

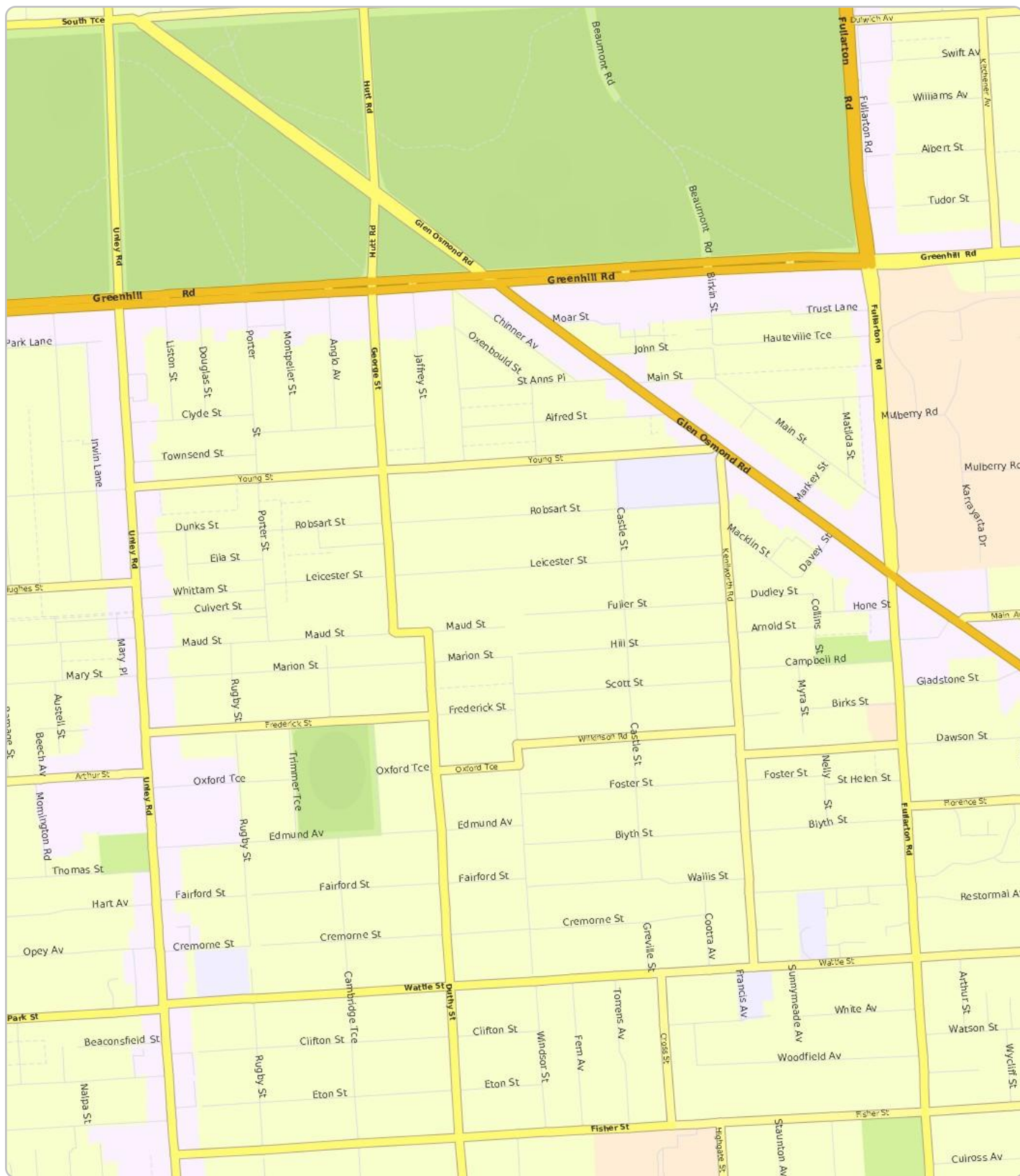
Suburb flyover report



PARKSIDE (HOUSE)

PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE

PARKSIDE - Suburb Map





PARKSIDE - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 1999 | 72 | \$ 210,000 | 0.0 % | \$ 95,000 | \$ 406,500 |
| 2000 | 79 | \$ 245,000 | 16.7 % | \$ 115,000 | \$ 402,500 |
| 2001 | 78 | \$ 263,000 | 7.3 % | \$ 120,000 | \$ 540,000 |
| 2002 | 90 | \$ 306,750 | 16.6 % | \$ 180,000 | \$ 550,000 |
| 2003 | 71 | \$ 410,000 | 33.7 % | \$ 75,000 | \$ 1,263,899 |
| 2004 | 73 | \$ 402,500 | -1.8 % | \$ 30,000 | \$ 710,500 |
| 2005 | 54 | \$ 447,500 | 11.2 % | \$ 35,900 | \$ 1,180,000 |
| 2006 | 57 | \$ 478,000 | 6.8 % | \$ 185,000 | \$ 1,220,000 |
| 2007 | 81 | \$ 580,500 | 21.4 % | \$ 210,000 | \$ 892,000 |
| 2008 | 45 | \$ 670,000 | 15.4 % | \$ 335,000 | \$ 1,720,000 |
| 2009 | 47 | \$ 610,000 | -9.0 % | \$ 364,000 | \$ 1,350,000 |
| 2010 | 53 | \$ 720,000 | 18.0 % | \$ 250,000 | \$ 1,450,000 |
| 2011 | 52 | \$ 615,000 | -14.6 % | \$ 411,000 | \$ 1,037,500 |
| 2012 | 57 | \$ 652,000 | 6.0 % | \$ 380,000 | \$ 1,635,000 |
| 2013 | 50 | \$ 600,000 | -8.0 % | \$ 446,000 | \$ 1,275,000 |
| 2014 | 54 | \$ 712,500 | 18.8 % | \$ 475,000 | \$ 1,500,000 |
| 2015 | 69 | \$ 810,000 | 13.7 % | \$ 370,400 | \$ 3,190,000 |
| 2016 | 54 | \$ 782,500 | -3.4 % | \$ 450,000 | \$ 2,060,000 |
| 2017 | 33 | \$ 880,000 | 12.5 % | \$ 510,000 | \$ 1,600,000 |

Median Sale Price

\$876k

Based on 48 recorded House sales within the last 12 months (Oct '16 - Sep '17)

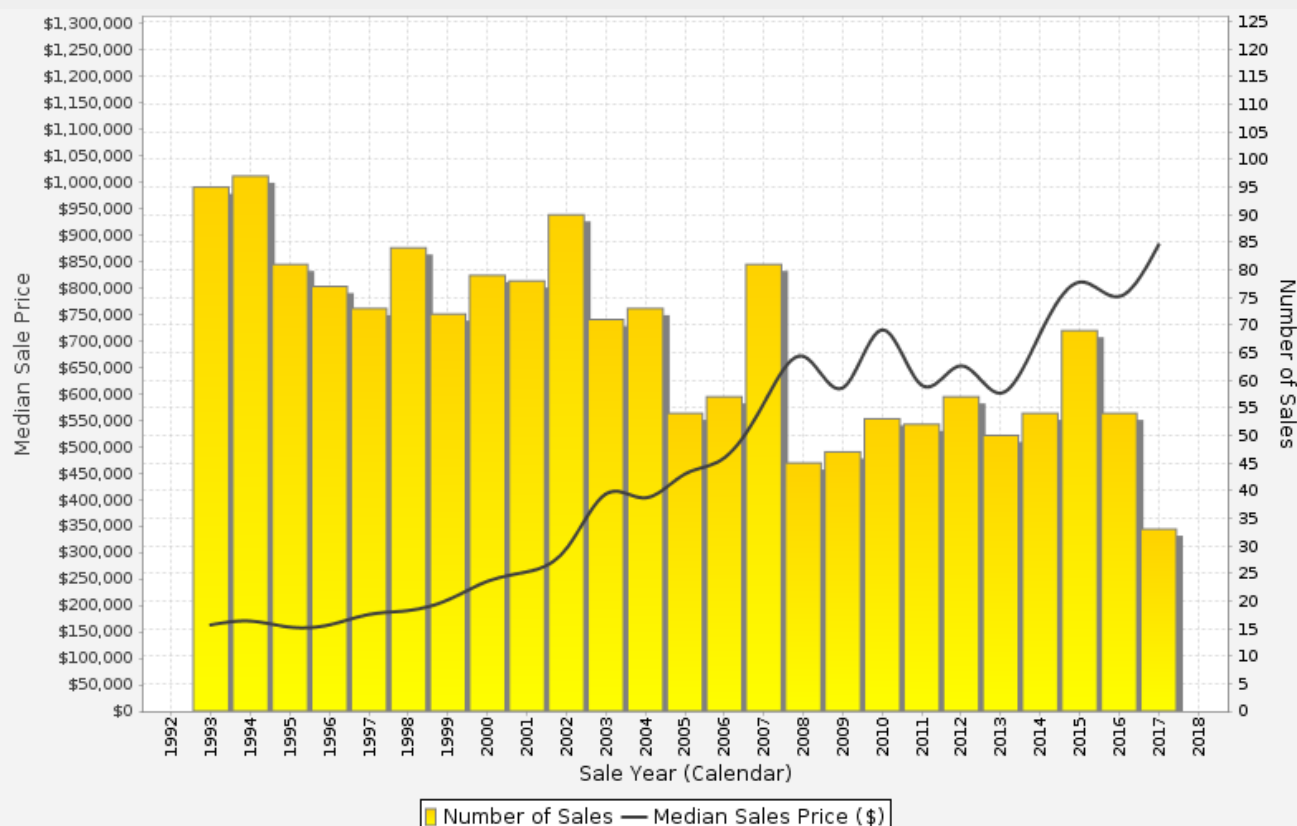
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.3%

