



16 Arrionga Place Hornsby NSW 2077

Prepared on 10th January 2022

Duncan yelds
Real Estate Investar Australia Pty Ltd

7-9 Stevens Street
SOUTHPORT QLD 4215

m: 0408468783
w: 1300475995
support@strategicinvestors.com.au

The Proprietor
16 Arrionga Place
Hornsby NSW 2077

10th January 2022

Dear Reader,
Thank you for the opportunity to appraise your property at 16 Arrionga Place Hornsby NSW 2077

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.



If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Duncan yelds
strategic investors australia

Your Property

16 Arrionga Place Hornsby NSW 2077

5  4  2  1,052m²  190m² 



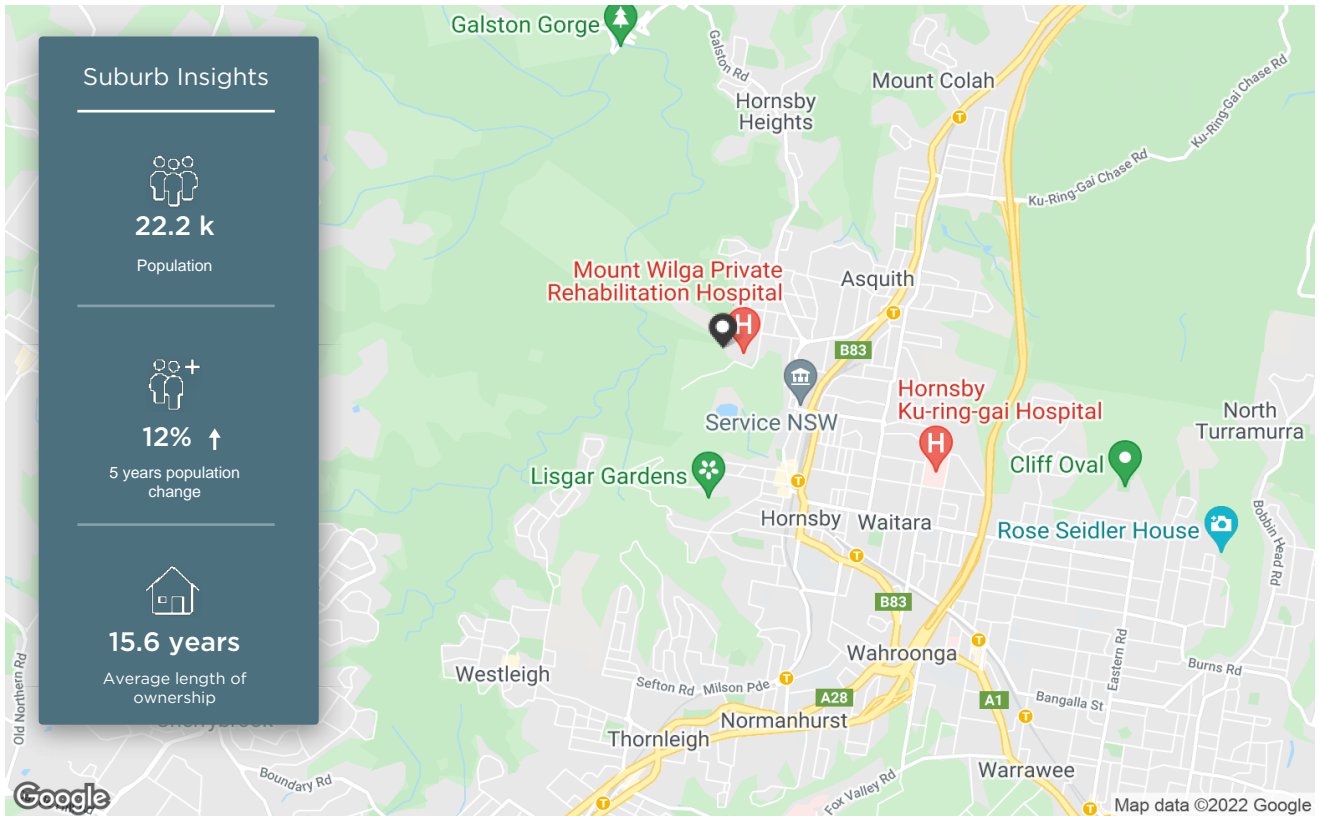
Your Property History

- 18 Jun, 2020 - Sold for \$1,420,000
- 8 May, 2020 - Listed for rent at \$950 / week
- 8 May, 2018 - Listed for rent at \$480 / week
- 3 Dec, 2015 - Sold for \$0
- 31 Dec, 2004 - DA for Additions, Alterations for \$39,500
- 29 Jun, 1990 - Sold for \$148,000

