

YourProperty™

Waitara Apartments are unique!

Sales 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.



3-11 Orara Street
 2  2  1

\$725,000 | In 42 days



21/30 Romsey Street
 3  2  1

\$825,000 | In 12 days



110/14 Thomas Street
 1  1  1

\$580,000 | In 27 days



4 Park Avenue
 2  1  1

\$635,000 | In 83 days



608/11 Waitara Avenue
 2  2  1

\$710,000 | In 9 days



39-47 Orara Street
 2  2  1

\$715,000 | In 47 days



2/11 Park Avenue
 2  1  1

\$685,000 | In 19 days



29/15 Orara Street
 2  2  1

\$740,000



66/20 Thomas Street
 2  2  1

\$760,000 | In 10 days



316/17 Romsey Street
 2  2  1

\$770,000 | In 13 days



1 Yardley Avenue
 3  2  2

\$899,000 | In 11 days



11/23 Romsey Street
 1  1  1




\$525,000 | In 13 days



404/2 Orara Street
 1  1  1

\$550,000 | In 23 days



40/40-42A Park Avenue
 1  1  1

\$630,000



11/11 Park Avenue
 2  1  1

\$710,000 | In 8 days



101/36 Romsey Street
 2  2  1

\$661,500 | In 22 days



309/18 Romsey Street
 2  2  1

\$790,000



39/5 Waitara Avenue
 2  2  1

\$800,000



26/6 Romsey Street

🏠 2 🌳 2 🚗 -

\$766,000



1801/41 Waitara Avenue

🏠 1 🌳 1 🚗 1

\$470,000



2804/32 Orara Street

🏠 1 🌳 2 🚗 1

\$770,000 | In 33 days



117/19 Leonard Street

🏠 2 🌳 2 🚗 1

\$722,000 | In 69 days



6 Romsey Street

🏠 2 🌳 3 🚗 1

\$785,000 | In 300 days



33/47 Waitara Avenue

🏠 2 🌳 2 🚗 1

\$682,500



58/1 Yardley Avenue

🏠 3 🌳 2 🚗 2

\$920,000



6/23-27 Romsey Street

🏠 1 🌧️ 1 🚗 1

\$410 Per Week



102/11 Waitara Avenue

🏠 3 🌧️ 2 🚗 2

\$655 Per Week



2/11 Park Avenue

🏠 2 🌧️ 1 🚗 1

\$530 Per Week



214/19-25 Leonard Street

🏠 2 🌧️ 2 🚗 1

\$580 Per Week



40/40-42A Park Avenue

🏠 1 🌧️ 1 🚗 1

\$455 Per Week



207/3-11 Orara Street

🏠 1 🌧️ 1 🚗 1

\$430 Per Week



304/21 Waitara Avenue

🏠 2 🌧️ 1 🚗 1

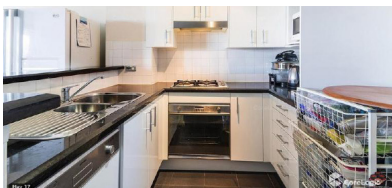
\$480 Per Week



110/14 Thomas Street

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\$460 Per Week



107/14-18 Thomas Street

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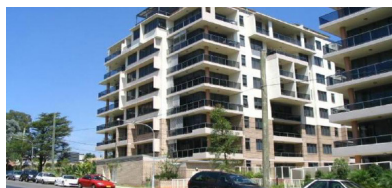
\$570 Per Week



204/25 Orara Street

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\$520 Per Week



143/8-12 Thomas Street

🏠 2 🌧️ 2 🚗 1

\$580 Per Week



106/39-47 Orara Street

🏠 2 🌧️ 2 🚗 1

\$560 Per Week



G06/36 Romsey Street

🏠 2 🌧️ 2 🚗 1

\$550 Per Week



6/9-15 Balmoral Street

🏠 2 🌧️ 2 🚗 1

\$550 Per Week



39/5 Waitara Avenue

🏠 2 🌧️ 2 🚗 1

\$590 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	2,417
Change in population	24% increase since 2006 census
Predominant age group	25-34 years
Household structure	43% of households have children. 26% are couples

WAITARA SALE STATISTICS

APRIL - JUNE 2017

Information is based on the PriceFinder statistics

Lowest sale price	\$470,000
Highest sale price	\$995,000
Average price	\$727,676
Median price	\$732,500

WAITARA RENTAL STATISTICS

APRIL - JUNE 2017

Information is based on the PriceFinder statistics

Lowest rental price	\$410 p/w
Highest rental price	\$655 p/w
Average price	\$523 p/w
Median price	\$538 p/w

JOHN PYE REAL ESTATE

Residential & Commercial – Sales, Leasing and Property Management

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