Current Median Price: \$876,500
Previous Median Price: \$795,000

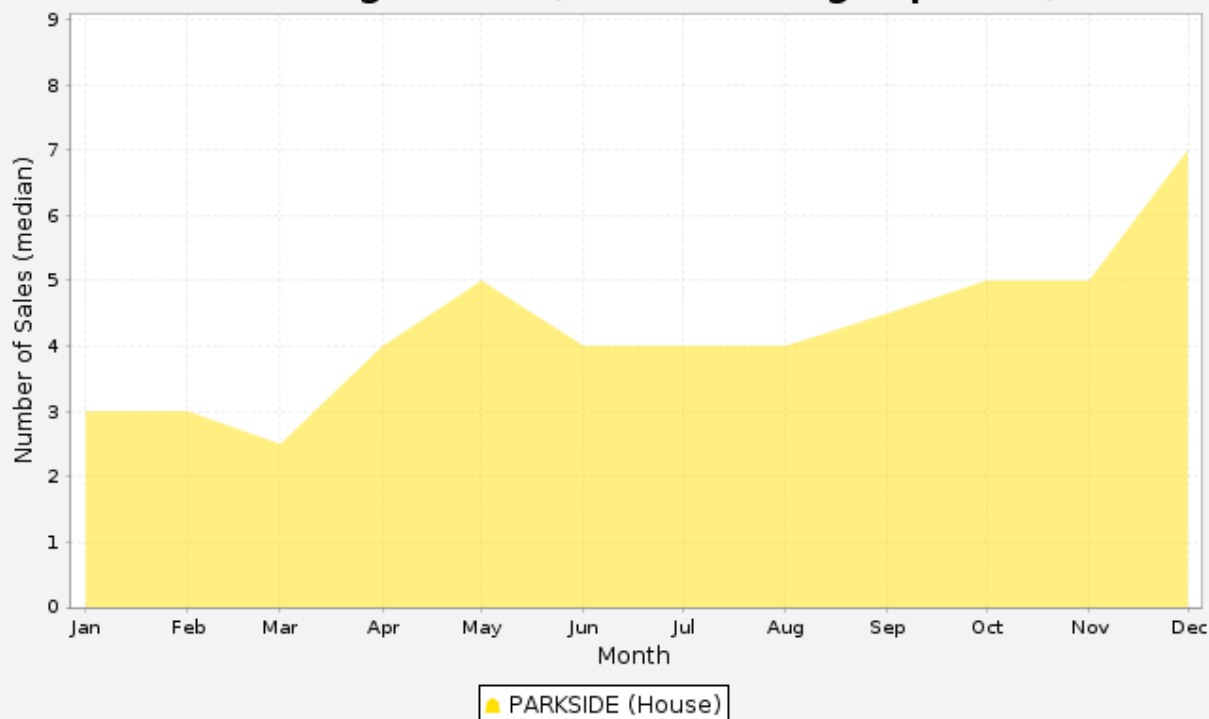
Based on 110 recorded House sales compared over the last two rolling 12 month periods





