 🌳 2 🚗 1

\$605,000 | In 181 days



52/38 Orara Street

🏠 2 🌳 2 🚗 1

\$675,000 | In 11 days



610/39-47 Orara Street

🏠 2 🌳 2 🚗 1

\$725,000 | In 29 days



403/12-16 Romsey Street

🏠 2 🌳 2 🚗 1

\$656,000 | In 21 days



211/18 Romsey Street

🏠 2 🌳 2 🚗 1

\$780,000 | In 96 days



53/5 Waitara Avenue

🏠 3 🌳 2 🚗 2

\$970,000



124/21 Waitara Avenue

🏠 2 🌳 2 🚗 1

\$402,000



830/21 Waitara Avenue

🏠 2 🌳 2 🚗 1

\$765,000 | In 53 days



1408/41-45 Waitara Avenue

🏠 1 🌳 1 🚗 1

\$515,000 | In 36 days



26/1 Yardley Avenue

🏠 2 🌳 1 🚗 1

\$658,000 | In 4 days



27/1-9 Yardley Avenue

🏠 2 🌳 2 🚗 1

\$650,000



9/5-15 Balmoral Street

🏠 2 🌳 2 🚗 1

\$550 Per Week



17/5-15 Balmoral Street

🏠 1 🌳 1 🚗 1

\$470 Per Week



88/5 Balmoral Street

🏠 2 🌳 2 🚗 1

\$550 Per Week



60/40 Edgeworth David Avenue

🏠 3 🌳 2 🚗 2

\$630 Per Week



503/2-10 Orara Street

🏠 1 🌳 1 🚗 1

\$390 Per Week



431/20 Orara Street

🏠 2 🌳 1 🚗 1

\$480 Per Week



102/25-31 Orara Street

🏠 3 🌳 2 🚗 1

\$650 Per Week



56/38 Orara Street

🏠 2 🌳 2 🚗 1

\$540 Per Week



503/39-47 Orara Street

🏠 1 🌳 1 🚗 1

\$400 Per Week



1/4 Park Avenue

🏠 3 🌳 2 🚗 2

\$680 Per Week



25/4 Park Avenue

🏠 3 🌳 2 🚗 2

\$680 Per Week



46/4 Park Avenue

🏠 2 🌳 2 🚗 1

\$560 Per Week



7/40 Park Avenue

🏠 2 🌳 2 🚗 1

\$550 Per Week



25/42-44 Park Avenue

🏠 2 🌳 2 🚗 1

\$560 Per Week



29/42A Park Avenue

🏠 2 🌳 2 🚗 2

\$550 Per Week



702/18-26 Romsey Street

🏠 2 🌳 2 🚗 1

\$600 Per Week



304/36-40 Romsey Street

🏠 2 🌳 2 🚗 1

\$490 Per Week



1203/41-45 Waitara Avenue

🏠 1 🌳 1 🚗 1

\$415 Per Week



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 UNIT SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

Current median sale price	\$630,000
Highest sale price	\$1,280,000
Lowest sale price	\$402,000
Total sales	60

WAITARA UNIT RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

2 Bedroom:

Current median rental price	\$550 p/w
Highest rental price	\$599 p/w
Lowest rental price	\$479 p/w
Average rent	\$542 p/w

3 Bedroom:

Current median rental price	\$665 p/w
Highest rental price	\$679 p/w
Lowest rental price	\$630 p/w
Average rent	\$659 p/w

JOHN PYE REAL ESTATE

Residential & Commercial – Sales, Leasing and Property Management

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