Introducing Duncan yields

Hornsby

Demographic



The size of Hornsby is approximately 8.4 square kilometres. It has 22 parks covering nearly 19.2% of total area. The population of Hornsby in 2011 was 19,863 people. By 2016 the population was 22,180 showing a population growth of 11.7% in the area during that time. The predominant age group in Hornsby is 30-39 years. Households in Hornsby are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Hornsby work in a professional occupation. In 2011, 58.5% of the homes in Hornsby were owner-occupied compared with 54.1% in 2016. Currently the median sales price of houses in the area is \$1,605,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	33.6	Owns Outright	22.9	0-15.6K	4.4	0-9	13.6
Couples with Children	49.4	Purchaser	31.2	15.6-33.8K	10.5	10-19	9.7
Single Parents	14.9	Renting	43.3	33.8-52K	10.9	20-29	13.4
Other	2.2	Other	0.6	52-78K	15.1	30-39	19.6
		Not Stated	2.0	78-130K	26.1	40-49	15.4
				130-182K	13.1	50-59	11.3
				182K+	12.0	60-69	8.7
						70-79	4.8
						80-89	2.7
						90-99	0.7

Local Schools



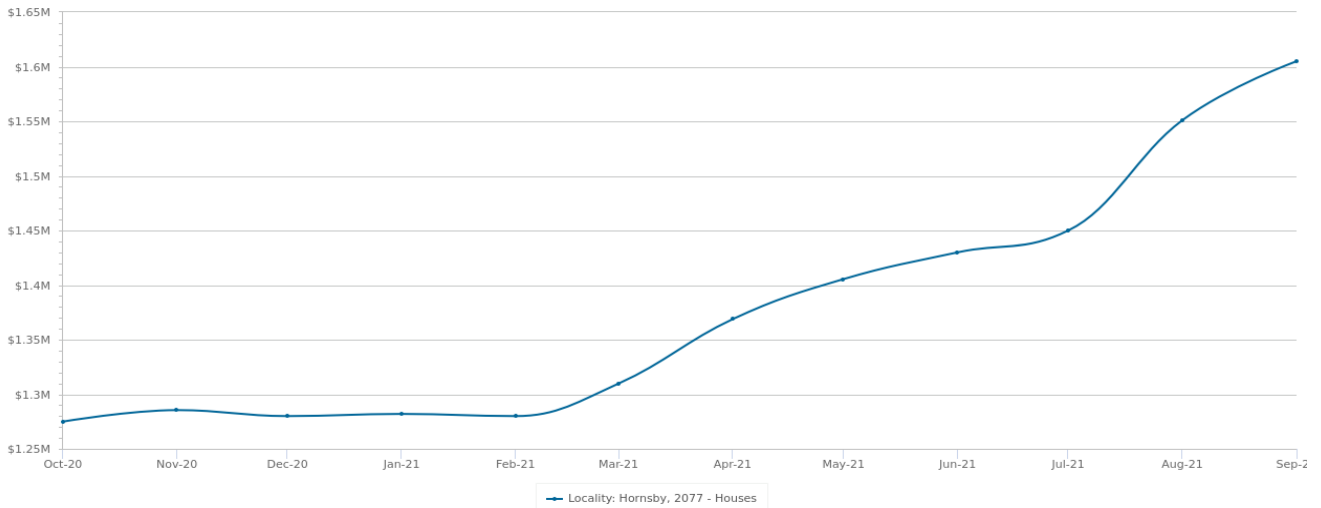
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Asquith Boys High School 430-440 Peats Ferry Road Asquith NSW 2077	1.13km	Secondary	-	Government	7-12
 Hornsby North Public School 87 Old Berowra Road Hornsby NSW 2077	1.21km	Primary	Mixed	Government	0-6
 Hornsby Girls High School 12 Edgeworth David Avenue Hornsby NSW 2077	1.87km	Secondary	-	Government	7-12
 Asquith Girls High School 20 Baldwin Avenue Asquith NSW 2077	1.92km	Secondary	-	Government	7-12
 Barker College LOT 1 Pacific Highway Hornsby NSW 2077	2.03km	Secondary	Mixed	Non-Government	0-12

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)