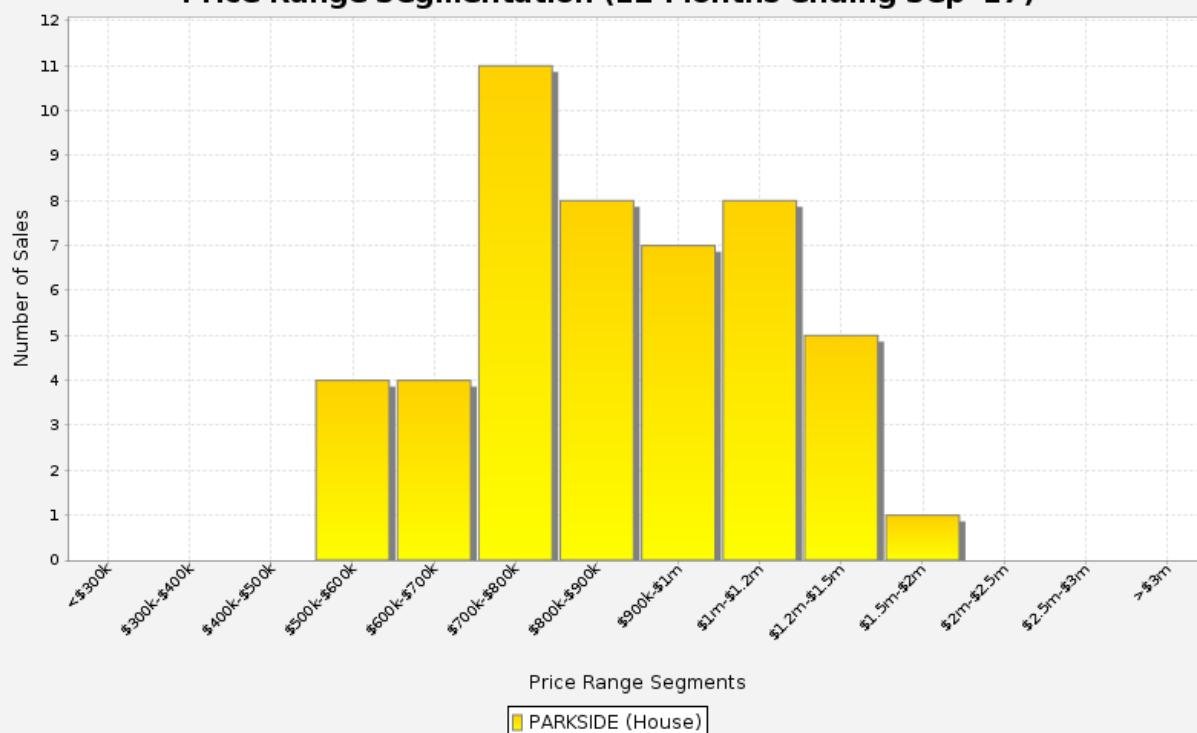
PARKSIDE - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2017)



