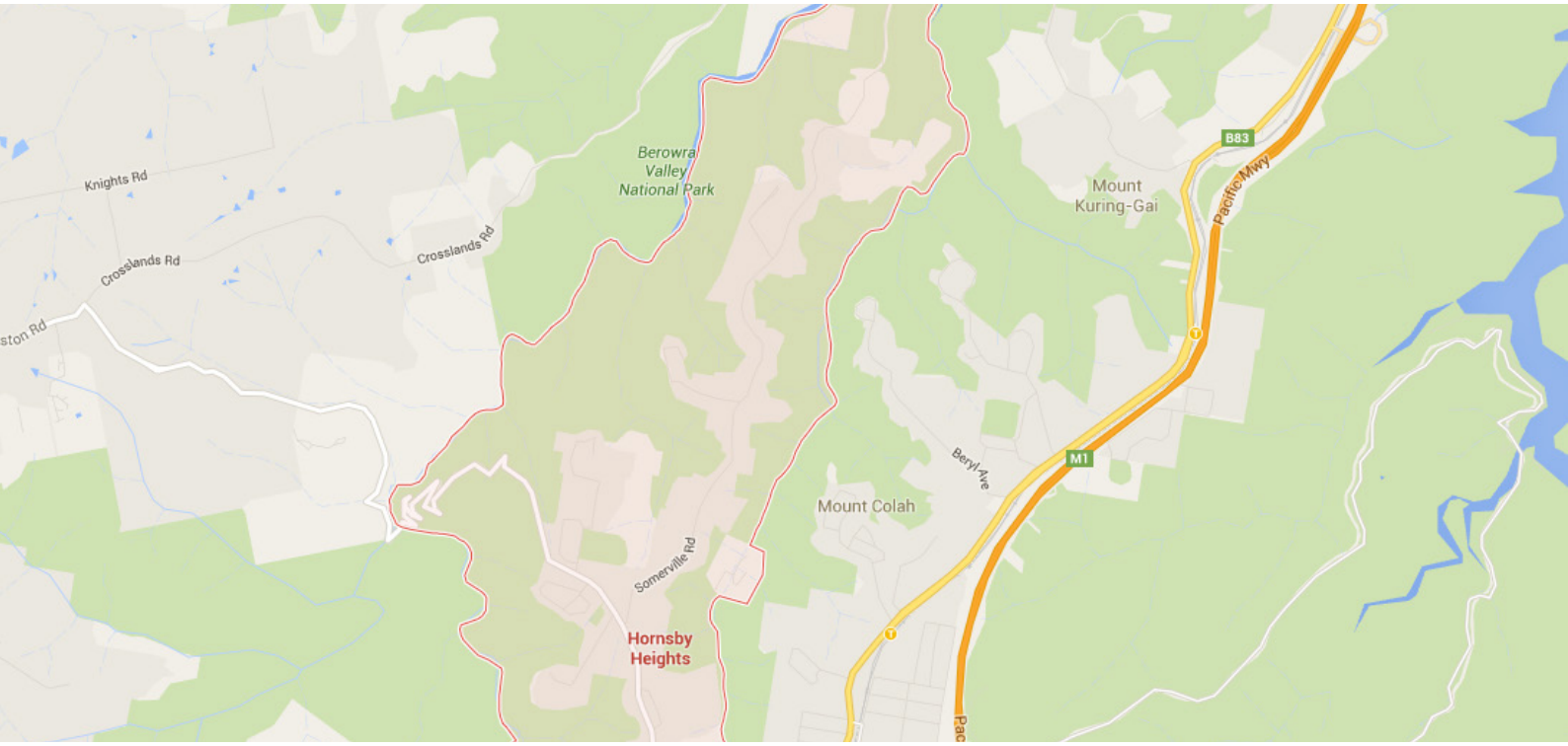
JOHN PYE
EMPOWERED SERVICE®

# YourMarketplace™

## Hornsby Heights recent sales & recently leased




# YourProperty™

## Hornsby Heights is unique!

**Sale Marketplace SYNOPSIS and FORECAST**

Well it's July already and in the past quarter (from April to June) the Sydney residential property market has maintained solid growth at 1.8% (source: Corelogic).

Demand for houses in Hornsby and surrounding suburbs has remained high, however demand for apartments has fallen slightly as supply catches up with local demand. Two bedroom apartments continue to be the most sought after. Auctions remain steady.

As we look forward beyond July 2017, the unemployment rate is at an historic low level; the Reserve Bank has kept interest rates on hold and new stamp duty incentives for First Home Buyers kick in.

So, conditions are ideal to implement the next phase of your own investment strategy – or just sell up and downsize!

Happy Hunting!