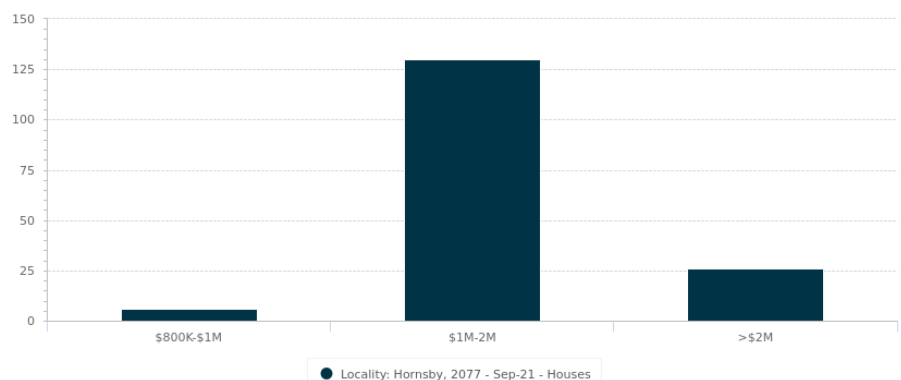


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2021	18	\$1,605,000	3.5% ▲	16	40	\$600
Aug 2021	18	\$1,551,000	7.0% ▲	16	35	\$600
Jul 2021	10	\$1,450,000	1.4% ▲	21	31	\$600
Jun 2021	13	\$1,430,000	1.7% ▲	19	29	\$600
May 2021	19	\$1,405,500	2.7% ▲	24	27	\$585
Apr 2021	19	\$1,369,000	4.5% ▲	26	28	\$592
Mar 2021	15	\$1,310,000	2.3% ▲	27	31	\$600
Feb 2021	10	\$1,280,000	-0.2% ▼	30	19	\$600
Jan 2021	6	\$1,282,000	0.2% ▲	27	12	\$605
Dec 2020	4	\$1,280,000	-0.4% ▼	27	13	\$600
Nov 2020	14	\$1,285,500	0.8% ▲	26	23	\$610
Oct 2020	16	\$1,275,000	1.6% ▲	24	37	\$600

Sales by Price - 12 months (House)

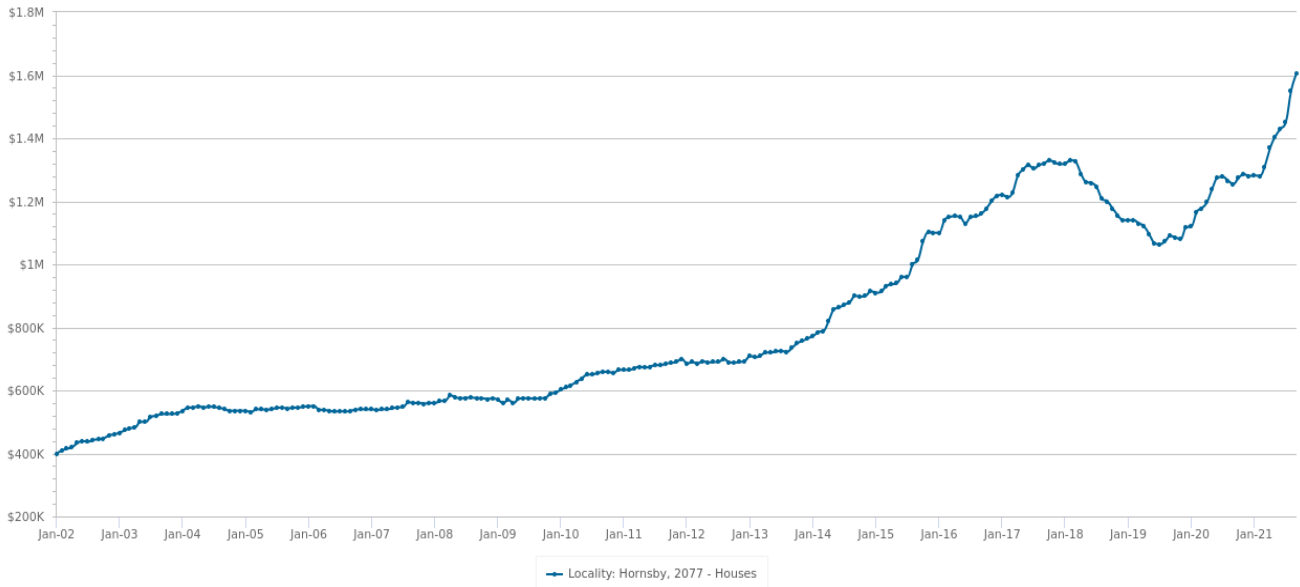
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
600K-800K	0
\$800K-\$1M	6
\$1M-\$2M	130
>\$2M	26



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2021	162	\$1,605,000	27.9% ▲	16	171	\$600
2020	109	\$1,255,000	15.1% ▲	23	121	\$610
2019	89	\$1,090,000	-9.2% ▼	42	107	\$580
2018	105	\$1,200,000	-9.1% ▼	45	133	\$590
2017	115	\$1,320,000	13.8% ▲	29	134	\$620
2016	130	\$1,160,000	14.3% ▲	28	140	\$600
2015	143	\$1,015,000	12.8% ▲	24	178	\$600
2014	146	\$900,000	22.4% ▲	17	165	\$570
2013	137	\$735,000	6.7% ▲	21	159	\$545
2012	142	\$689,000	0.6% ▲	34	185	\$550
2011	121	\$685,000	4.0% ▲	33	167	\$530
2010	138	\$658,750	14.6% ▲	23	145	\$500
2009	133	\$575,000	0.0%	30	122	\$455
2008	133	\$575,000	2.7% ▲	36	166	\$450
2007	129	\$560,000	4.7% ▲	36	161	\$380
2006	115	\$535,000	-1.4% ▼	59	141	\$360
2005	126	\$542,500	0.5% ▲	63	177	\$350
2004	146	\$540,000	2.9% ▲	67	155	\$340
2003	160	\$525,000	18.0% ▲	35	93	-
2002	158	\$445,000	15.6% ▲	33	105	-

Summary

16 Arrionga Place Hornsby NSW 2077



Appraisal price range

Notes from your agent

Disclaimer

Contains property sales information provided under licence from the Land and Property Information (“LPI”). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see

www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.