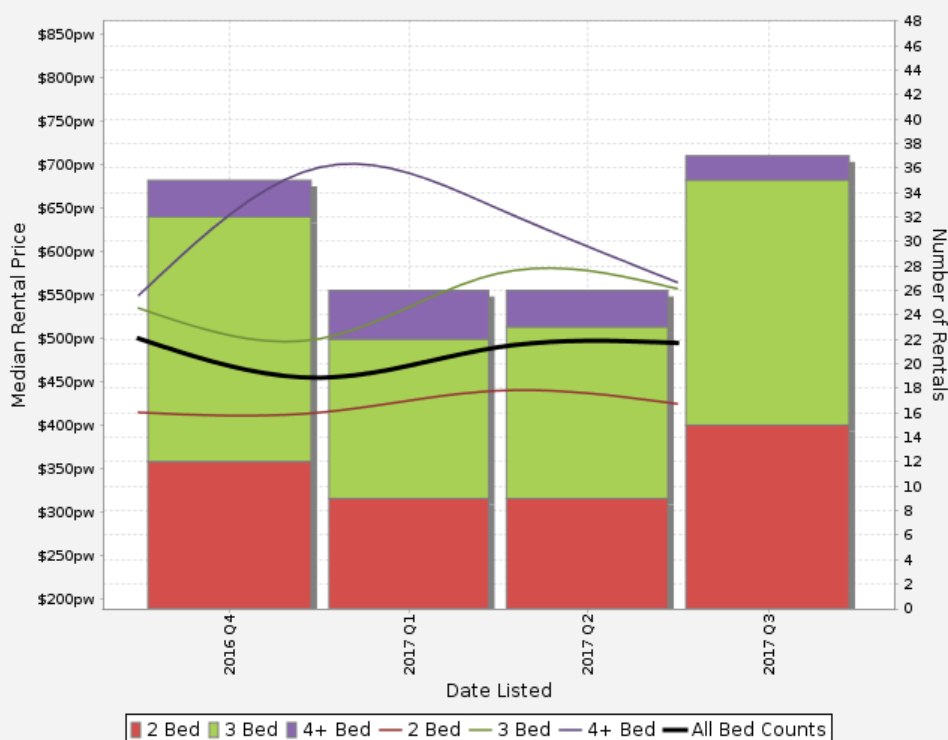
PARKSIDE - Price Range Segments

Price Range Segmentation (12 Months ending Sep '17)





PARKSIDE - Median Weekly Rents (Houses)



Suburb Sale Price Growth

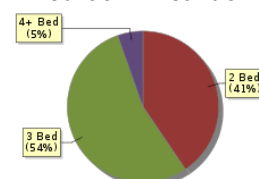
+10.3%

Current Median Price: \$876,500

Previous Median Price: \$795,000

Based on 110 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+2.9%

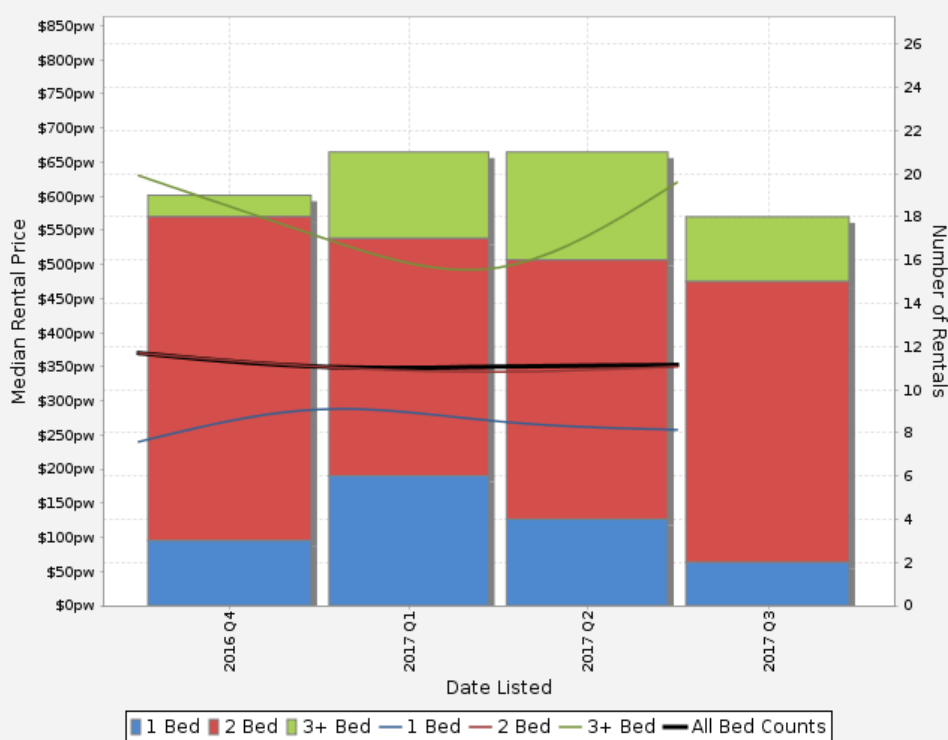
Current Median Price: \$876,500

Current Median Rent: \$483

Based on 124 registered House sales compared over the last 12 months.



PARKSIDE - Median Weekly Rents (Units)



Suburb Sale Price Growth

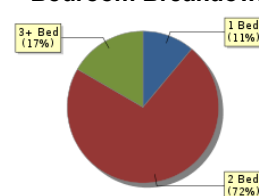
-4.1%

Current Median Price: \$496,050

Previous Median Price: \$517,000

Based on 127 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+3.7%

Current Median Price: \$496,050

Current Median Rent: \$350

Based on 79 registered Unit sales compared over the last 12 months.