**Rental Marketplace SYNOPSIS and FORECAST**

Over the last 3 months, demand and supply of rental property has remained 'in balance', meaning demand has met supply. Thus most properties are leased within a couple of weeks of being on the market, overpriced properties, properties in poor condition or properties with location or design issues always take longer to lease.

Tenant expectations are higher than ever. Premium rentals are being achieved for clean, well presented properties - units, apartments, granny flats, townhouses and houses in the Hornsby shire in particular. Furthermore, with strong employment levels, tenants are paying their rent on time at the start of each rental period.

Generally Tenants treat their 'rental home' as if it were their own and take care of its presentation. The John Pye Real Estate rent roll features:-

- Low arrears – rents paid on time
- Low vacancies – due to market demand
- Low level of disputes over property condition at the end of each tenancy. Tribunal hearings are rare.

There has never been a better time to be an Investor with a property and its tenant under John Pye Real Estate's management responsibility.

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## APRIL - JUNE 2017 HORNSBY HEIGHTS SALES

### 6 Sunset Avenue

4 | 2 | 2 | 929 m2

$1,300,000 | In 33 days

### 30 Grevillea Crescent

4 | 2 | 2 | 512 m2

Not Disclosed | In 14 days

### 10 Lansdowne Close

3 | 1 | 1 | 1,849 m2

$810,000 | In 52 days

### 165 Galston Road

3 | 1 | 2 | 1,062 m2

$1,120,000 | In 22 days

### 4 Somerville Road

3 | 1 | 1 | 696 m2

$1,080,000 | In 17 days

### 18 The Crest

$675,000 | In 25 days

### 2 Meluca Crescent

4 | 2 | 3 | 700 m2

$1,241,000 | In 21 days

### 52 Ulolo Avenue

4 | 2 | 1 | 727 m2

$1,173,000 | In 19 days

### 9 Mullion Close

5

$725,000

### 166 Somerville Road

5 | 2 | 2 | 930 m2

$1,490,000 | In 27 days

### 10 Heights Place

3 | 2 | 2

$1,243,500

### 7 Emu Place

1,088 m2

$1,150,000

### 325 Somerville Road

5 | 3 | 2 | 721 m2

$1,300,000 | In 49 days

### 3 Binya Close

5 | 4 | 3 | 930 m2

$1,675,000 | In 42 days

### 18 Ryan Avenue

5 | 3 | 2 | 1,069 m2

$1,920,000 | In 24 days

### 2/305 Somerville Road

3 | 2 | 2 | 1,088 m2

$1,050,000

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## APRIL - JUNE 2017 HORNSBY HEIGHTS RENTALS

### 22A Montview Parade

4 2 1

$650 Per Week

### 1 Aldous Close

4 1 1

$600 Per Week

### 5 Cawthorne Street

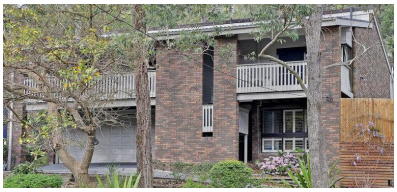
3 1 1

$680 Per Week

### 1/29 Montview Parade

1 2 1

$450 Per Week



### 6 Cootamundra Road

5 3 2

$750 Per Week

### 125 Galston Road

3 2

$600 Per Week

### 2/35 Montview Parade

3 2 2

$695 Per Week

## HORNSBY HEIGHTS DEMOGRAPHICS

Information is based on the last census taken in 2011

| | |
|---|---|
| **Area** | 10 km² |
| **Population** | 6,191 |
| **Total number of dwellings** | 2,129 |
| **Change in population** | 4% increase since 2006 census |
| **Predominant age group** | 0-14 years |
| **Household structure** | 58% of households have children.<br>23% are couples |

## HORNSBY HEIGHTS SALE STATISTICS

**APRIL - JUNE 2017**

Information is based on the Pricefinder statistics

| | |
|---|---|
| **Current median sale price** | $1,173,000 |
| **Highest sale price** | $1,920,000 |
| **Lowest sale price** | $675,000 |
| **Total sales** | 17 |

## HORNSBY HEIGHTS RENTAL STATISTICS

**APRIL - JUNE 2017**

Information is based on the Pricefinder statistics

| | |
|---|---|
| **Current median rental price** | $650 p/w |
| **Highest rental price** | $750 p/w |
| **Lowest rental price** | $450 p/w |
| **Average rent** | $629 p/w |

**JOHN PYE REAL ESTATE**

Residential & Commercial – Sales, Leasing and Property Management

Serving Sydney Property Owners since 1991

25TH ANNIVERSARY

EMPOWERED SERVICE™ SINCE 1991

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