SOLD

PARKSIDE - Recently Sold Properties

Median Sale Price

\$876k

Based on 48 recorded House sales within the last 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.3%

Current Median Price: \$876,500
Previous Median Price: \$795,000

Based on 110 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

48

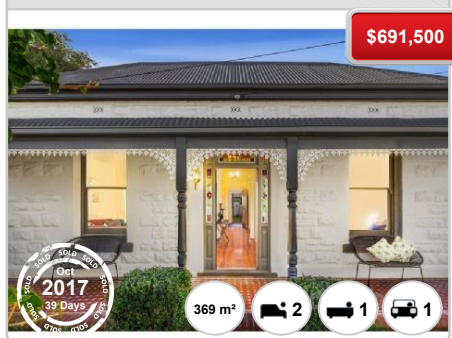
Based on recorded House sales within the 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

7 DUNKS ST



20 ELLA ST



90 KENILWORTH RD



7 SCOTT ST



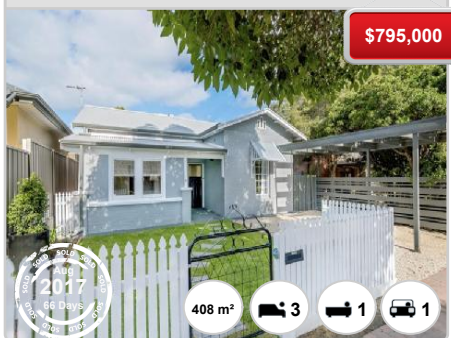
5 DUNKS ST



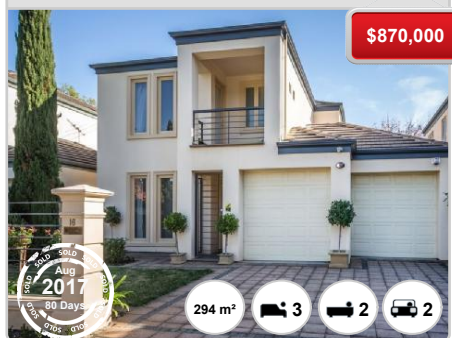
40 DUNKS ST



11 OLIVE ST



16 COLLINS ST



129 KENILWORTH RD



39 WILKINSON RD

\$940,000

724 m² 4 2 2

Sold Jul 2017 134 Days

22 TOWNSEND ST

\$838,000

470 m² 3 2 2

Sold Jul 2017 51 Days

30 STAMFORD ST

\$925,000

553 m² 3 1 2

Sold Jul 2017 58 Days

9 GEORGE ST

\$796,000

407 m² 3 1 1

Sold Jul 2017 45 Days

33 ROBSART ST

\$1,000,000

789 m² 3 1 1

Sold Jul 2017 N/A

18 ANGLO AVE

\$1,030,000

740 m² 3 1 1

Sold Jul 2017 49 Days

13 FULLER ST

\$700,000

445 m² 2 1 1

Sold Jul 2017 N/A

41 YOUNG ST

\$1,230,000

789 m² 4 2 4

Sold Jun 2017 51 Days

118 ROBSART ST

\$1,045,000

518 m² 3 2 2

Sold Jun 2017 55 Days

3 HILL ST

\$1,030,000

557 m² 4 2 2

Sold Jul 2017 59 Days

125 YOUNG ST

\$1,600,000

952 m² 4 2 2

Sold Jun 2017 308 Days

8 REGENT ST

\$925,000

542 m² 3 1 4

Sold Jul 2017 84 Days

RENT

PARKSIDE - Properties For Rent

Median Rental Price

\$483 /w

Based on 124 recorded House rentals within the last 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+2.9%Current Median Price: \$876,500
Current Median Rent: \$483

Based on 48 recorded House sales and 124 House rentals compared over the last 12 months

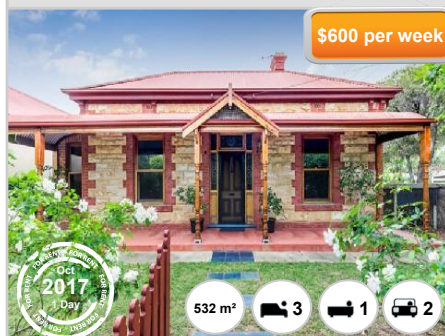
Number of Rentals

124

Based on recorded House rentals within the last 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

61 ALFRED STREET

\$600 per week532 m²

3

1

2

69 ALFRED STREET

\$460 per week257 m²

2

1

2

11 ST ANNS PLACE

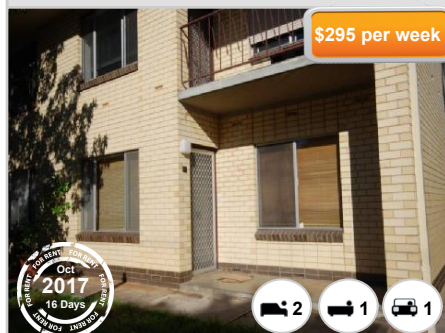
\$455 per week300 m²

2

1

1

43 BLYTH STREET

\$295 per week

2

1

1

333 FULLARTON

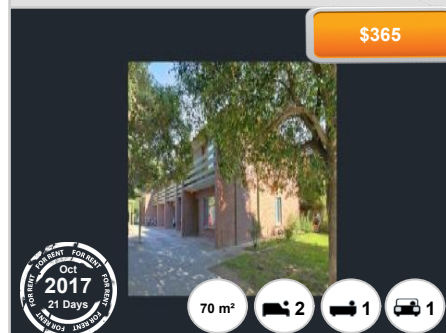
\$280 per week

2

1

1

4/67 ROBSART STREET

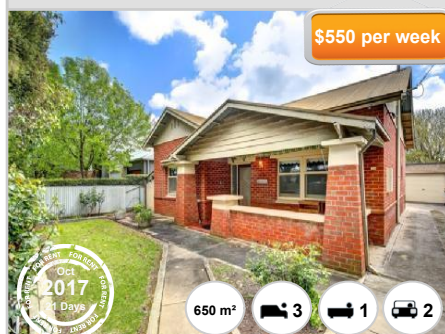
\$36570 m²

2

1

1

14 WALLIS STREET

\$550 per week650 m²

3

1

2

7 DUNKS STREET

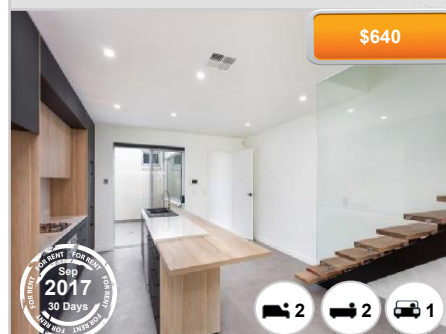
\$395 per week252 m²

2

1

1

135 & 137 LEICESTER STREET

\$640

2

2

1

135 and 137 Leicester Street

\$640 Weekly

1,420 m² 2 2 1

FOR RENT FOR RENT FOR RENT
Sep 2017 30 Days

135 LEICESTER STREET

\$640 per week

1,420 m² 2 2 1

FOR RENT FOR RENT FOR RENT
Sep 2017 30 Days

34 STAMFORD STREET

\$500.00

336 m² 3 1 3

FOR RENT FOR RENT FOR RENT
Sep 2017 30 Days

16 FOSTER STREET

\$510 - \$530

3 1 1

FOR RENT FOR RENT FOR RENT
Sep 2017 30 Days

62/ CASTLE STREET

\$510

3 1 1

FOR RENT FOR RENT FOR RENT
Sep 2017 44 Days

62 CASTLE STREET

\$510 per week

524 m² 3 1 1

FOR RENT FOR RENT FOR RENT
Sep 2017 45 Days

27 ROBSART STREET

\$480 per week

396 m² 2 1 2

FOR RENT FOR RENT FOR RENT
Sep 2017 49 Days

9 DUNKS STREET

\$425per week

179 m² 2 1 1

FOR RENT FOR RENT FOR RENT
Sep 2017 49 Days

18 HILL STREET

\$580 per week

551 m² 3 1 2

FOR RENT FOR RENT FOR RENT
Sep 2017 52 Days

35 DUNKS STREET

\$400

2 1 -

FOR RENT FOR RENT FOR RENT
Aug 2017 79 Days

54 YOUNG STREET

\$680.00 per

603 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Jul 2017 108 Days

9 DUNKS STREET

\$425per week

179 m² 2 1 1

FOR RENT FOR RENT FOR RENT
Jun 2017 125 Days